



SEMINOLE COUNTY, FLORIDA

Development Review Committee

Meeting Agenda

Wednesday, February 8, 2023

9:00 AM

COMMENTS ONLY MEETING

DRC

PRE- APPLICATIONS

COMMENTS ONLY (NO MEETING SCHEDULED)

SEMINOLE LANDING - SITE PLAN

[2023-123](#)

Project Number: 23-060000002

Project Description: Proposed Site Plan for a 26 unit townhome community on 3.39 acres in the A-1 Zoning District

Project Manager: Joy Giles (407) 665-7399 (jgiles@seminolecountyfl.gov)

Parcel ID: 22-20-30-300-0070-0000

BCC District: 2-Zembower

Applicant: Edwin Guerrero, Civilcorp Engineering, Inc (407) 615-0727

Consultant: Stephen Allen, Civilcorp Engineering, Inc (407) 516-0437

Attachments: [APPLICATION.pdf](#)
[COMMENTS.pdf](#)

LAKE MILLS PARK BOARDWALK REPLACEMENT - PRE-APPLICATION

[2023-124](#)

Project Number: 23-8000007

Project Description: Proposed Site Plan for a replacement boardwalk on 39.57 acres in the R-1A Zoning District

Project Manager: Maya Athanas (407) 665-7388
(mathanas@seminolecountyfl.gov)

Parcel ID: 28-21-32-503-0B00-0030

BCC District: 1-Dallari

Applicant: Carl Kelly (407) 665-2906

Consultant: N/A

Attachments: [APPLICATION.pdf](#)
[COMMENTS.pdf](#)



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2023-123

Title:

SEMINOLE LANDING - SITE PLAN

Project Number: 23-060000002

Project Description: Proposed Site Plan for a 26 unit townhome community on 3.39 acres in the A-1 Zoning District

Project Manager: Joy Giles (407) 665-7399 (jgiles@seminolecountyfl.gov)

Parcel ID: 22-20-30-300-0070-0000

BCC District: 2-Zembower

Applicant: Edwin Guerrero, Civilcorp Engineering, Inc (407) 615-0727

Consultant: Stephen Allen, Civilcorp Engineering, Inc (407) 516-0437



SEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
 1101 EAST FIRST STREET, ROOM 2028
 SANFORD, FLORIDA 32771
 TELEPHONE: (407) 665-7371
 PLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 23-06000002
PM-Joy

RECEIVED
 JAN 06 2022
 Planning & Development Division

SITE PLAN/DREDGE & FILL

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

<input type="checkbox"/> SMALL SITE PLAN (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	\$500.00
<input checked="" type="checkbox"/> SITE PLAN (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	SEE FORMULA BELOW
<input type="checkbox"/> DREDGE & FILL	\$750.00
<input type="checkbox"/> FILL ONLY (≥100 CUBIC YARDS OF FILL AND/OR IN FLOOD PLAIN OR WETLAND PER SEC. 40.2)	\$500.00

PROJECT

PROJECT NAME: Seminole Landing			
PARCEL ID #(S): 22-20-30-300-0070-0000			
DESCRIPTION OF PROJECT: Construcion of 26 townhome units and all required utility and stormwater infrastructure.			
EXISTING USE(S): Vacant		PROPOSED USE(S): Townhomes	
ZONING: R-3A	FUTURE LAND USE: MDR	TOTAL ACREAGE: 3.557	BCC DISTRICT:
WATER PROVIDER: Seminole County		SEWER PROVIDER: Seminole County	
ARE ANY TREES BEING REMOVED? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> (IF YES, ATTACH COMPLETED ARBOR APPLICATION)			
IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED:			
SITE PLAN FORMULA (CALCULATE IN SQUARE FOOTAGE)			
EXISTING BUILDING AREA: 0 SF		NEW BUILDING AREA: 25,515 SF	TOTAL: 25,515 SF
EXISTING PAVEMENT AREA: 1,783 SF		NEW PAVEMENT AREA: 22,171 SF	TOTAL: 22,171 SF
TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: 47,686 SF			
(TOTAL SQUARE FEET OF NEW ISA 47,686 SF / 1,000 = 47.69 SF) x \$25 + \$2,500 = FEE DUE: \$ 3,692.25			
(TOTAL SQUARE FEET OF NEW ISA SUBJECT FOR REVIEW/1,000)* x \$25.00 + \$2,500.00 = FEE DUE			
EXAMPLE: 40,578 SQ FT OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = 40.58 X \$25 = \$1,014.50 + \$2,500 = \$3,514.50			
*ROUNDED TO 2 DECIMAL POINTS **Maximum fee for Site Plans is \$9,000.00**			

APPLICANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☒ NONE ☐

NAME: Edwin Guerrero, PE		COMPANY: CivilCorp Engineering, Inc.
ADDRESS: 630 North Wymore Rd Suite 310		
CITY: Maitland	STATE: Florida	ZIP: 32751
PHONE: 407-615-0727	EMAIL: eguerrero@civilcorpeng.com	

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☒ NONE ☐

NAME: Stephen Allen, PE		COMPANY: CivilCorp Engineering, Inc.
ADDRESS: 630 North Wymore Rd Suite 310		
CITY: Maitland	STATE: Florida	ZIP: 32751
PHONE: 407-516-0437	EMAIL: sallan@civilcorpeng.com	

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): Mark Awad		
ADDRESS: 5840 RED BUG LAKE RD, UNIT 640		
CITY: Winter Springs	STATE: FL	ZIP: 32708
PHONE: 407-257-4489	EMAIL: mark@aipcompanies.com	

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

- ☐ I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past two years as identified below. (Please attach a copy of the Certificate of Vesting or Test Notice.)

TYPE OF CERTIFICATECERTIFICATE NUMBERDATE ISSUED

VESTING:

TEST NOTICE:

- ☒ Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.

- ☐ Not applicable

I understand that the application for site plan review must include all required submittals as specified in Chapter 40, Part 4, of the Seminole County Land Development Code. Submission of incomplete plans may create delays in review and plan approval. The review fee provides for two plan reviews. Additional reviews will require an additional fee.

I hereby represent that I have the lawful right and authority to file this application.


