



SEMINOLE COUNTY, FLORIDA
Development Review Committee
Meeting Agenda

Wednesday, November 15, 2023

9:00 AM

Room 3024 or hybrid zoom option

This meeting will be held In-Person and remotely on Zoom. The public may email eplandesk@seminolecountyfl.gov to request a Zoom link to attend in “listen only” mode. Items listed as “Comments Only” will not be discussed at the meeting.

DRC

9:00AM (ZOOM) STONEWALL PLACE - SITE PLAN

[2023-1238](#)

Project Number: 23-06000061

Project Description: Proposed Site Plan for a warehouse, on 4.41 acres in the M-1 Zoning District located on the east side of Stonewall Pl, south of N Ronald Reagan Blvd

Project Manager: Doug Robinson (407) 665-7308
(drobinson03@seminolecountyfl.gov)

Parcel ID: 22-20-30-300-0390-0000

BCC District: 2-Zembower

Applicant: Sandra Coggin (321) 251-0996

Consultant: Greg Chatelain (407) 775-5194

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

9:20AM (IN PERSON) LANGFORD VILLAS - FINAL ENGINEERING PLAN

[2023-1239](#)

Project Number: 23-55200005

Project Description: Proposed Final Engineering Plan for 8 single family residential lots on 1.16 acres in the PD Zoning District located on the west side of Langford Dr, north of W CR 419

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

Parcel ID: 21-21-32-5CF-1100-0190++

BCC District: 1-Dallari

Applicant: Kim Fischer (407) 405-7819

Consultant: Kim Fischer (407) 405-7819

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

PRE- APPLICATIONS

COMMENTS ONLY (NO MEETING SCHEDULED)



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2023-1238

Title:

9:00AM (ZOOM) STONEWALL PLACE - SITE PLAN

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Parcel ID: 22-20-30-300-0390-0000

BCC District: 2-Zembower

Applicant: Sandra Coggin (321) 251-0996

Consultant: Greg Chatelain (407) 775-5194



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

PROJ. #: 23-06000061
 Received: 10/16/23
 Paid: 10/16/25

SITE PLAN/DREDGE & FILL

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

<input type="checkbox"/> SMALL SITE PLAN (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	\$500.00
<input type="checkbox"/> FILL (≥100 CUBIC YARDS OF FILL AND/OR IN FLOOD PLAIN OR WETLAND PER SEC. 40.2)	\$500.00
<input type="checkbox"/> DREDGE AND FILL	\$750.00
<input checked="" type="checkbox"/> SITE PLAN (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	CALCULATED BELOW MAXIMUM \$9,000
<p>NEW BUILDING SQUARE FOOTAGE: <u>9,000</u> + NEW PAVEMENT SQUARE FOOTAGE: <u>25,587</u> = TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: <u>34,587</u></p> <p>(TOTAL NEW ISA <u>\$34,587</u> / 1,000 = <u>34.59</u>) * x \$25 + \$2,500 = FEE DUE: <u>\$3,375.00</u> (TOTAL NEW ISA <u>\$34,587</u> / 1,000 = <u>34.59</u>) * x \$25 + \$2,500 = FEE DUE: <u>\$3,364.68</u></p> <p>EXAMPLE: 40,578 SF OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = <u>40.58</u>* x \$25 = <u>\$1,014.50</u> + \$2,500 = <u>\$3,514.50</u></p> <p>*ROUNDED TO 2 DECIMAL POINTS</p>	

PROJECT

PROJECT NAME: <u>Stone Wall Place (2846)</u>	
PARCEL ID #(S): <u>22-20-30-3000-0390-0000</u>	
DESCRIPTION OF PROJECT: <u>proposed site plan for warehouse, parking spaces, including handicap, landscape, sidewalks, drainage</u>	
EXISTING USE(S): <u>VACANT</u>	PROPOSED USE(S): <u>warehouse</u>
ZONING: <u>M-1</u>	FUTURE LAND USE: <u>IND</u> TOTAL ACREAGE: <u>4.41 Acres</u> BCC DISTRICT: <u>2-Jay Zambower</u>
WATER PROVIDER: <u>Seminole County</u>	SEWER PROVIDER: <u>Seminole County</u>
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: <u>N/A</u>	

APPLICANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Sandra L. Coggin	COMPANY: Benchmark Building Inc.
ADDRESS: 3126 Winding Pine Trail	
CITY: Longwood	STATE: FL. ZIP: 32779
PHONE: 321-251-0996	EMAIL: slcoggin@yahoo.com

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Greg ChateLain	COMPANY: Linn Engineering
ADDRESS: PO Box 14004	
CITY: Winter Park	STATE: FL. ZIP: 32789
PHONE: 407-775-5194	EMAIL: greg@linnengineering.com

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): KINC Properties LLC / RANDY BRYANT
ADDRESS: 3601 Celery Ave
CITY: Sanford STATE: FL. ZIP: 32771-1093
PHONE: 407-330-7663 EMAIL: KINCproperties@gmail.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.

Sandra L. Coggin
SIGNATURE OF AUTHORIZED APPLICANT

10/16/2023
DATE

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

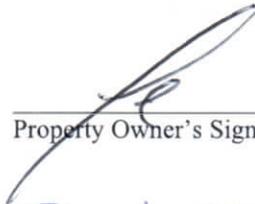
- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses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

I, Randy Bryant, the owner of record for the following described property [Parcel ID Number(s)] 22-20-30-300-0390-0000 hereby designates Benchmark Building, Inc to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input 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 Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input type="checkbox"/> Preliminary Subdivision Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance

OTHER: permits required for warehouse site plans, any/all related permits 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.

10/5/23
Date


 Property Owner's Signature
Randy Bryant
 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 Randy Bryant (property owner),
 by means of physical presence or online notarization; and who is personally known to me or who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on this 5th day of October, 2023.



