

SEMINOLE COUNTY GOVERNMENT
1101 EAST FIRST STREET, 2ND FLOOR, WEST WING
SANFORD, FLORIDA 32771

Please review the comments; if you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Thursday, 12/29/2022, in order to place you on the Wednesday, 01/04/2023 meeting agenda.

MEETINGS ARE NOW BEING HELD IN A HYBRID FORMAT (IN-PERSON AND VIRTUALLY ON ZOOM). IF YOU REQUEST A MEETING, YOU MUST INDICATE WHETHER YOU WOULD LIKE TO ATTEND THE MEETING IN-PERSON OR REMOTELY VIA ZOOM.

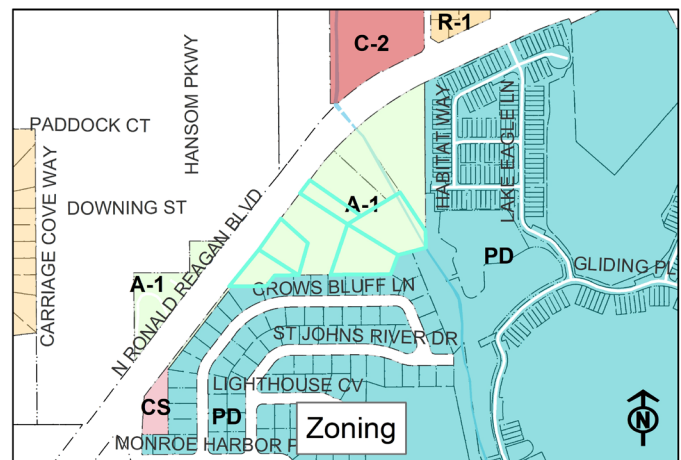
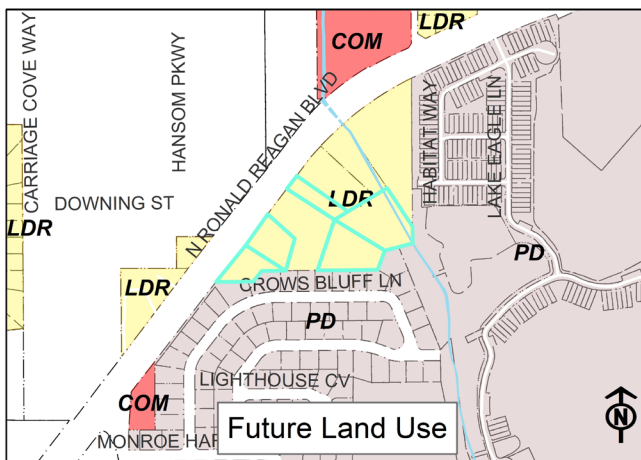
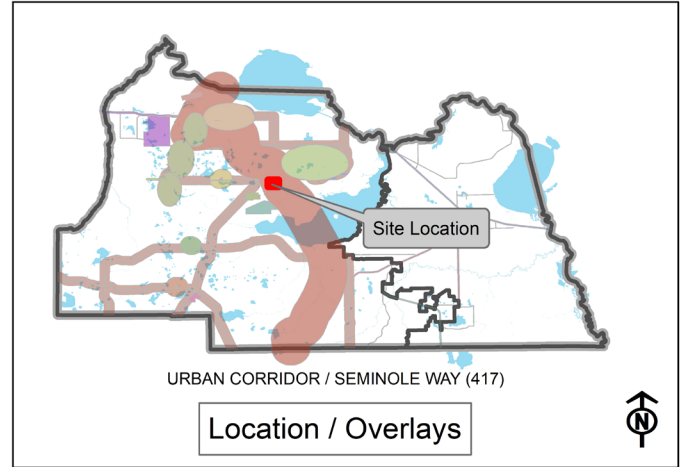
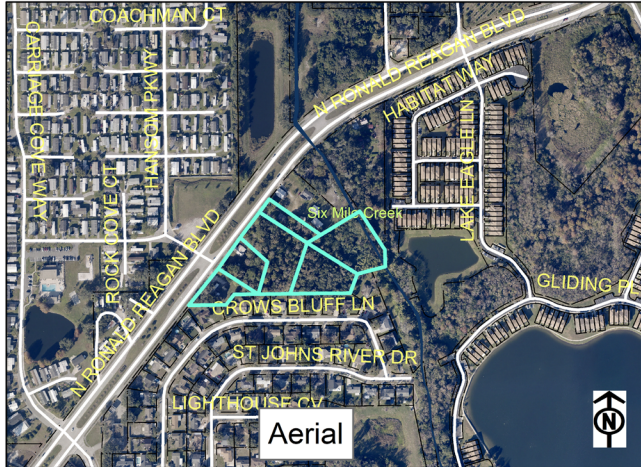
The DRC Agenda can be found [HERE](#).