SIGNATURE OF AUTHORIZED APPLICANT

1/6/23
DATE

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, Mark Awad, agent for 4820 Capital LLC, the owner of record for the following described property (Tax/Parcel ID Number) 22-20-30-300-0070-0000 hereby designates Edwin Guerrero, PE to act as my authorized agent for the filing of the attached application(s) for:

<input checked="" type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input type="checkbox"/> Preliminary Sub. Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Exception	<input type="checkbox"/> Rezone
<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Other (please list):

OTHER:

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

January 10, 2023
Date

[Signature]
Property Owner's Signature

Mark Awad
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Mark Awad (property owner).

☐ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☒ who has produced FL Dr Lic A300-540-77-123-0 as identification, and who executed the foregoing instrument and sworn an oath on this 10 day of January, 2023.



[Signature]
Notary Public

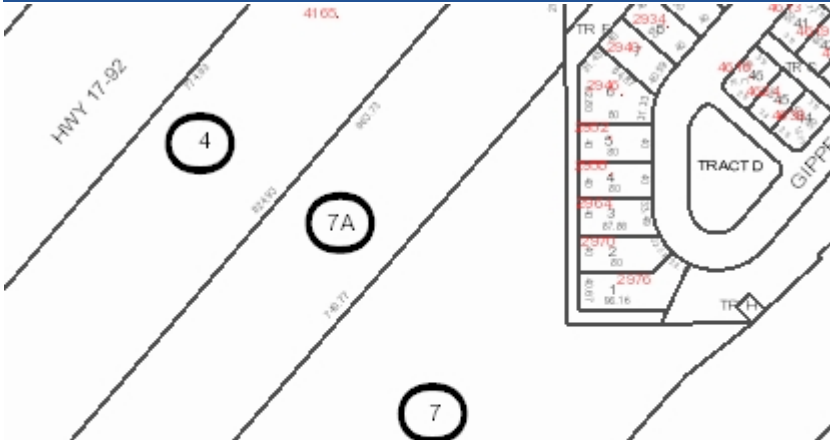
Property Record Card



Parcel 22-20-30-300-0070-0000

Property Address 4820 N RONALD REAGAN BLVD SANFORD, FL 32773

Parcel Location



Site View



22203030000700000 12/06/2021

Parcel Information

Parcel	22-20-30-300-0070-0000
Owner(s)	4820 CAPITAL LLC
Property Address	4820 N RONALD REAGAN BLVD SANFORD, FL 32773
Mailing	5703 RED BUG LAKE RD #171 WINTER SPGS, FL 32708-4969
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	01-SINGLE FAMILY
Exemptions	None
AG Classification	No

Value Summary

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$2,819	\$2,587
Depreciated EXFT Value		
Land Value (Market)	\$155,480	\$155,480
Land Value Ag		
Just/Market Value	\$158,299	\$158,067
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$158,299	\$158,067

2022 Certified Tax Summary

2022 Tax Amount without Exemptions **\$2,119.38**
2022 Tax Bill Amount **\$2,119.38**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 22 TWP 20S RGE 30E
 BEG 627.1 FT E & 759.79 FT S OF
 NW COR OF NE 1/4 OF NE 1/4 RUN S
 40 DEG 47 MIN 07 SEC W 749.77
 FT E 508.97 FT NELY ON RD 349.7
 FT W 234.9 FT N TO BEG (LESS RD)

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$158,299	\$0	\$158,299
SJWM(Saint Johns Water Management)	\$158,299	\$0	\$158,299
FIRE	\$158,299	\$0	\$158,299
COUNTY GENERAL FUND	\$158,299	\$0	\$158,299
Schools	\$158,299	\$0	\$158,299

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
ADMINISTRATIVE DEED	09/02/2021	10037	0076	\$100	No	Improved
ADMINISTRATIVE DEED	09/02/2021	10037	0074	\$570,000	No	Improved
PROBATE RECORDS	08/01/2019	09407	0256	\$100	No	Improved
PROBATE RECORDS	04/02/2019	09326	1416	\$100	No	Improved
PROBATE RECORDS	10/01/1999	03742	0179	\$100	No	Improved
QUIT CLAIM DEED	09/01/1978	01188	1158	\$100	No	Improved

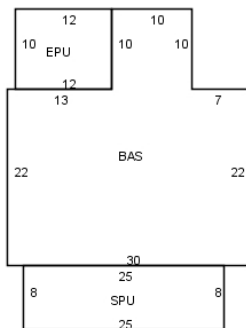
Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			2.59	\$60,000.00	\$155,400
ACREAGE			0.8	\$100.00	\$80

Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	SINGLE FAMILY	1925	1	1.0	3	760	1,080	760	SIDING GRADE 3	\$2,819	\$7,047	Description	Area

ENCLOSED PORCH UNFINISHED	120.00
SCREEN PORCH UNFINISHED	200.00



Building 1 - Page 1

** Year Built (Actual / Effective)

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
00860	REROOF 14 SQ	County	\$1,000		2/1/1996

Extra Features

Zoning								
Zoning		Zoning Description		Future Land Use		Future Land Use Description		
A-1		Office		OFF		Agricultural-1Ac		
Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
35.00	DUKE	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	MON/THU	THU	WED	Waste Pro
Political Representation								
Commissioner		US Congress		State House		State Senate		Voting Precinct
Dist 2 - Jay Zembower		Dist 7 - Stephanie Murphy		Dist 28 - David "Dave" Smith		Dist 9 - Jason Brodeur		23
School Information								
Elementary School District			Middle School District			High School District		
Layer			Greenwood Lakes			Lake Mary		
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[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
CIVILCORP ENGINEERING, INC.

Filing Information

Document Number P11000011066
FEI/EIN Number 27-4733188
Date Filed 02/01/2011
Effective Date 02/01/2011
State FL
Status ACTIVE