Debra A. Dean
Comm. #HH094343
Expires: Feb. 17, 2025
Bonded Thru Aaron Notary

Debra A. Dean
 Notary Public

LIMITED POWER OF ATTORNEY

Date: 05/23/2023

I hereby name and appoint: Sandra L. Coggin

an agent of: Benchmark Building Inc.
(Name of Company)

to be my lawful attorney-in-fact to act for me to apply for, receipt for, sign for and do all things necessary to this appointment for (check only one option):

- All permits and applications submitted by this contractor.
- OR**
- The specific permit and application for work located at: _____

(Street Address)

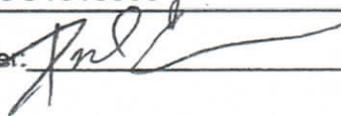
A notarized completed form must be submitted with each application if the License Holder is not listed as the applicant. This form is valid for up to five (5) years from the notarized date unless specified differently below.

Expiration Date of this form if less than 5 years: _____

It is the License Holder's responsibility to make sure this form is kept up to date

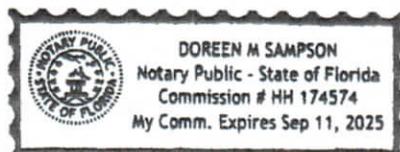
License Holder Name: David A. Coggin

State License Number: CGC1518505

Signature of License Holder: 

STATE OF FLORIDA
COUNTY OF Valusia

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 24th day of May, 2023, by David Coggin (name of person acknowledging), who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.



(Notary Seal)


Signature of Notary

Notary Public - State of Florida

Commission No. HH 174574

My Commission Expires: 9/11/2025

Property Record Card



Parcel 22-20-30-300-0390-0000

Property Address STONEWALL PL SANFORD, FL 32773

Parcel Location



Site View

Sorry, No Image Available at this Time

Parcel Information

Parcel	22-20-30-300-0390-0000
Owner(s)	KKNC PROPERTIES LLC
Property Address	STONEWALL PL SANFORD, FL 32773
Mailing	3601 CELERY AVE SANFORD, FL 32771-1093
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	40-VAC INDUSTRIAL GENERAL
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$644,724	\$644,724
Land Value Ag		
Just/Market Value	\$644,724	\$644,724
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$644,724	\$644,724

2023 Certified Tax Summary

2023 Tax Amount without Exemptions	\$8,579.99
2023 Tax Bill Amount	\$8,579.99

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 22 TWP 20S RGE 30E
 BEG 837 FT N OF SW COR OF
 E 1/2 OF NE 1/4 OF SE 1/4 RUN N TO
 N LI OF SE 1/4 E 332 FT S 283
 FT E TO C/L SCOTH GIN CREEK SWLY
 ON CREEK TO A PT E OF BEG W
 TO BEG

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$644,724	\$0	\$644,724
SJWM(Saint Johns Water Management)	\$644,724	\$0	\$644,724
FIRE	\$644,724	\$0	\$644,724
COUNTY GENERAL FUND	\$644,724	\$0	\$644,724
Schools	\$644,724	\$0	\$644,724

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
SPECIAL WARRANTY DEED	08/02/2022	10291	1406	\$600,000	No	Vacant
WARRANTY DEED	02/01/2001	04014	1439	\$240,000	No	Improved

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			0.41	\$416.00	\$171
ACREAGE			0.21	\$10.40	\$2
SQUARE FEET			160736	\$4.01	\$644,551

Building Information					
Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date
09227	SETTING MODULAR OFFICE BLDG; PAD PER PERMIT 2840 STONEWALL PL	County	\$5,000	12/9/2002	9/1/2002
06063	SECURITY SYSTEM; PAD PER PERMIT 2846 STONEWALL PL	County	\$12,852		6/6/2008
10492	DEMOLITION	County	\$0		11/1/2001

Extra Features				
Description	Year Built	Units	Value	New Cost
COMMERCIAL ASPHALT DR 2 IN	02/01/2002	63,000	\$0	

Zoning			
Zoning	Zoning Description	Future Land Use	Future Land Use Description
M-1	Industrial	IND	Industrial

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	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 2 - Jay Zembower	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	23

School Information		
Elementary School District	Middle School District	High School District
Region 3	Millennium	Seminole

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[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

KKNC PROPERTIES, LLC

Filing Information

Document Number	L19000130863
FEI/EIN Number	84-1860884
Date Filed	05/22/2019
Effective Date	05/22/2019
State	FL
Status	ACTIVE

Principal Address

3601 CELERY AVE
SANFORD, FL 32771

Mailing Address

3601 CELERY AVE
SANFORD, FL 32771

Registered Agent Name & Address

PORTER, L. WILLIAM, III
2014 EDGEWATER DR, 119
ORLANDO, FL 32804

Authorized Person(s) Detail

Name & Address

Title MBMR

Bryant, Randy

4971 Shoreline Cir
Sanford, FL 32771

Title MBMR

Moore, Randall B
5234 Forest Edge Ct.
Sanford, FL 32771

Annual Reports

Report Year	Filed Date
-------------	------------

2021 02/04/2021
2022 01/11/2022
2023 01/19/2023

Document Images

01/19/2023 -- ANNUAL REPORT	View image in PDF format
01/11/2022 -- ANNUAL REPORT	View image in PDF format
02/04/2021 -- ANNUAL REPORT	View image in PDF format
01/23/2020 -- ANNUAL REPORT	View image in PDF format
05/22/2019 -- Florida Limited Liability	View image in PDF format

2023 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L19000130863

Entity Name: KKNC PROPERTIES, LLC

Current Principal Place of Business:

3601 CELERY AVE
SANFORD, FL 32771

Current Mailing Address:

3601 CELERY AVE
SANFORD, FL 32771

FEI Number: 84-1860884

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

PORTER, L. WILLIAM III
2014 EDGEWATER DR, 119
ORLANDO, FL 32804 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent Date

Authorized Person(s) Detail :

Title	MBMR	Title	MBMR
Name	BRYANT, RANDY	Name	MOORE, RANDALL B
Address	4971 SHORELINE CIR	Address	5234 FOREST EDGE CT.
City-State-Zip:	SANFORD FL 32771	City-State-Zip:	SANFORD FL 32771

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: RANDALL MOORE MGR 01/19/2023

Electronic Signature of Signing Authorized Person(s) Detail Date

*

10/16/23 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT 09:55:54
 PROJ # 23-06000061 RECEIPT # 0302748
 OWNER: KKNC PROPERTIES LLC
 JOB ADDRESS: 2846 STONEWALL PL LOT #: 0000

SITE PLAN	3375.00	3375.00	.00
TOTAL FEES DUE.....:		<u>3375.00</u>	
AMOUNT RECEIVED.....:		<u>3375.00</u>	

* DEPOSITS NON-REFUNDABLE *
 ** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000001619	
CASH/CHECK AMOUNTS...:	3375.00	
COLLECTED FROM:	KKNC PROPERTIES, LLC	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 -	4 - FINANCE

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

Comment Document – Initial Submittal

A Development Review Committee meeting will NOT automatically be scheduled for your item; one must be requested. Please review the comments below. If you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee, please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, 11/10/2023, in order to place you on the Wednesday, 11/15/2023 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 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 [HERE](#).