PROJECT NAME:	N. RONALD REAGAN BLVD (6781) - PRE-APPLICATION	PROJ #: 22-80000176
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	12/15/22	
RELATED NAMES:	EP DAVID COGGIN	
PROJECT MANAGER:	DOUGLAS ROBINSON (407) 665-7308	
PARCEL ID NO.:	13-20-30-300-006B-0000+++	
PROJECT DESCRIPTION	PROPOSED REZONE FROM A-1 TO R-3 AND SITE PLAN FOR 57 CONDOMINIUMS OR APARTMENTS	
NO OF ACRES	5.28	
BCC DISTRICT	2-Jay Zembower	
CURRENT ZONING	A-1	
LOCATION	NORTHEAST OF NORTH RONALD REGAN BLVD AND CROWS BLUFF LANE	
FUTURE LAND USE	LDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
David Coggin Benchmark Building (407) 775-4311 david@benchmarkbuildinginc.com	Greg Chatelain P.O. Box 1400024 WINTER PARK FL 32789 (407) 775-5194 greg@linnengineering.com	

Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.

The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

Ref. #	Group Name	Reviewer Comment	Status
1.	Buffers and CPTED	Buffer information can be found here: http://www.seminolecountyfl.gov/core/fileparse.php/3295/urlt/bufferingbooklet.pdf Buffer regulations (SCLDC Part 67) can be found with the Municode link in the Resources Tab of your Electronic Plan Review (ePlan) task or the link provided below: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Informational
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.	Informational
3.	Buffers and CPTED	Residential zoning to the northeast and south will trigger a parking buffer requirement under SCLDC Sec. 30.1287. This is additional to the standard buffer requirements.	Informational
4.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.1292.	Informational