Principal Address

630 N WYMORE RD
STE 310
MAITLAND, FL 32751

Changed: 07/01/2016

Mailing Address

630 N WYMORE RD
STE 310
MAITLAND, FL 32751

Changed: 07/01/2016

Registered Agent Name & Address

ALLEN, STEPHEN T
971 STONEWOOD LANE
MAITLAND, FL 32751

Address Changed: 01/07/2015

Officer/Director Detail

Name & Address

Title P

ALLEN, STEPHEN T
971 STONEWOOD LANE
MAITLAND, FL 32751

Title Officer

Allen, Jennifer
971 Stonewood Ln
Maitland, FL 32751

Annual Reports

Report Year	Filed Date
2021	01/11/2021
2021	05/11/2021
2022	02/14/2022

Document Images

02/14/2022 -- ANNUAL REPORT	View image in PDF format
05/11/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
01/11/2021 -- ANNUAL REPORT	View image in PDF format
01/08/2020 -- ANNUAL REPORT	View image in PDF format
01/10/2019 -- ANNUAL REPORT	View image in PDF format
01/11/2018 -- ANNUAL REPORT	View image in PDF format
01/06/2017 -- ANNUAL REPORT	View image in PDF format
01/18/2016 -- ANNUAL REPORT	View image in PDF format
01/07/2015 -- ANNUAL REPORT	View image in PDF format
01/23/2014 -- ANNUAL REPORT	View image in PDF format
01/15/2013 -- ANNUAL REPORT	View image in PDF format
01/06/2012 -- ANNUAL REPORT	View image in PDF format
06/03/2011 -- ADDRESS CHANGE	View image in PDF format
05/23/2011 -- AC	View image in PDF format
02/01/2011 -- Domestic Profit	View image in PDF format



**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us
eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 1/9/2023 1:26:01 PM
Project: 23-06000002
Credit Card Number: 41*****1655
Authorization Number: 08030G
Transaction Number: 09012302D-876088C2-C160-4E31-9F4E-115441B51C08
Total Fees Paid: 3756.13

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	63.88
SITE PLAN	3692.25
Total Amount	3756.13

PUBLIC WORKS ENGINEERING COMMENTS ARE FORTHCOMING
SEMINOLE COUNTY GOVERNMENT

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

Comment Document – Initial Submittal

The DRC meeting allows 20 minutes per project to discuss and clarify any comments of concern. Additional comments or deletion of comments may result from discussions at the DRC meeting. The DRC Agenda can be found at <http://www.seminolecountyfl.gov/departments-services/board-of-county-commissioners/meeting-agendas.stml>

PROJECT NAME:	SEMINOLE LANDING - SITE PLAN	PROJ #: 23-06000002
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	1/09/23	
RELATED NAMES:	EP EDWIN GUERRERO	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	22-20-30-300-0070-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A TWENTY-SIX LOT TOWNHOME SUBDIVISION ON 3.39 ACRES IN THE R-3A ZONING DISTRICT	
NO OF ACRES	3.39	
BCC DISTRICT	2-JAY ZEMBOWER	
CURRENT ZONING	R-3A	
LOCATION	SOUTHEAST OF US 17-92 AND NORTHWEST OF NORTH RONALD REAGAN	
FUTURE LAND USE	MDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
EDWIN GUERRERO, PE CIVILCORP ENGINEERING, INC 630 NORTH WYMORE RD SUITE 310 MAITLAND FL 32751 (407) 615-0727 EGUERRERO@CIVILCORPENG.COM		STEPHEN ALLEN, PE CIVILCORP ENGINEERING, INC 630 NORTH WYMORE ROAD STE 310 MAITLAND FL 32751 (407) 516-0437 SALLEN@CIVILCORPENG.COM

County staff members have reviewed the subject development project and offer the following comments. The comments below are a compilation of comments and markups from the ePlan review system. These items need responses with further information, data, explanation or revision of plans and documents before project approval.

Please itemize any and all revisions made to the development plan in addition to those made in response to staff comments; include a statement in your response to comments that no additional revisions have been made to the site plan beyond those stated.

For questions regarding the ePlan process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlit/ePlanApplicantUserGuide.pdf>

AGENCY/DEPARTMENT COMMENTS

Group		Reviewer Comment	Status
1.	Buffers and CPTED	Per Sec.30.1282 of the SCLDC, all canopy trees required in landscape buffers must be a minimum of 3" caliper. Please correct the landscape details sheet.	Not Met
2.	Buffers and CPTED	There is a typo in the linear feet calculation for the east buffer. It should say 3.73 LF but instead says 3.37 LF which resulted in less plantings than required. The total required plants for the east buffer are 9 canopies, 17 understories, and 143 shrubs. Please correct this and the associated drawings and tables.	Not Met
3.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Not Met
4.	Environmental Services	Please run the calculations for the existing lift station adding the 26 units of flow from this new development to see if it meets our requirements.	Not Met
5.	Environmental Services	There is an existing County owned gravity sewer line and manhole on the adjacent Reagan Point Subdivision property next to Proposed Manhole S-5. We would prefer to have you make the sanitary sewer connection there instead of near the lift station.	Not Met
6.	Environmental Services	Either add a new manhole that extends to the northeast to serve the last two units or straighten the pipe alignment and provide clean-outs at each bend. Clean-outs should not be in the road.	Not Met
7.	Environmental Services	Please add a note to the drawings that states that the sanitary sewer system is privately owned and maintained by the HOA.	Not Met
8.	Environmental Services	Please provide utility easements for the potable water lines up to and including the water meter banks.	Not Met
9.	Natural Resources	Please reformat the tree replacement table to match the example provided in the Resources folder. SCLDC 60.22(f)	Not Met
10.	Natural Resources	Consider increasing the caliper size of the replacement trees (to 3" or 4") to decrease the deficit in required plantings. The number of trees that are planted matters less than the total number of inches that are planted.	Not Met
11.	Natural Resources	Please do not include the camphor trees in the tree replacement calculations.	Not Met
12.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to site plan approval. SCLDC 45.1(a)	Not Met
13.	Planning and Development	Please move the Site Data table from the cover sheet to the Site Plan sheet.	Not Met
14.	Planning and Development	On Site Plan Sheet please label the buildings: Building 1, Building 2, Building 3, Building 4. On Site Plan Sheet provide the dimension of the rear patio.	Not Met
15.	Planning and Development	Under Site Data Table List each building and its total square footage.	Not Met
16.	Planning and Development	On Site Data Table under Proposed Lot Coverage Calculations, please provide an impervious calculation breakdown. List the total square footage for all of the rear patios. List the total square footage for the Townhome unit driveways. List total square footage for sidewalks. List total square footage for internal drive aisle.	Not Met