PROJECT NAME:	STONEWALL PLACE - SITE PLAN	PROJ #: 23-06000061
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	10/16/23	
RELATED NAMES:	EP SANDRA COGGIN	
PROJECT MANAGER:	DOUGLAS ROBINSON (407) 665-7308	
PARCEL ID NO.:	22-20-30-300-0390-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A WAREHOUSE, PARKING, LANDSCAPE ON 4.41 ACRES IN THE M-1 ZONING DISTRICT LOCATED ON THE EAST SIDE OF STONEWALL PL, SOUTH OF N RONALD REAGAN BLVD	
NO OF ACRES	4.41	
BCC DISTRICT	2-Jay Zembower	
CURRENT ZONING	M-1	
LOCATION	ON THE EAST SIDE OF STONEWALL PL, SOUTH OF N RONALD REAGAN BLVD	
FUTURE LAND USE-	IND	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
SANDRA COGGIN BENCHMARK BUILDING INC 3126 WINDING PINE TRAIL LONGWOOD FL 32779 (321) 251-0996 SLCOGGN@YAHOO.COM	GREG CHATELAIN LINN ENGINEERING PO BOX 14004 WINTER PARK FL 32789 (407) 775-5194 GREG@LINNENGINEERING.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/urlt/ePlanApplicantUserGuide.pdf>

See comments within the comment document for any fees due, as fees may be due for different aspects of your development project. Fees showing in ePlan reflect Planning & Development review or revision fees only.

State Permits that may be required:

FDOT, FDEP- UTILITIES, SJRWMD, ENVIRONMENTAL REPORTS, ARCHEOLOGICAL REPORTS, FDEP- ENVIRONMENTAL, SJRWMD- ENVIRONMENTAL, FFW, IF APPLICABLE.

AGENCY/DEPARTMENT COMMENTS

REF #	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Please remove the east 15' buffer from the landscape buffer note on the overall site plan. Since this is a wetland buffer, it will not be landscaped. If you would like to leave it in this note, please label it as an undisturbed wetland buffer.	Unresolved
2.	Buffers and CPTED	The overall site plan lists a 5' landscape buffer on the south but the landscape plans do not show any plantings here. Although plantings are not required, please indicate if any will be provided.	Unresolved
3.	Buffers and CPTED	Please show screening of the dumpster per Per Sec. 30.1294.	Unresolved
4.	Buffers and CPTED	The shrub calculation for the north buffer should only result in 127 but the plan shows 136. Although additional plantings are welcome, please revise the "required" column to show 127.	Unresolved
5.	Buffers and CPTED	Since more than 41 trees are required to be planted, please provide at least 5 species per Sec. 30.1228. - General provisions for all landscaped areas.	Unresolved
6.	Building Division	All structures that are required to be accessible per the current edition of the FBC, Florida Accessibility Code for Building Construction, shall show the accessible route from the required accessible parking spaces to the accessible entrance to the structure.	Info Only
7.	Building Division	In accordance with the current edition of the FBC, Florida Accessibility Code for Building Construction, at least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site.	Info Only

8.	Building Division	All site lighting on Commercial parcels require a building permit prior to commencement of work. This is a standalone permit separate from all other required permits.	Info Only
9.	Building Division	The location of accessible parking spaces, loading zones, sidewalks, and exit ramps shall meet requirements of the current edition of the FBC, Florida Accessibility Code for Building Construction.	Info Only
10.	Building Division	Vertical construction will require a separate Building permit and will be reviewed for, and shall be designed and built in accordance with the current edition of the Florida Building Code, Chapters 3, 4, 5, 6, 7 and 9, for 1) USE, 2) Height and area limitations, 3) Construction types and horizontal separation distances, 4) Building element protection and 5) Sprinkler and Alarm requirements and all other code requirements.	Info Only
11.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Unresolved
12.	Environmental Services	On Sheet C01: Cover Sheet, please update the Water/Sewer phone number to (407) 665-2024.	Unresolved
13.	Environmental Services	On Sheet C06: Utility Plan, please label the existing fire hydrant as public (ex. existing public fire hydrant) and the proposed fire hydrant as private (ex. private fire hydrant). The private fire hydrant will include a security device as part of the fire hydrant assembly since it is not protected by upstream back flow prevention. See SD 216 for reference.	Unresolved
14.	Environmental Services	On Sheet C06: Utility Plan, please include the size of the existing potable water meter in the callout (ex. Existing __" Water Meter). Please show and callout the existing backflow preventer for the potable water service line. Include the size of the existing backflow preventer in the callout. See Standard Detail (SD) 207 for reference on typical meter assembly layouts	Unresolved
15.	Environmental Services	On Sheet C06: Utility Plan, please relocate the potable water irrigation meter to parcel 22-20-30-508-0S00-0000, similar to how the potable water meter is set outside of the fence line. Please include and callout the potable water irrigation meter backflow preventer. Include the size of the potable water irrigation backflow preventer in the callout. See SD 207 for reference on typical meter assembly layouts.	Unresolved
16.	Environmental Services	On Sheet C06: Utility Plan, please remove the 6"x1" reducer. The proposed potable water irrigation service line will be fed by the 10" potable water main with a 10"x1" service saddle. Please callout the 10"x1" service saddle at the connection point of the 10" potable water main. See SD 211 for reference.	Unresolved