5.	Buffers and CPTED	Per Sec. 30.1294. - Screening, mechanical equipment must be screened, such as the trash compactor. The compactor cannot encroach to a required buffer.	Informational
6.	Buffers and CPTED	Based on preliminary review, staff estimates the following buffer opacity requirements: (north: 0.6, 25' width adjacent to LDR existing homes) (south: 0.3, 15' width adjacent to PD existing homes) (west: 0.5, 25' width adjacent to ROW). This is subject to change based on proposed development. A higher density may result in higher buffering.	Informational
7.	Buffers and CPTED	Please see example materials provided in the "resources" folder to aide in landscape plan submittals.	Informational
8.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 7th ED (2020) Florida Building Codes.	Informational
9.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Informational
10.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Informational
11.	Comprehensive Planning	The proposed use will require a Land Use Amendment to HDR (high density residential).	Informational
12.	Comprehensive Planning	Per the Seminole County Comprehensive Plan, high density developments require maximum lot coverage, minimum open space, recreation, pedestrian walkways and transit facility requirements to enhance the living environment of residents and to provide convenient access to area schools, shopping and recreational facilities. On-site transit facilities (e.g., bus shelters and bays) may be required on a site specific basis.	Informational
13.	Environmental Services	There is an existing 12" diameter potable water line approximately 300 feet from the southwest project corner to the south on the south side of Ronald Reagan Boulevard.	Informational
14.	Environmental Services	There is an existing 8" diameter pressurized sanitary sewer force main pipe approximately 750 feet from the southwest project corner to the south on Ronald Reagan Boulevard.	Informational
15.	Environmental Services	There are no reclaimed water services available in this area.	Informational
16.	Impact Analysis Coordination	A Traffic Impact Study (TIS) may be required if the trip generation for the proposed use is over 50 peak hour trips. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines. A TIS methodology is to be submitted to Staff for review and approval prior to submittal of the TIS itself. The Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering.	Informational
17.	Natural Resources	The development of the site shall make the most advantageous use of topography and preserve mature trees and other natural features wherever possible. Show location, size, and species of trees with minimum DBH of three (3) inches being removed and saved for site plan or final engineering review. SCLDC 60.22	Informational
18.	Natural Resources	The preservation of any tree on the preferred tree replacement species list with a trunk diameter of twenty-four (24) inches and greater measured four and one-half (4.5) feet above the ground [Diameter at Breast Height (DBH)] may be considered as the basis for the Planning and Development Director, or his or her designee, granting a variance from the required replacement ratios or the literal application of the provisions of this chapter. Conditions of a variance so granted shall be made a part of the arbor permit. If you propose to remove a specimen tree, provide an evaluation from a Certified Arborist as to the condition.	Informational
19.	Natural Resources	Show tree replacement table for site plan or final engineering review. See the example in the Resources folder. SCLDC 60.22(f)	Informational

20.	Planning and Development	If your project is within 20,000 feet of a runway you are required to complete the FAA Part 77 (Airport Obstruction Form 7460-1)	Informational
21.	Planning and Development	The proposed development is within a one-mile Radius of SR 417 at Intersections - Seminole Way Development.	Informational
22.	Planning and Development	The subject property is adjacent to a city. Seminole County will provide an intergovernmental notice to the adjacent city.	Informational
23.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)	Informational
24.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Informational
25.	Planning and Development	Staff would not support a Future Land Use Amendment from Low Density Residential (LDR) to High Density Residential (HDR) to allow R-3 zoning.	Informational
26.	Planning and Development	Staff suggests that the applicant consider a proposal that is more compatible with the surrounding residential densities. The applicant should consider a density that is the average of the existing surrounding residential development. The Planned Development Future Land Use and Planned Development zoning could be used to support an average density proposal.	Informational
27.	Planning and Development	Staff recommends that the applicant explore the Planned Development process and consider proposing housing type(s) that are consistent with Seminole County's proposed Land Development Code updates to create a new Missing Middle zoning district that would allow more opportunities for Missing Middle Housing types. For more information on the proposed Land Development Code changes to support Missing Middle Housing please see BCC agenda item #23 at the following link: https://seminolecounty.novusagenda.com/agendapublic/DisplayAgendaPDF.aspx?MeetingID=1524	Informational
28.	Public Safety - Fire Marshal	This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.4 (FFPC 7th ED. 2020)	Informational
29.	Public Safety - Fire Marshal	Adequate water supply with needed fire flow calculations for fire protection (hydrants) shall be provided per chapter 18.4 of NFPA 1 (FFPC 7th ED, 2020). Fire flow testing shall be performed in accordance with NFPA 291, Recommended Practice For Fire Flow Testing.	Informational
30.	Public Safety - Fire Marshal	Type and use of building may require fire sprinklers and fire alarm	Informational