17.	Planning and Development	On Site Data Table under Proposed Use amend as follows: Proposed Use 26 Multi-Family Residential Units. Remove the reference of Townhomes since the ownership will remain under one owner and a Condominium Association is not proposed.	Not Met
18.	Planning and Development	A 6-foot high Pre-Cast or Masonry wall is required along the north perimeter. Wall must be located on the inside edge of the 10 foot buffer with plantings on the outside edge of the buffer along the property line.	Not Met
19.	Planning and Development	Provide hardscape plan details for wall.	Not Met
20.	Planning and Development	An Approved School Concurrency "SCALD" letter will be required before concurrency will be approved. All questions on School Concurrency should be directed to Jordan Smith at 407-320-0168 or smithjs@scps.k12.fl.us.	Not Met
21.	Planning and Development	Please submit a Threatened and Endangered Species Study that meets the intent of LDC of Seminole County Sec. 45.1. If an endangered species, a threatened species or a species of special concern is found to exist on a project site, the developer of the proposed development site shall provide the county with proof that all required federal and state permits, or appropriate exemptions, have been issued or granted prior to issuance of a county final development permit. Gopher tortoises are protected by state law, Chapter 68A - 27.003, FL Administrative Code. If you have gopher tortoises on your property, you need to get a FWC relocation permit before disturbing the burrows. A disturbance includes any type of work within 25 feet of a gopher tortoise burrow	Not Met
22.	Public Safety - Addressing	(POSTING) Address numbers shall be made of durable weather resistant material, shall be permanently affixed to the structure and posted fronting the street the structure is addressed to. The colors of the numbers shall contrast the surrounding background of the structure, so it stands out and is clearly visible from both directions of the addressed street. SCLDC SEC 90.5(a). Addresses are entered into the 911 map and used directly by the 911 communications call center. *Address numbers are to be permanently installed facing the street the structure is addressed to.	Informational
23.	Public Safety - Addressing	(POSTING) Residential address numbers are to be a minimum of 4" inches height and half inch width. SCLDC SEC 90.5(7)	Informational
24.	Public Safety - Addressing	(STREET SIGN/NAME) This project will require 2 street names. Please submit proposed street names for approval. Email: addressing@seminolecountyfl.gov . The approved street name designations are as follows: Way abutting the 7 unit buildings (Entrance Street) & Place abutting the 6 unit buildings.	Not Met
25.	Public Safety - Addressing	(STREET SIGN/NAME) Prior to street name submittals, please review the uploaded attachment in documents folder: Street Sign and Street Naming Info combined which explains how to select a street name and provides links to check existing & reserved names. Street sign specs are also included in this document. SCLDC 90.6 (A-L)	Not Met
26.	Public Safety - Addressing	(STREET SIGN/NAME) Prior to approval, the approved street names are required to be labeled on final Site Plans, Engineering Plans and Recorded plats. Approved street names	Not Met

		will be placed on a reserved street name list and will be held until the project is approved or recorded. Once the project has been approved or recorded, the unused street names will be deleted from the list. If the plan approval expires, the street names shall require additional review and approval at the time of re-submittal. (Office of Emergency Management Addressing Policy)	
27.	Public Safety - Addressing	(SITE/FLOOR PLAN) Site plans will be addressed within (14) working days after the site plan has been approved and all addressing requirements have been completed. SCLDC 90.5.6(d)	Informational
28.	Public Safety - Addressing	(SITE/FLOOR PLAN) Developers of commercial sites with multiple occupants, tenants, or similar projects such as commercial office buildings, multi-residential apartments or plazas, approved through the Development Review process, are required to coordinate individual addressing, prior to submitting building permits. The site plan is to indicate adjacent road names, entrance locations, parcel number, north arrow and a floor layout plan which indicates all possible tenant divisions for each floor of the building. This is to be submitted at least (10) working days prior to the submission of the building permit application package. The Addressing Office will propose and indicate on the floor plans, unit numbers for each tenant space. The proposed unit numbers are required to be placed on the plans and submitted with the building permit application package.	Informational
29.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) All building/unit number(s) shall be issued by the Seminole County Office of Emergency Management Addressing Office. SCLDC 90.5	Informational
30.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) Town homes/single family residences/single tenant commercial building will be issued individual addresses from the standard grid map. SCLDC SEC 90.5(2)	Informational
31.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) The existing address on the property, parcel 22-20-30-300-0070-0000 is 4820 N Ronald Reagan Blvd. Please contact the Office of Emergency Management Addressing Office by email: addressing@seminolecountyfl.gov after demolition of the structure and we will remove the address from our database.	Informational
32.	Public Safety - Addressing	(Development Name) The complex name "Seminole Landing", has been approved for use. The approved name shall be the only conspicuous name posted or advertised on signage and shall also be the title on the proposed plat (if applicable). Following approval of the site or final engineering plan, the applicant shall have one (1) year to commence construction. If no site construction has commenced within (1) one year, the project is considered expired and any approved development name, including street names, that have been reserved, will be removed from the reserve list and considered void. (90.10(b)(c)(e)), (177.051)	Informational
33.	Public Safety - Addressing	(Subdivision Plats) The addressing fee for 26 Units & 4 Shell Addresses & 1 entrance address is \$510.00 Prior to the final approval of the site plan, the addressing fee shall be paid by check or money order only, payable only to 'Seminole County'	Informational