17.	Environmental Services	On Sheet C06: Utility Plan, the proposed 6" fire line will be fed by the 10" potable water main with a 10"x6" tapping sleeve and valve. Please callout the 10"x6" tapping sleeve and valve at the connection point with the 10" potable water main. See SD 204 for reference.	Unresolved
18.	Environmental Services	Sheet C07: Construction Details has outdated details. Please update them by following the instructions on the Seminole County Utilities Engineering website to access our latest details/standards: https://www.seminolecountyfl.gov/departments-services/environmental-services/utilities-engineering/utilities-details-standards.shtml Please ADD the following Standard Details (SDs): SD 101, SD 104, SD 105, SD 108, SD 111, SD 112, SD 115, SD 204, SD 207, SD 208, SD 211, and SD 216.	Unresolved
19.	Environmental Services	On Sheet C06: Utility Plan, our records indicate that the 10" potable water main extends farther east into the property line of this development and then 90 degree bends south to provide service to parcel 22-20-30-300-0420-0000. The two backflow preventers for the potable water service lines on parcel 22-20-30-300-0420-0000 are oriented in a way that suggests that they're being fed from the north instead of from the road to the west. Please field verify if the 10" potable water main extends into this development and if so, please ensure it is accurately reflected on the plans. If a utility easement does not exist for this portion of the 10" potable water main, one will be required to be provided and recorded with the Seminole County Clerk before final utility clearance approvals can be granted.	Unresolved
20.	Environmental Services	On Sheet IR-1: Irrigation Plan, Legend, and Details, please relocate potable water irrigation meter per previous comment. Please move the irrigation point of connection callout on this sheet to the new location.	Unresolved
21.	Environmental Services	On Sheet IRD-1: Irrigation Specifications, please rephrase the language for the Rain Bird PESB in the Irrigation Symbols Legend table. Irrigation will be with potable water, NOT non-potable water. A blue handle may be more appropriate instead of a purple handle. On Sheets IRD-1 and Sheet IRD-2, please replace any references to reclaim water irrigation to potable water irrigation.	
22.	Natural Resources	According to County aerial imagery, several trees were removed from this property between 2021 and 2023. A permit is required for tree removal and no permit was found in the County records. Please address the size and species of the trees that were removed and provide a plan to replace them. See additional comments.	Unresolved
23.	Natural Resources	Show tree preservation procedures for construction and development. SCLDC 60.22(c)	Unresolved

24.	Natural Resources	Show tree replacement table for the trees that were removed between 2021 and 2023. An example has been uploaded in the Resources folder. SCLDC 60.22(f)	Unresolved
25.	Natural Resources	Show the required mix of tree species for tree replacement for the trees that were removed between 2021 and 2023. SCLDC 60.4(h)	Unresolved
26.	Natural Resources	Please provide an updated tree survey. Two large (50"+) oaks are marked as saved on the site plan, but the trees are no longer on site. Trees removed without a permit will require replacement.	Unresolved
27.	Planning and Development	A conservation easement, dedicated to Seminole County, will be required over the wetlands and their required buffers.	Info Only
28.	Planning and Development	If outdoor lighting is proposed, please provide a photometric plan. (Part 64 Chapter 30, sec. 30.1234.)	Info Only
29.	Planning and Development	Sheet IR-2: Please remove text referring to "Future Trailer Parking" if it is not part of this site plan review. Or, if it is to be part of this review, please include in all relevant drawings of site plan.	Unresolved
30.	Planning and Development	Irrigation Drawings: Irrigation and Water Use Zones: Please group installed trees and other plant materials into water use zones based on water use needs. For Water Use Zone requirements, please see Seminole County Land Development Code Sec. 30.1229. - Water-efficient landscaping design requirements.	Unresolved
31.	Planning and Development	Parking Dimensions: Sheet C04 Site Plan parking provided text reads 10 feet x 20 feet but the actual dimensions on plan show 9 feet x 20 feet. Please correct to meet SCLDC, Sec. 30.1221. - Off-street parking requirements, an off-street parking space shall consist of a minimum net area of two hundred (200) square feet with a minimum width of ten (10) feet and a minimum length of twenty (20) feet, exclusive of access drives or aisles thereto.	Unresolved
32.	Planning and Development	Open Space Requirement: Per SCLDC Sec. 30.1344. - Open space, please include a table that shows to total acreage and percentage for each open space area (landscaped areas, buffers, wetlands/conservation areas, retention ponds, etc..) on the site to satisfy the twenty-five (25) percent open space requirement.	Unresolved
33.	Planning and Development	Sheet C04: the scale appears to be 1' = 30 feet. Please include scale text on all plan sheets.	Unresolved
34.	Planning and Development	Sheet C04: Under Site Data, Existing and Proposed Impervious Area, please include the percent of impervious area.	Unresolved

35.	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.	Info Only
36.	Public Safety - Addressing	(POSTING) Commercial address numbers are to be a minimum of 6" inches in height and half inch width. SCLDC SEC 90.5(1)	Info Only
37.	Public Safety - Addressing	ADDRESS ASSIGNMENT) The existing address on the property, parcel 22-20-30-300-0390-0000 is 2846 Stonewall PL Sanford, FL 32773.	Info Only
38.	Public Safety - Fire Marshal	Please clarify the proposed use of the structure. Structures may require fire sprinkler system based on occupancy, commodity storage or lack of fire department access.	Unresolved
39.	Public Safety - Fire Marshal	Per the fire flow calculation, it states 2 proposed hydrants. Please clarify as there is only 1 proposed and 1 existing hydrant on the plans.	Unresolved
40.	Public Safety - Fire Marshal	Clarify if the proposed Fire hydrants are public or private. When private or public water supplies are used, the flow test data, including date and time of test, who conducted test or supplied information, test elevation, static gauge pressure at no flow, flow rate with residual gauge pressure, hydrant butt coefficient, and location of test in relation to the hydraulic point of service. This test shall be within 1 year of the site plan.	Unresolved
41.	Public Safety - Fire Marshal	Per NFPA 24, 7.2.3, Fire hydrants shall be located not less than 40 ft from the buildings to be protected.	Unresolved
42.	Public Safety - Fire Marshal	Please verify the distance between the hydrants as they appear to only be approximately 20-30 feet apart.	Unresolved
43.	Public Safety - Fire Marshal	Provide a fire test report and hydraulic graph for the proposed fire hydrants/water mains to ensure they will meet the requirements for the needed fire flow calculations for the structure.	Unresolved