31.	Public Safety - Fire Marshal	All the following items shall be acknowledged and added to the site plan sheets as noted:1)Fire department access roads shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4).2)A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1).3)Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3).4)Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing.5)A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 212 in. NFPA 1, 18.5.7.6)Hydrant shall be marked with a blue reflector that is placed in the roadway in accordance with NFPA 1, chapter 18.5.10 (2018)	Informational
32.	Public Safety - Fire Marshal	Additional comments may be generated based on actual Site submittal	Informational
33.	Public Works - Engineering	Based on FEMA FIRM Map the site or portions of the site appear to lie in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation.	Informational
34.	Public Works - Engineering	The proposed project is located within the Lake Jesup drainage basin.	Informational
35.	Public Works - Engineering	Based on a preliminary review, the downstream outfall system has known drainage issues, therefore the site will be required to retain the entire 25-year, 24-hour storm event volume onsite without discharge and or severely reduce the rate of discharge. Please co-ordinate with Jim Potter 407 665 5764 or jpotter@seminolecountyfl.gov for additional details.	Informational
36.	Public Works - Engineering	Conservation easements, dedicated to Seminole County, will be required over all property within the post-development 100-year flood plain.	Informational
37.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope east.	Informational
38.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to Six Mile Creek.	Informational
39.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Informational
40.	Public Works - Engineering	The pond is required to have a 10' berm. As shown, it may need additional slopes to get back to natural grade. If the berm is in fill a seepage and seepage analysis will be required.	Informational
41.	Public Works - Engineering	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov	Informational
42.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Informational
43.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Informational
44.	Public Works - Engineering	A left turn lane is required at Downing Street.	Informational
45.	Public Works - Engineering	A detailed traffic study is required. Please note with the traffic into the trailer park across the street a signal warrant analysis would be required.	Informational

46.	Public Works - Engineering	Driveway location/separation is not in accordance with the County Access Management Standards. The separation is required to be. 330' on a Collector or Arterial roadway. With future access to the lots to the north this would not meet separation and the development would be limited to 1 access to Ronald Reagan Boulevard.	Informational
47.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	Informational
48.	Public Works - Engineering	INFORMATIONAL: Existing Median or Right Of Way Landscape Trees which are in conflict with development activities shall be relocated. It shall be the responsibility of the developer to fund the expense for the relocation. Said relocation or replacement must be completed prior to the issuance of certificate of occupancy on the construction, development site or phase of development, as applicable. The trees to be relocated or replaced on-site or off-site on county property must be maintained in a healthy growing condition and guaranteed for a period of at least one year. The guarantee period shall end one year from the date of acceptance by county staff of any relocated or replaced trees. If your project will impact trees within a median or right-of-way, please contact Bill Pandos 407 321-1693 prior to site plan submittal.	Informational
49.	Environmental Impact Analysis	If any comments, reviewer will send on a separate email.	Pending

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

Department	Reviewer	Email	Status	Reviewer Comments
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	Review Complete	(407) 665-7388
Building Division	Tony Coleman	acoleman@seminolecountyfl.gov	Review Complete	
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	Review Complete	(407) 665-7388
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	Review Pending	(407) 665-2143
Environmental Services	Paul Zimmerman	pzimmerman@seminolecountyfl.gov	Review Complete	Paul Zimmerman, PE (407) 665-2040
Impact Analysis Coordination	William Wharton	wwharton@seminolecountyfl.gov	Review Complete	
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	Review Complete	407-665-7391
Planning and Development	Doug Robinson	drobinson03@seminolecountyfl.gov	Review Complete	407-665-7308
Public Safety - Fire Marshal	Diane Gordon	dgordon@seminolecountyfl.gov	Review Complete	407665.2681
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	Review Complete	Jim Potter 407 665 5764

RESOURCE INFORMATION

Seminole County Land Development Code:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/>

Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.shtml>

Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

Wekiva Consistency form:

<http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf>

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.shtml>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8000	www.altamonte.org
Casselberry	(407) 262-7700	www.casselberry.org
Lake Mary	(407) 585-1449	www.lakemaryfl.com
Longwood	(407) 260-3440	www.longwoodfl.org
Oviedo	(407) 971-5555	www.cityofoviedo.net
Sanford	(407) 688-5000	www.sanfordfl.gov
Winter Springs	(407) 327-1800	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3621	

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org