		(No credit cards & no cash accepted). The fee can be mailed to: Seminole County Addressing Section 3rd Floor, 150 Eslinger Way, Sanford, FL 32773. In person payments accepted by appointment only. Please call 407-665-5045, 407-665-5191, 407-665-5190 or email addressing@seminolecountyfl.gov (Addressing Policy)	
34.	Public Safety - Addressing	Add the directional N Ronald Reagan Blvd & N County Road 427 to the streets on the Site Plan Sheet No C-4	Not Met
35.	Public Safety - Addressing	Remove the address 4820 Ronald Reagan Blvd from all pages C-1- C-10. This address will not be valid after the structure is demolished. New addresses will be assigned to the internal streets.	Not Met
36.	Public Safety - Addressing	On July 9, 2002, the Board of County Commissioner approved the naming of CR 427 to Ronald Reagan Boulevard. The property owners have the option to use the original address of North or South CR 427 or use their current number and either North or South Ronald Reagan Blvd. With that said, the street signs and the 911 map have N Ronald Reagan Blvd with the alias being CR 427.	Informational
37.	Public Safety - Fire Marshal	Please show door location. Access to a door: Fire department access roads shall extend to within 50 FT of a single door providing access to the interior of the building per Section 18.2.3.2.1 NFPA 1 2018 Edition.	Not Met
38.	Public Safety - Fire Marshal	When the access road is a dead end, in excess of 150 ft in length, an approved turn around for fire apparatus shall be provided (18.2.3.5.4 of NFPA 1, 2018)	Not Met
39.	Public Safety - Fire Marshal	New or existing fire hydrants shall be identified on plan to meet the requirements of Chapter 18.5.1 (NFPA 1 2018 Edition),.	Not Met
40.	Public Safety - Fire Marshal	Provide the required needed fire flow calculations in accordance with Section 18.4 / table 18.4.5.2.1 of NFPA 1, 2018 Edition for the fire hydrants. The resulting fire flow shall not be less than 1000 GPM. Needed fire flow for single family dwellings shall be as follows: Homes 5,000 square feet or less shall provide 1,000 gpm for 1-hour; homes exceeding 5,000 square feet shall provide fire flow in accordance with 18.4.5.2.1 of NFPA 1	Not Met
41.	Public Safety - Fire Marshal	Verify compliance with table 18.5.4.3 for maximum fire hydrant fire flow capacity distance to the building, and number of hydrants.	Not Met
42.	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.5.3. NFPA 1) Fire Truck Parameters:Pierce Arrow XT Chassis Aerial Platform 100Inside Cramp Angle: 40 DegreesAxle Track: 82.92 inchesWheel Offset: 5.30 inchesTread Width: 17.5 inchesChassis Overhang: 68.99 inchesAdditional Bumper Depth: 22 inchesFront Overhang: 90.99 inchesWheelbase: 270 inchesOverall length: 581.75 inchesCalculated Turning Radius:Inside Turn: 25 ft. 7 in.Curb to Curb: 41 ft. 8 in.Wall to Wall: 48 ft. 5 in	Not Met
43.	Public Safety - Fire Marshal	Provide NO PARKING Signage and yellow stripping for all fire department appliances, fire hydrants and fire department lanes shall be provided in accordance with NFPA 1, 18.2.3.6.3 (2018 - 7th edition). No parking / FD Use only at each end of the 6-unit TH Buildings.	Not Met

44.	Public Safety - Fire Marshal	If the buildings are intended to be sprinklered, provide Location of Point of Service, Backflow Preventer and/or Post Indicating valves, and Fire Department Connection which are required on the Site Plan in order to complete the Review (NFPA 1, 2018 Edition).	Not Met
45.	Public Safety - Fire Marshal	Additional comments may be generated based on resubmittal.	Not Met
46.	County Surveyor	<p>Concerns on the boundary survey for Seminole Landings</p> <ol style="list-style-type: none"> 1. You don't own what is monumented you own what is described by the deed you received. 2. The description calls for the point of beginning to be 557 feet south of the NW corner of the NE corner not the measured 768.98 feet. 3. The survey must show and prove all of the calls, to that end it must show the section work and actually tie to the Southwest corner of the Northeast ¼. 4. How do I know the south line of the survey is actually the south line of the NE ¼ of the NE ¼ if there are no dimensions for that ¼ ¼. 5. What is in the description must be on the survey. 6. The wetland line must be tied to the boundary and have bearings and distances. 7. The property is bound to the south by Lake Mary Road per the Plat of Midway Park Section 1, as recorded in Plat book 4 page 96, not some CR 427 V map. <p>The survey certifies to Minimum Technical Standards, of which there have not been for more than 10 years.</p>	Not Met
47.	Public Works Engineering	COMMENT FORTHCOMING	
48.			

AGENCY/DEPARTMENT MARK UP COMMENTS

Comments within this section of the comdoc are from mark-ups on the individual plan sheets or documents in the ePlan system that correspond with the file identified in column "File Name".

Status	Department	File	Markup Name	Changemark Subject	Changemark Details	Updated By
--------	------------	------	-------------	--------------------	--------------------	------------

Not Met	Planning and Development	004_C-4_Site.pdf	PM MARKUPS	Changemark #01	Please label what these are.	Joy Giles
Not Met	Planning and Development	001_C-1_Cover.pdf	PM MARKUPS 2-2-23	Changemark #01	Amend as follows: Existing Zoning - R-3A Remove "Proposed Zoning"	Joy Giles
Not Met	Planning and Development	001_C-1_Cover.pdf	PM MARKUPS 2-2-23	Changemark #02	Existing Future Land Use - Medium Density Residential Remove "Proposed."	Joy Giles
Not Met	Planning and Development	001_C-1_Cover.pdf	PM MARKUPS 2-2-23	Changemark #03	Remove "Existing Lot Coverage Calculations". Lot Coverage Calculations should reflect the new site plan only.	Joy Giles

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
Planning and Development	Joy Giles	jgiles@seminolecountyfl.gov	Corrections Required	
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	Corrections Required	(407) 665-7388
Environmental Services	Paul Zimmerman	pzimmerman@seminolecountyfl.gov	Corrections Required	Paul Zimmerman, PE (407) 665-2040
Public Safety - Addressing	Amy Curtis	acurtis@seminolecountyfl.gov	Corrections Required	Amy Curtis 407-665-5191
Public Works - Engineering		Comments forthcoming		
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	Corrections Required	
Public Safety - Fire Marshal	Brenda Paz	Bpaz@seminolecountyfl.gov	Corrections Required	407-665-7061
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	Corrections Required	Phone: 407-665-7391
Building Division	Tony Coleman	acoleman@seminolecountyfl.gov	No Review Required	
County Surveyor	Ray Phillips	rphillips@seminolecountyfl.gov	Corrections Required	

The next submittal, as required below, will be your:

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF
------	---------------------	----------------------

		MEMBERS FOR FURTHER REVIEW:
2/2/23	The application fee allows two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Joy Giles, Maya Athanas, Paul Zimmerman, Amy Curtis, Jim Potter, Becky Noggle, Brenda Paz, Sarah Harttung, Ray Phillips
<p>The application fee allows two resubmittals. For the third review, the resubmittal fees are:</p> <p>Major Revision: 50% of original application fee. Minor Revision: 25% of original application fee.</p> <p>Summary of Fees: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml</p> <p>NOTE: Other fees may be due: see comments for any additional fees due for your development project. (example: Addressing fee)</p> <p>REQUIRED FOR THE SECOND (2ND) AND ALL SUBSEQUENT SUBMITTALS:</p> <p>DIGITAL SIGNATURES – The use of PEDDS signing method sunsetted on June 30, 2015. Design professionals must use digital signatures that have been verified through a 3rd party Certificate Authority.</p> <p>This is a commercial service that the consultant would contract with a provider for. Seminole County does not endorse any specific certificate authority. Digital signing (with a certificate issued through a 3rd party Certificate Authority) should contain an image that includes the design professional's seal, name and license number. This is required by law for all design professional's and will be returned for correction if the signature does not meet the minimum requirements of the Florida Statutes and Florida Administrative Code.</p> <p>Customers may, at their discretion, wish to send the County their digital signature certificate in advance of any reviews of their work. To do so, customers must complete the Digital Signature Affidavit form and follow the instructions as noted on the ePlan Review web page. http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/electronic-plan-review/digital-signature.stml</p>		