44. Public Safety - Fire Marshal	<p>All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.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). 4.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). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.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. 7.Hydrant shall be marked with a blue reflector that is placed 6 in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2.</p>	Unresolved
45. Public Safety - Fire Marshal	Please revise turning radius analysis as it appears the fire truck hits or goes over the curb area on the front site of the building and also encroaches into some parking spaces leaving the site.	Unresolved
46. Public Safety - Fire Marshal	Provide NO PARKING Signage and yellow stripping for all fire department appliances, FDCs, fire hydrants and fire department lanes shall be provided in accordance with NFPA 1, 18.2.3.6.3 (2018)(FFPC 7th)	Unresolved
47. Public Safety - Fire Marshal	Additional comments may be generated based on resubmittal.	Unresolved
48. Public Works - Engineering	Please show the construction entrance on the Demolition Plan.	Unresolved
49. Public Works - Engineering	The minimum one-way or 2-way drive aisles are required to be 24-foot with 90-degree parking. Please revise to 24-foot.	Unresolved
50. Public Works - Engineering	Please provide a stop sign and stop bar at the exit of the parking area headed south and the exit from the site at Bryant Avenue.	Unresolved

51.	Public Works - Engineering	There appears to be a swale on the north side of the site impervious. Please label the swale and provide a section confirming this. Please provide grading on the back side of the swale to ensure that it is a swale. Note that having the swale discharge down the pond slope without erosion protection is not advisable. Please add a flume for the swale or show that the velocities will not cause a problem. Show that the swale can handle the flows. The swale may need to be larger.	Unresolved
52.	Public Works - Engineering	The drainage into the pond will be across pond slope. Erosion is a concern when this happens. Please show that the drainage will not cause erosion with calculations or provide a revised plan to include flumes.	Unresolved
53.	Public Works - Engineering	Please review and revise the table on page 31 of the drainage report. It states dry pond.?. The pond is proposed to be wet. Revise accordingly.	Unresolved
54.	Public Works - Engineering	A 10' berm is required around the pond. The portion along the pavement can be reduced to 5'. Provide the required berm.	Unresolved
55.	Public Works - Engineering	There appears to be a 5% slope on the new pad behind the building. Is this correct? This may be unsafe for vehicles or other things to sit on and worse to try to move things on. Please consider regrading to a more useable slope.	Unresolved
56.	Public Works - Engineering	The grading on the western drive aisle is higher than the existing grade. Clearly show that you are not blocking drainage on the adjacent property.	Unresolved
57.	Public Works - Engineering	There are multiple errors in the drainage report. The pond information, the outfall structure information, the tailwater, soil type (A? or B/D) and more. Please verify all and resubmit.	Unresolved
58.	Public Works - Engineering	Please verify the normal water table elevation. Based on staff review of the approximate ground elevation and the -2.6 per the geotechnical Engineering. Please verify.	Unresolved

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	STATUS	CONTACT INFORMATION
Buffers and CPTED	Maya Athanas	Corrections Required	Phone: 407-665-7388 Email: mathanas@seminolecountyfl.gov
Building Division	Tony Coleman	Approved	Phone: 407-665-7581 Email: acoleman@seminolecountyfl.gov
Environmental – Impact Analysis	Becky Noggle	Corrections Required	Phone: 407-665-2143 Email: bnoggle@seminolecountyfl.gov
Environmental Services	James Van Alstine	Corrections Required	Phone: 407-665-2024 Email: jvanalstine@seminolecountyfl.gov
Impact Analysis Coordination	William Wharton	No Review Required	Phone: 407-665-5730 Email: wwarton@seminolecountyfl.gov
Natural Resources	Sarah Harttung	Corrections Required	Phone: 407-665-7391 Email: sharttung@seminolecountyfl.gov
Planning and Development	Doug Robinson	Corrections Required	Phone: 407-665-7308 Email: drobinson03@seminolecountyfl.gov
Public Safety - Addressing	Amy Curtis	Approved	Phone: 407-665-5191 Email: acurtis@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald	Corrections Required	Phone: 407-665-5177 Email: mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jim Potter	Corrections Required	Phone: 407-665-7383 Email: jpotter@seminolecountyfl.gov

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

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
11/10/2023	The application fee allows for the initial submittal plus two resubmittals.	Maya Athanas, Sarah Harttung, Matthew Maywald, Becky Noggle, Doug Robinson, Jim Potter, James Van Alstine
<p>The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows:</p> <p>Major Review (3+ reviewers remaining) – 50% of original application fee</p> <p>Minor Review (1-2 reviewers remaining) – 25% of original application fee</p>		

Summary of Fees: <http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml>

NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)

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.scpafll.org



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2023-1239

Title:

9:20AM (IN PERSON) LANGFORD VILLAS - FINAL ENGINEERING PLAN

Project Number: 23-55200005

Project Description: Proposed Final Engineering Plan for 8 single family residential lots on 1.16 acres in the PD Zoning District located on the west side of Langford Dr, north of W CR 419

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

Parcel ID: 21-21-32-5CF-1100-0190++

BCC District: 1-Dallari

Applicant: Kim Fischer (407) 405-7819

Consultant: Kim Fischer (407) 405-7819



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

Received: 10/19/23

Paid: 10/20/23

SUBDIVISION

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

<input type="checkbox"/> PRELIMINARY SUBDIVISION PLAN (PSP)	\$1,500.00 + \$15.00 PER LOT (\$3,500 MAX. FEE)
<input checked="" type="checkbox"/> FINAL ENGINEERING PLAN (FE)	\$4,000.00 + \$25.00 PER LOT (\$6,500 MAX. FEE)
<input type="checkbox"/> FINAL PLAT (FP)	\$1,500.00
<input type="checkbox"/> MINOR PLAT (RESIDENTIAL: MAX 4 LOTS – COMMERCIAL: MAX 2 LOTS)	\$1,500.00 + \$75.00 PER LOT (CREDIT OF \$110 GIVEN IF PRE-EVAL APPROVED WITHIN 1 YEAR)

PROPERTY

SUBDIVISION NAME: Langford Villas	
PARCEL ID #(S): 21-21-32-5cf-1100-(0190, 0010), 21-21-32-5cf-0100-0210	
NUMBER OF LOTS: <u>8</u> <input checked="" type="checkbox"/> SINGLE FAMILY <input type="checkbox"/> TOWNHOMES <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> OTHER	
ARE ANY TREES BEING REMOVED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (IF YES, ATTACH COMPLETED ARBOR APPLICATION)	
WATER PROVIDER: FGUA	SEWER PROVIDER: FGUA
ZONING: PD	FUTURE LAND USE: LDR
TOTAL ACREAGE: 1.16	BCC DISTRICT: 1:Dallari

APPLICANT

EPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Kim Fischer	COMPANY: Cycorp Engineering Inc
ADDRESS: 1614 White Dove Drive	
CITY: winter Springs	STATE: fL ZIP: 32708
PHONE: 407-405-7819	EMAIL: kim@cycorpengineers.com

CONSULTANT

EPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: same as applicant	COMPANY:
ADDRESS:	
CITY:	STATE: ZIP:
PHONE:	EMAIL:

OWNER(S)

NAME(S): Kim Hall Fischer			
ADDRESS: 1614 White Dove Drive			
CITY: Winter Springs	STATE: FL	ZIP: 32708	
PHONE: 407-405-7819	EMAIL: kim@cycorpengineers.com		

ATTACHMENT CHECKLIST

HARDCOPY SUBMITTAL

- APPLICATION
- APPLICATION FEE
- CONCURRENCY APPLICATION AND FEE, IF APPLICABLE
- ARBOR APPLICATION (FINAL ENGINEERING ONLY)

E-PLAN UPLOAD

- DRAWINGS 24" x 36" (AS REQUIRED BY CHAPTER 35, PART 4 OF THE SCLDC)
- BOUNDARY SURVEY – SIGNED AND SEALED (FINAL/MINOR PLAT ONLY)
- SCALD - SCHOOL CAPACITY AVAILABILITY LETTER OF DETERMINATION (FINAL ENGINEERING ONLY)
-CONTACT RICHARD LEBLANC AT (407) 320-0560 OR LEBANRZ@SCPS.K12.FL.US
- DRAINAGE REPORT (FINAL ENGINEERING ONLY)
- FIRE FLOW REPORT (FINAL ENGINEERING ONLY)
- SOILS REPORT (FINAL ENGINEERING ONLY)
- ENVIRONMENTAL ASSESSMENT REPORT (FINAL ENGINEERING ONLY)
- TITLE OPINION (FINAL/MINOR PLAT ONLY)
- PLAT 20" x 24" (FINAL/MINOR PLAT ONLY)
- HOA DOCUMENTS/ARTICLES OF INCORPORATION (FINAL/MINOR PLAT ONLY)

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issues and unexpired Certificate of Vesting or prior Concurrency determination as identified below: (Please attach a copy of the Certificate of Vesting or Prior Test/Concurrency Notice.)

Vesting Certificate/Test Notice Number: _____ Date Issued: _____

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.

I elect to defer the Concurrency Review determination for the above listed property until a point as late as Final Engineering submittal. (Minor Plat and Final Engineering require Concurrency Test Review). I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future.



SIGNATURE OF OWNER/AUTHORIZED AGENT

10/19/2023

DATE

SEMINOLE COUNTY
APPLICATION & AFFIDAVIT

Ownership Disclosure Form

The owner of the real property associated with this application is a (check one)

- Individual Corporation Land Trust
 Limited Liability Company Partnership
 Other (describe): _____

1. List all **natural persons** who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER
Kim Hall Fischer	1614 White Dove Drive Winter Springs, FL 32708	407-405-7819

(Use additional sheets for more space.)

2. For each **corporation**, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

3. In the case of a **trust**, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above.

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

4. For **partnerships**, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

5. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: _____

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

6. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: _____

Specify any contingency clause related to the outcome for consideration of the application: _____

7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
8. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject Rezone, Future Land Use Amendment, Special Exception, or Variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein:

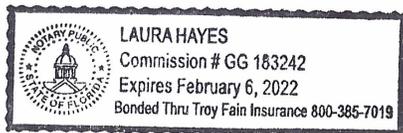
2/20/20
Date

[Signature]
Owner, Agent, Applicant Signature

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of physical presence or online notarization, this 20 day of FEBRUARY, 2020, by KIMBERLEY HALL FISHER, who is personally known to me, or has produced FL. DRIVERS LIC. as identification.

[Signature]
Signature of Notary Public



Print, Type or Stamp Name of Notary Public

Property Record Card



Parcel 21-21-32-5CF-1100-0010

Property Address LANGFORD DR CHULUOTA, FL 32766

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

Parcel	21-21-32-5CF-1100-0010
Owner(s)	FISHER, KIMBERLY
Property Address	LANGFORD DR CHULUOTA, FL 32766
Mailing	1614 WHITE DOVE DR WINTER SPGS, FL 32708-3864
Subdivision Name	NORTH CHULUOTA
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	0005-PUD UNDER DEVELOPMENT
Exemptions	None
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$142,146	\$142,146
Land Value Ag		
Just/Market Value	\$142,146	\$142,146
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$123,581	\$125,269
P&G Adj	\$0	\$0
Assessed Value	\$18,565	\$16,877

2023 Certified Tax Summary

2023 Tax Amount without Exemptions	\$1,891.68	2023 Tax Savings with Exemptions	\$993.38
2023 Tax Bill Amount	\$898.30		

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

BLK 11 & VACD ALLEY NELY OF ST RD 419
(LESS RD)
NORTH CHULUOTA
PB 2 PG 54 TO 58

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$18,565	\$0	\$18,565
SJWM(Saint Johns Water Management)	\$18,565	\$0	\$18,565
FIRE	\$18,565	\$0	\$18,565
COUNTY GENERAL FUND	\$18,565	\$0	\$18,565
Schools	\$142,146	\$0	\$142,146