Upon completion of your plan review process, Planning and Development staff must authorize and stamp plans for construction use. Once you receive an approval letter from Seminole County, the site contractor must contact Seminole County Planning and Development Inspections to schedule a pre-construction conference prior to the start of any site work. Upon issuance of the site permit, your approved drawings and/or documents will be released to you through the ePlan System. For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2023-124

Title:

LAKE MILLS PARK BOARDWALK REPLACEMENT - PRE-APPLICATION

Project Number: 23-8000007

Project Description: Proposed Site Plan for a replacement boardwalk on 39.57 acres in the R-1A Zoning District

Project Manager: Maya Athanas (407) 665-7388 (mathanas@seminolecountyfl.gov)

Parcel ID: 28-21-32-503-0B00-0030

BCC District: 1-Dallari

Applicant: Carl Kelly (407) 665-2906

Consultant: N/A



SEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET, ROOM 2028
SANFORD, FLORIDA 32771
TELEPHONE: (407) 665-7371
PLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: _____
PM: Maya
REC'D: 1/19/23

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☐ PRE-APPLICATION

\$50.00*

(*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

PROJECT

PROJECT NAME: Lake Mills Park Boardwalk Replacement

PARCEL ID #(S): 28-21-32-503-0B00-0030

TOTAL ACREAGE: 38.39 39.57

BCC DISTRICT: 1

ZONING: R-1A

FUTURE LAND USE: REC

APPLICANT

NAME: Carl Kelly

COMPANY: Seminole County Leisure Services

ADDRESS: 100 E 1st Street

CITY: Sanford

STATE: FL

ZIP: 32771

PHONE: (407) 665-2906

EMAIL: ckelly@seminolecountyfl.gov

CONSULTANT

NAME:

COMPANY:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL:

PROPOSED DEVELOPMENT

Brief description of proposed development: Replacement for 865 LF of 6' wide elevated boardwalk

☐ SUBDIVISION

☐ LAND USE AMENDMENT

☐ REZONE

☒ SITE PLAN

☐ SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE:

COM DOC DUE:

DRC MEETING:

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: RIA

FLU: REC

LOCATION: NE of tropical Ave

W/S: PL. GOVT Utility

BCC: 1 Dallari

+ Lakemills Rd.

Revised Oct 2020

water



PROJECT AND OWNER
LAKE MILLS BOARDWALK

Seminole County
Florida

Leisure Services
Greenways & Natural
Lands
100 E 1st Street
Tampa, FL 33601
PH: (807) 665-2001

CONSULTING

LANDSCAPE ARCHITECT
CARL J. KELLY, JR., RLA

REG. # 0001764

PROJECT NO. LM001.01
DESIGNED BY CJK
DRAWN BY CJK
CHECKED BY CJK
DATE 12/14/22
SUBMITTED FOR 02/17/23, Decking, Change

DRAWING SCALE

0' FT 40' 80' North
SCALE: 1"=40'-0"

DRAWING TITLE

SITE PLAN

DRAWING NUMBER

SP-01

SHEET 01 of 02



Property Record Card

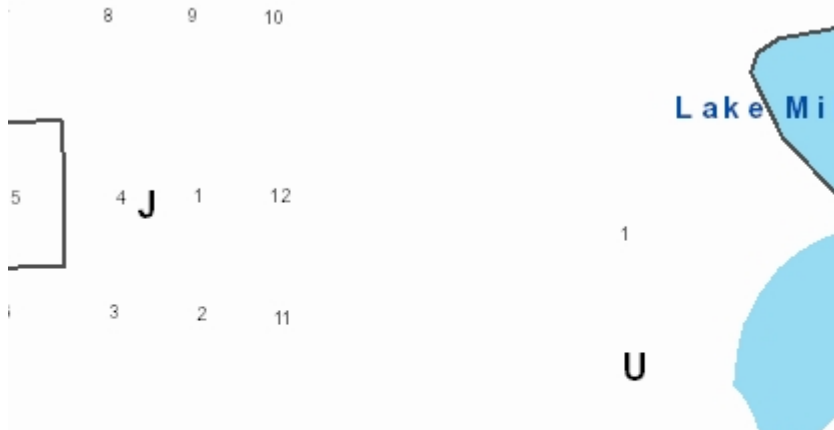


Parcel 28-21-32-503-0B00-0030

Property Address 1301 TROPICAL AVE CHULUOTA, FL 32766

Parcel Location

Site View



Sorry, No Image
Available at this Time

Parcel Information

Value Summary

		2023 Working Values	2022 Certified Values
Parcel	28-21-32-503-0B00-0030		
Owner(s)	SEMINOLE B C C		
Property Address	1301 TROPICAL AVE CHULUOTA, FL 32766	Valuation Method	Cost/Market
Mailing	1101 E 1ST ST SANFORD, FL 32771-1468	Number of Buildings	4
Subdivision Name	CHULUOTA	Depreciated Bldg Value	\$185,858
Tax District	01-COUNTY-TX DIST 1	Depreciated EXFT Value	\$100,513
DOR Use Code	82-FOREST/PARKS/REC AREAS	Land Value (Market)	\$2,303,400
Exemptions	85-COUNTY(2007)	Land Value Ag	
AG Classification	No	Just/Market Value	\$2,589,771
		Portability Adj	
		Save Our Homes Adj	\$0
		Amendment 1 Adj	\$1,547,452
		P&G Adj	\$0
		Assessed Value	\$1,042,319

2022 Certified Tax Summary

2022 Tax Amount without Exemptions

\$34,680.31

2022 Tax Savings with Exemptions \$34,680.31

2022 Tax Bill Amount

\$0.00

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 3 & 4 BLK B & ALL BLKS H & I &
LOTS 1 TO 4 & 6 & 8 TO 12 BLK J &
ALL BLKS O & U & VACD STS & ALLEYS
& BEG 50 FT W & 30 FT S OF SW COR
BLK A RUN S 10 FT E 720 FT N 10 FT
W 720 FT TO BEG (LESS S 1/2 OF VACD
ST ON S BLK J & N 1/2 VACD ST ON N
BLK K) & THAT PT OF AREA MARKED FOR
TROPICAL PARK LYING NLY OF LAKE
MILLS RD
CHULUOTA
PB 2 PG 31