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
QUIT CLAIM DEED	07/01/2015	08509	1859	\$100	No	Vacant
WARRANTY DEED	11/01/2004	05550	0807	\$8,300	No	Vacant
WARRANTY DEED	11/01/2004	05550	0808	\$8,300	No	Vacant
WARRANTY DEED	11/01/2004	05550	0810	\$8,300	No	Vacant
WARRANTY DEED	11/01/2004	05550	0811	\$8,300	No	Vacant
WARRANTY DEED	11/01/2004	05550	0812	\$8,300	No	Vacant
PROBATE RECORDS	11/01/2004	05511	1040	\$100	No	Vacant
WARRANTY DEED	11/01/2004	05550	0809	\$8,300	No	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
FRONT FOOT & DEPTH	298.00	50.00	0	\$900.00	\$142,146

Building Information Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
----------	-------------	--------	--------	---------	-------------

Extra Features

Description	Year Built	Units	Value	New Cost
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Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
PD	Low Density Residential	LDR	Planned Development

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



**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: 10/20/2023 8:23:39 AM
Project: 23-55200005
Credit Card Number: 42*****0898
Authorization Number: 00190G
Transaction Number: 201023C1C-A90E661D-6D1F-4BBF-B0B9-E9C571F8011C
Total Fees Paid: 4278.10

Fees Paid

Description	Amount
FINAL SUBDIVISION	4200.00
CC CONVENIENCE FEE -- PZ	78.10
Total Amount	4278.10

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 [HERE](#).

PROJECT NAME:	LANGFORD VILLAS - FINAL ENGINEERING PLAN	PROJ #: 23-55200005
APPLICATION FOR:	DR - SUBDIVISIONS FE	
APPLICATION DATE:	10/20/23	
RELATED NAMES:	EP KIM FISCHER	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	21-21-32-5CF-1100-0190++	
PROJECT DESCRIPTION	PROPOSED FINAL ENGINEERING PLAN FOR 8 SINGLE FAMILY RESIDENTIAL LOTS ON 1.16 ACRES	
NO OF ACRES	1.16	
BCC DISTRICT	1: DALLARI	
CURRENT ZONING	PD	
LOCATION	ON THE WEST SIDE OF LANGFORD DR, NORTH OF W CR 419	
FUTURE LAND USE-	LDR	
SEWER UTILITY	FLORIDA GOVT UTILITY AUTH	
WATER UTILITY	FLORIDA GOVT UTILITY AUTH	
APPLICANT:	CONSULTANT:	
KIM FISCHER CYCORP ENGINEERING INC 1614 WHITE DOVE DRIVE WINTER SPRINGS FL 32708 (407) 405-7819 KIM@CYCORPENGINERS.COM	KIM FISCHER CYCORP ENGINEERING INC 1614 WHITE DOVE DRIVE WINTER SPRINGS FL 32708 (407) 405-7819 KIM@CYCORPENGINERS.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/urlt/ePlanApplicantUserGuide.pdf>

See comments within the comment document for any fees due, as fees may be due for different aspects of your development project. Fees showing in ePlan reflect Planning & Development review or revision fees only.

AGENCY/DEPARTMENT COMMENTS

	REVIEWER	TYPE	STATUS
1.	Buffers and CPTED	Please clearly label the trees that are being preserved in the south buffer. Please note that any trees used towards this buffer requirements must be physically located within the property boundary and within the 15' buffer width. It's difficult to see due to the shading.	Not Met
2.	Buffers and CPTED	Please show location of shrub plantings on the landscape plan for all landscape buffers, including the south buffer.	Not Met
3.	Buffers and CPTED	The shrub count in the table on the landscape plan is incorrect. There should be at least 154 since that is the total required in the buffers.	Not Met
4.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with Florida Government Utility Authority to service this development.	Not Met
5.	Natural Resources	Please propose to plant new trees within tracts C and D. 904 tree inches are required for tree replacement while only 40 inches are proposed within landscape buffers.	Not Met
6.	Natural Resources	Are littoral plantings around the stormwater pond being provided? This site is within the Econlockhatchee River Protection Overlay. SJRWMD will sometimes require littoral plantings. Please clarify.	Not Met
7.	Planning and Development	Please dimension all line segments on site plan sheet.	Not Met
8.	Planning and Development	Please clearly define the boundary line for Tract B.	Not Met
9.	Planning and Development	Please provide a Threatened and Endangered Species survey.	Not Met
10.	Planning and Development	Please provide a scale on site plan sheet.	Not Met
11.	Planning and Development	Please provide an accurate line symbol legend on site plan sheet.	Not Met
12.	Public Safety - Addressing	Correct the street name to W CR 419 on the Site Plan & the Fire Plan.	Not Met
13.	Public Safety - Addressing	(Development Name) The approved subdivision name is Langford Villas. The approved name shall be the only conspicuous name posted or advertised on signage and shall also be the title on the proposed plat. Following approval of the site or final engineering plan, the applicant shall have one (1) year to commence construction. If no	Informational

		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)	
14.	Public Safety - Addressing	(Subdivision Plats) The addressing fee for 8 lots is \$200.00. Prior to the final approval of the plat and recording, the addressing fee shall be paid by check or money order only, payable only to 'Seminole County' (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)	Informational
15.	Public Safety - Addressing	Correct the street name in two places to Stevens Avenue on the Site Plan & the Fire Plan.	Not Met
16.	Public Safety - Addressing	Correct the street name to Langford Drive on the Site Plan & the Fire Plan.	Not Met
17.	Public Safety - Fire Marshal	Please verify with a note on the plans that the permitting of the actual water storage tank shall comply with NFPA 22, standard for water tanks for private fire protection (along with the NFPA 1142 comment that is already on the plans).	Not Met
18.	Public Safety - Fire Marshal	Please verify the construction type for the proposed structures on the plans.	Not Met
19.	Public Safety - Fire Marshal	Per NFPA 1142, 4.1.5, the calculation for the water supply shall include exposure hazards at the adjacent structures are within 50 ft.	Not Met
20.	Public Safety - Fire Marshal	No parking signage and striping shall be provided at the dead end where the fire truck turns around per NFPA 1, 18.2.3.6.3. (See change mark)	Not Met
21.	Public Safety - Fire Marshal	Due to the narrow width of Langford and also access to the water tank, no parking signage shall be provided on both sides of Langford to ensure access for fire apparatus.	Not Met
22.	Public Safety - Fire Marshal	Additional comments may be generated based on resubmittal.	Not Met
23.	Public Works - Engineering	The County does not allow over 50 percent of a pond to be walled. It also requires that the wall have soil to the peak stage of the design storm. You also still need a 15-foot pond berm if fenced. Side slopes steeper than 4 to 1 have to be fenced. All in Public Works Engineering Manual. 2.4.3 Open Drainage Ways and Retention/Detention Ponds	Not Met