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$1,042,319	\$1,042,319	\$0
SJWM(Saint Johns Water Management)	\$1,042,319	\$1,042,319	\$0
FIRE	\$1,042,319	\$1,042,319	\$0
COUNTY GENERAL FUND	\$1,042,319	\$1,042,319	\$0
Schools	\$2,589,771	\$2,589,771	\$0

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
QUIT CLAIM DEED	01/01/1975	01062	0200	\$100	No	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			38.39	\$60,000.00	\$2,303,400

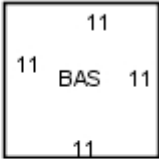
Building Information												
#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages
3	SINGLE FAMILY	1950	3	1.0	3	1,575	1,674	1,575	SIDING GRADE 3	\$65,402	\$153,887	<div> <div>Description</div> <div>Area</div> </div> <div> <div>OPEN PORCH FINISHED</div> <div>99.00</div> </div>
<div> <div> <div>35</div> <div>45</div> <div>35</div> <div>45</div> <div>BAS</div> </div> <div> <div>Building 3 - Page 1</div> </div> </div>												

** Year Built (Actual / Effective)

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages
1	MASONRY PILASTER .	1985	1	650.00	CONCRETE BLOCK - MASONRY	\$56,866	\$97,624	<div> <div>Description</div> <div>Area</div> </div>

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
2	MASONRY PILASTER .	1985	1	650.00	CONCRETE BLOCK - MASONRY	\$56,866	\$97,624	Description	Area

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
4	STEEL/PRE ENGINEERED.	1980	1	121.00	WOOD SIDING WITH WOOD OR METAL STUDS	\$6,724	\$16,809	Description	Area



■

Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date
06892	INSTALL (2) 60 AMP SVCS; PAD PER PERMIT 1303 TROPICAL AVE	County	\$1,500		10/1/1997
04112	REROOF-TRUSS	County	\$7,000		5/4/2000
10543	REROOF	County	\$2,244		9/21/2007
16941	ROOF REPLACEMENT	County	\$35,000		9/13/2005
06457	3 PACKAGE A/C UNITS; PAD PER PERMIT 1303 TROPICAL AVE	County	\$16,750		9/1/1997
02304	60KW GEN SET W/TRANSFER SWITCH; LAKE MILLS PARK	County	\$3,400		4/1/1998
13969	DEMO SFR	County	\$1,000		7/20/2005
06048	REROOF	County	\$1,588		8/9/2012
06051	REROOF	County	\$2,513		8/9/2012
06047	REROOF	County	\$3,869		8/9/2012
06050	REROOF	County	\$2,533		8/9/2012
04282	CELL TOWER - FOUNDATION ONLY - CHULUOTA - 1283 TROPICAL AVE	County	\$168,826		6/7/2012
03210	220' CELL TOWER & COMMUNICATION FACILITY - 1283 TROPICAL AVE	County	\$399,670		5/1/2012
05507	DEMO- 1307 TROPICAL AVE	County	\$67,000		5/30/2018

Extra Features				
Description	Year Built	Units	Value	New Cost
COMMERCIAL ASPHALT DR 2 IN	10/01/1980	56,577	\$46,167	\$115,417
6' CHAIN LINK FENCE	10/01/1980	1,450	\$5,893	\$14,732
WOOD UTILITY BLDG	10/01/1980	144	\$518	\$1,296
PUBLIC PAVILION	10/01/1985	1	\$9,587	\$23,968
PUBLIC PAVILION	10/01/1985	1	\$9,587	\$23,968
PUBLIC PAVILION	10/01/1985	1	\$9,587	\$23,968
PUBLIC PAVILION	10/01/1985	1	\$9,587	\$23,968
PUBLIC PAVILION	10/01/1985	1	\$9,587	\$23,968

Zoning			
Zoning	Zoning Description	Future Land Use	Future Land Use Description
R-1A	Recreation	REC	Single Family-9000

Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
43.00	FPL	AT&T	FLORIDA GOVT UTILITY AUTHORITY	FLORIDA GOVT UTILITY AUTHORITY	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 1 - Bob Dallari	Dist 7 - Stephanie Murphy	Dist 28 - David "Dave" Smith	Dist 9 - Jason Brodeur	82

School Information		
Elementary School District	Middle School District	High School District
Walker	Chiles	Hagerty

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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 devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, 02/03/2023**, in order to place you on the Wednesday, 02/08/2023 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:	LAKE MILLS PARK BOARDWALK REPLACEMENT – PRE- APPLICATION	ROJ #: 23-80000007
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	1/19/23	
RELATED NAMES:	EP CARL KELLY	
PROJECT MANAGER:	MAYA ATHANAS (407) 665-7388	
PARCEL ID NO.:	28-21-32-503-0B00-0030	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A REPLACEMENT BOARDWALK ON 39.57 ACRES IN THE R-1 ZONING DISTRICT	
NO OF ACRES	39.57	
BCC DISTRICT	1-BOB DALLARI	
CURRENT ZONING	R-1	
LOCATION	NORTHEAST OF TROPICAL AVENUE AND LAKE MILLS ROAD	
FUTURE LAND USE	REC	
SEWER UTILITY	FLORIDA GOVT UTILITY AUTH	
WATER UTILITY	FLORIDA GOVT UTILITY AUTH	
APPLICANT:	CONSULTANT:	
CARL KELLY 100 EAST 1ST STREET SANFORD FL 32771 (407) 665-2906		

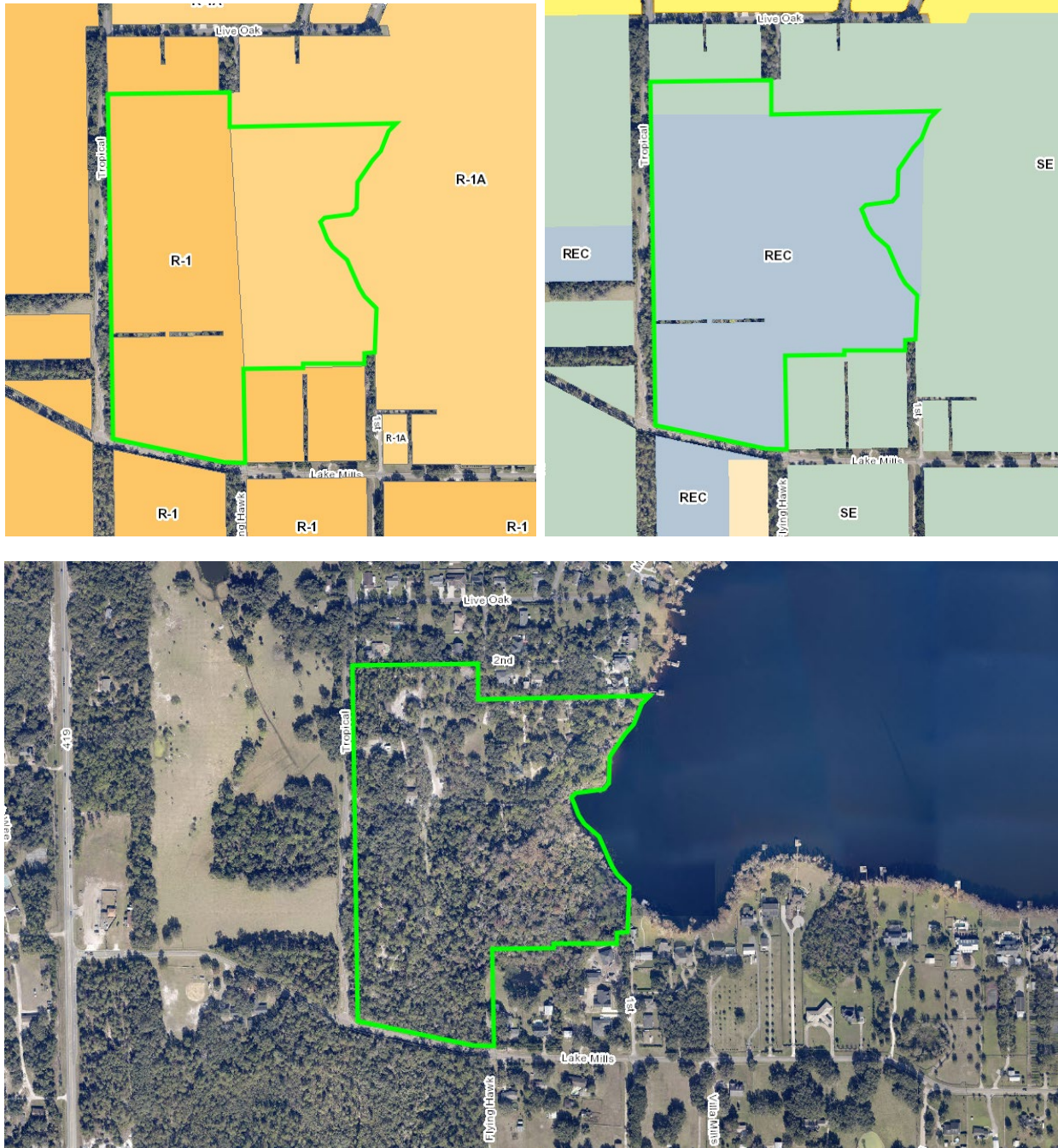
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and 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 MANAGER COMMENTS

After reviewing the proposed project, staff has determined a small site plan is required in accordance with Chapter 40 (Site Plan Approval) of the Seminole County Land Development Code. On the site plan, please show the hard surface accessible route that is required from the nearest ADA parking to the boardwalk entrance and show location of paved ADA parking spaces. Staff also highly recommends a 3-foot height for the boardwalk.

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

Ref #	Group Name	Reviewer Comment	Status
1	Public Safety - Fire Marshal	This project falls under the Uniform Fire Safety Standards as defined in FS 633.206 and it will have specific fire and life safety requirements as defined in FAC 69A	Informational
2	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per chapter 18.3 of NFPA 1 (2018).	Informational
3	Public Safety - Fire Marshal	20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.5.1.1 (2018 edition).	Informational
4	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
5	Planning and Development	The proposed use is permitted in current Zoning District designation.	Informational
6	Natural Resources	Consider raising the boardwalk to a minimum of 3 feet above the wetland as opposed to a 2-foot minimum to allow for vertical cypress knee growth. Several cypress knees have depressed tops along the path of the former boardwalk.	Informational
7	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
8	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Informational
9	Building Division	(ADVISORY) For building permitting the structural notes shall reference ASCE 7-16 and the live load shall be in accordance with the 2020FBC T-1607.1.	Informational
10	Building Division	The board walk shall be in full compliance with the 2020FBC Accessibility for walking surfaces including edge protection 405.9.1, 405.9.2 and for all aspects of ramps if applicable. These are just advisory comments and by no means a complete building review.	Informational

11	Public Works - Engineering	No issues noted for drainage and traffic if the boardwalk is to be removed and replaced.	Informational
12	Planning and Development	The site plan must identify the location of ADA parking spaces and the distance from them to the beginning of the boardwalk.	Informational
13	Planning and Development	A small site plan review is required. Please indicate square footage of impervious area added to the site due to the required ADA hard surface.	Informational

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
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	Review Complete	(407) 665-5764
Planning and Development	Maya Athanas	mathanas@seminolecountyfl.gov	Review Complete	(407) 665-7388
Comprehensive Planning	Tyler Reed	treed@seminolecountyfl.gov	No Review Required	(407) 665-7398
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	No Review Required	(407) 665-7388
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	Review Complete	(407) 665-7391
Environmental Services	Paul Zimmerman	pzimmerman@seminolecountyfl.gov	No Review Required	(407) 665-2040
Public Safety - Fire Marshal	Brenda Paz	Bpaz@seminolecountyfl.gov	Review Complete	(407) 665-7061
Impact Analysis Coordination	William Wharton	wwharton@seminolecountyfl.gov	No Review Required	(407) 665-5730
Public Works - Water Quality	Thomas Calhoun	tcalhoun@seminolecountyfl.gov	Review Complete	(407) 665-2459
Building Division	Tony Coleman	acoleman@seminolecountyfl.gov	Review Complete	Please see informational checklist items. Tony Coleman, (407) 665-7581

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.stml>

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.stml>

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