24.	Public Works - Engineering	The site does not appear to have a viable outfall for drainage. Most if not all of the site goes to the depression to the northeast of the site. The proposed outfall pipe discharges to the west which does not have a conveyance system and several isolated low spots located on private property. A positive legal viable outfall system has to be shown or the entire 25-year, 24-hour storm event will have to be held onsite. If viable outfall is provided, then the discharge rate and volume would have to be limited to the pre-development basin that leaves the site. Note that a wet pond would not be able to be used for the volumetric retention. Revise the design and calculations accordingly.	Not Met
25.	Public Works - Engineering	There are multiple areas that do not meet the minimum slope requirements. One-percent minimum slope is required for all grassed areas.	Not Met
26.	Public Works - Engineering	All structures are required to be concrete and show that they meet the flow requirements going to them. The County does not typically allow yard drains except for minor collection of noncritical areas. If a yard drain is proposed and allowed, then details of the inlets are required. They would also have to show that they can handle the flows going to them.	Not Met
27.	Public Works - Engineering	Lot 7 is not collecting all site drainage. The stem wall is most likely going to need to be a retaining wall at the property line. No wetland area would be allowed to be left on the lot. A swale is required to take the drainage to the pond for treatment. A note requiring gutters may be allowed but the drainage and swale are still required.	Not Met
28.	Public Works - Engineering	How can a car fit in a 20'+/- garage? (23'-walls and garage door). How can the vehicle maneuver into the garage? Please also show an auto turn for a reasonable size SUV or full-size car. A truck should be used but I am not sure that will even fit in the garage. Please show it going in and backing out and leaving the garage.	Not Met
29.	Public Works - Engineering	While shown on the section, please label the 5-foot sidewalk on the plans.	Not Met
30.	Public Works - Engineering	Please add the general lot grading designations on the plans if it is not perfect use the MOD designation. (I.E. C-MOD)	Not Met
31.	Public Works - Engineering	Please add a crosswalk at the intersection of Stevens Street and Langford Avenue. Include detectible warnings and proper striping.	Not Met
32.	Public Works - Engineering	The site note 10 on the site plan states a 5' drainage easement. Please revise to 3-foot to meet the building setbacks.	Not Met

33.	Public Works - Engineering	No trees are allowed in the pond or pond berm. Please revise accordingly.	Not Met
34.	Public Works - Engineering	There appears to be some drainage being blocked on the west side of lot 8. Please show a swale along the north side of lots 7 and 8 to take the drainage toward the depression.	Not Met
35.	Public Works - Engineering	There is some concern with the drainage report. Please verify all parameters including the CN areas. TC calculations and paths. The post seems to show only A soils only. Please show areas and info on the basin maps. Clearly show the revised design to include total retention and recovery in a dry pond. If a wet pond is the only option, then show recovery without discharge. If recovery cannot be met, then show back-to-back storm events.	Not Met
36.	Public Works - Engineering	Please show minimum 15' drainage easements over all drainage pipes and any common swales such as required behind lots 7 and 8.	Not Met
37.	Public Works - Engineering	Please better show the maximum impervious for the individual lots. Does this include pools or other impervious on the lots? You may want to break out the public roads separately. Please show the driveway impervious per lot separately.	Not Met
38.	Public Works - Engineering	Please revise the sidewalk on the north side of Sevens Road to be 6' wide and use Type "F" curbing or provide 4' grass strip.	Not Met
39.	Public Works - Engineering	The site is in the Econlockhatchee River Basin There are several storm water requirements for this basin Please ensure that all requirements of the SCLDC Section 30, Part 57 are met. This includes littoral zone for wet ponds and also note the Exhibit D which states as follows. Exhibit "D" WET DETENTION SYSTEMS •Systems must be in compliance with Chapter 40C-4 F.A.C., subsection 11.4.3(b) with the following amendments:• Within the River Corridor Protection Zone, an off-line system will be utilized• The maximum length to width ratio for detention ponds will be 10:1 with a minimum of 3:1.	Not Met

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".

	REVIEWER	COMMENT	STATUS
1.	Planning and Development	Please provide dimension for this lot line segment.	Not Met

2.	Planning and Development	Please provide dimension for this front lot line.	Not Met
3.	Planning and Development	Is this area part of Tract B or Tract C?	Not Met
4.	Public Safety - Fire Marshal	Fire note No parking signage and striping shall be provided at the dead end where the fire truck turns around per NFPA 1, 18.2.3.6.3. (See change mark)	Not Met
5.	Public Safety - Fire Marshal	Fire note 2 Due to the narrow width of Langford and also access to the water tank, no parking signage shall be provided on both sides of Langford to ensure access for fire apparatus.	Not Met

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	STATUS	REVIEWER
Public Works - Impact Analysis		Jim Potter jpotter@seminolecountyfl.gov
Environmental Services	No Review Required	James Van Alstine jvanalstine@seminolecountyfl.gov
Public Safety - Addressing	Corrections Required	Amy Curtis acurtis@seminolecountyfl.gov
Natural Resources	Corrections Required	Sarah Harttung sharttung@seminolecountyfl.gov
Public Safety - Fire Marshal	Corrections Required	Matthew Maywald mmaywald@seminolecountyfl.gov
Planning and Development		Joy Giles jgiles@seminolecountyfl.gov
Public Works - Engineering	Corrections Required	Jim Potter jpotter@seminolecountyfl.gov
Buffers and CPTED	Corrections Required	Maya Athanas mathanas@seminolecountyfl.gov

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

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
11/08/2023	The application fee allows for the initial submittal plus two resubmittals.	Joy Giles, Maya Athanas, Sarah Harttung, Amy Curtis, Matthew Maywald, Jim Potter

The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows:

Major Review (3+ reviewers remaining) – 50% of original application fee

Minor Review (1-2 reviewers remaining) – 25% of original application fee

Summary of Fees: <http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml>

NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)

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.scpafil.org