

SEMINOLE COUNTY GOVERNMENT
1101 EAST FIRST STREET, 2ND FLOOR, WEST WING
SANFORD, FLORIDA 32771
Comment Document – Initial Submittal

PROJECT NAME:	ENCORE AT HILLVIEW - REZONE	PROJ #: 24-20000005
APPLICATION FOR:	PZ - REZONE (EXCL PD)	
APPLICATION DATE:	3/15/24	
RELATED NAMES:	EP KIM FISCHER	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	22-21-29-300-0180-0000	
NO OF ACRES	3.42	
BCC DISTRICT	3-LEE CONSTANTINE	
LOCATION	ON THE NORTH SIDE OF HILLVIEW DR, EAST OF SR 434	
FUTURE LAND USE-	HDR	
APPLICANT:	CONSULTANT:	
ZACH MILLER 8241 VIA BONITA ST SANFORD FL 32771 (407) 222-0692	KIM FISCHER CYCORP ENGINEERING 1614 WHITE DOVE DRIVE WINTER SPRINGS FL 32708 (407) 405-7819 KIM@CYCORPENGINEERS.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

No.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	The 0.5 opacity buffer on the west is required to have a 6' masonry wall. The wall must be on the interior edge of the 25' width, with the plantings on the exterior of the wall. Since the wall is required on the interior of the width, the pond will not be able to impact the buffer area. Show either the fence or wall on the plan and resolve conflict with the pond.	Unresolved
2.	Buffers and CPTED	The 0.5 opacity buffer on the south is required to have a 6' masonry wall but may be reduced to three (3) foot metal decorative fence and three (3) foot hedge. Since the fence/wall is required to be on the interior edge of the buffer width, the pond will not be allowed to impact the buffer area. Show either the fence or wall on the plan and resolve conflict with the pond.	Unresolved
3.	Buffers and CPTED	The plant units listed for buffer East 3 in the buffer table is shown as 2.6' but should be 2.60. Please correct.	Unresolved
4.	Buffers and CPTED	Add the required enhancements (6' wall on west and wall or fence on south) in the buffer table.	Unresolved
5.	Building Division	All structures that are required to be accessible per the 8th ed (2023) 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
6.	Building Division	In accordance with the 8th ed (2023) 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
7.	Building Division	The location of accessible parking spaces, loading zones, sidewalks, and exit ramps shall meet requirements of the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.	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	Vertical construction will require a separate Building permit and will be reviewed for, and shall be designed and built in accordance with the 8th ed. 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
10.	Building Division	Each garage shall have a minimum of 1 accessible parking space. 208.2 Minimum Number. Parking spaces complying with 502 shall be provided in accordance with Table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where	Info Only

		more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility. Advisory 208.2 Minimum Number. The term parking facility is used in Section 208.2 instead of the term parking lot so that it is clear that both parking lots and parking structures are required to comply with this section. The number of parking spaces required to be accessible is to be calculated separately for each parking facility; the required number is not to be based on the total number of parking spaces provided in all of the parking facilities provided on the site.	
11.	Comprehensive Planning	<p>Please explain what site design features are proposed to ensure compatibility with single-family dwelling to the west and east of the subject site.</p> <p>FLU Exhibit-1: COMPATIBLE TRANSITIONAL LAND USES - Future Land Use to the east is Low Density Residential (LDR). High Density Residential Future Land Use can be a compatible transitional use through the application of sensitive site design such as transitioning lot sizes, sufficient buffers, limited building heights, architectural controls and limited hours of operation, limiting adjacent uses to passive, unobtrusive uses (.e.g., no dump sites, loading areas, lighting, noise, odor or hazardous materials). May require MXD or PD zoning instead of R4 to address these issues.</p>	Unresolved
12.	Comprehensive Planning	<p>The purpose and intent of the HDR Future Land Use designation is to provide for a range of residential development at a maximum density of 20 dwelling units per net buildable acre. High Density Residential Development should be located adjacent to major collectors and arterial roadways to minimize traffic on local and minor collector roadways and to provide convenient access to transit facilities. This land use can act as an effective transitional use between nonresidential and Medium Density Residential uses. Uses</p> <p>A - Condominiums, townhouses, apartment hotels, boarding and lodging houses, and motels;</p> <p>B - Public elementary schools, public middle schools and public high schools; and</p> <p>C - Special exception uses such as houses of worship, utilities, group homes, hospitals, convalescent and nursing homes, and accessory office uses.</p> <p>D - Residential densities may be permitted up to a maximum of 22 dwelling units per net buildable acre in accordance with the provisions of Policy FLU 10.1 and Policy HSG 3.3 (affordable and workforce housing density bonuses)</p>	Info Only
13.	Comprehensive Planning	FLU Exhibit-38: Services and Facilities by Classification: This land use requires a full range of urban services and facilities,	Info Only

		including central water, central sewer, internal and external sidewalks, streetlights. The HDR FLU designation may also require transit facilities.	
14.	Comprehensive Planning	Policy POT 5.12: Concurrency Requirements for Potable Water Adequate water supplies, and potable water facilities shall be in place and available to serve new development no later than the issuance by the County of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the County shall consult with the applicable water supplier to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the County of a certificate of occupancy or its functional equivalent.	Info Only
15.	Comprehensive Planning	Policy FLU 5.1.7 URBAN CENTERS AND CORRIDORS OVERLAY: Proposed development is eligible for density/intensity bonuses provided that (a) Subject property is located within the Urban Centers and Corridors Overlay as referenced in Policy FLU 5.17; and (b) Meets development criteria as described in Policy FLU 5.17, including but not limited to employment in mixed development, infill/redevelopment, walkability, and affordable housing.	Info Only
16.	Environmental Services	We have no objection to the proposed rezone.	Info Only
17.	Environmental Services	This development is within Seminole County's utility service area, but since we have no nearby utility lines, we would have no objection to the City of Altamonte Springs servicing utilities to this development. Please note the Sunshine Water Services may be able to service utilities to this development as well, but that this would require them to expand their service area boundaries with the Public Services Commission which is an arduous process. We could provide a letter stating that we have no objection to either of them servicing utilities to this development if requested. Please coordinate with the City of Altamonte Springs and Sunshine Water Services to determine how best to service this development.	Info Only
18.	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 final engineering or site plan approval. SCLDC 45.1(a)	Info Only
19.	Natural Resources	Special consideration must be given in the layout of streets, lots, blocks, buildings, and easements to the preservation of large and specimen individual trees. Special consideration must also be given to preserving natural drainage methods and natural topography and landscape. Special consideration must be given to providing special screening, buffers, or	Info Only

		berms where developments abut noncompatible land uses. SCLDC 35.61(f)	
20.	Natural Resources	The proposed development is partially or wholly contained within the Aquifer Recharge Overlay Zoning Classification. Please see SCLDC 30.10.1 for regulations pertaining to this overlay.	Info Only
21.	Natural Resources	Reasonable efforts shall be made in the design and construction of all site improvements and alterations to save existing trees and native vegetation. Existing native vegetation that is specified to remain shall be preserved in its entirety with all trees, understory and ground cover left intact. Every effort shall be made to minimize alteration of the existing topography to preserve existing vegetation and maintain natural flow regimes. SCLDC 30.10.1.6(a)(3)	Info Only
22.	Natural Resources	The proposed development is partially or wholly contained within the Wekiva Study Area. Please see SCLDC 30.10.5.14 for regulations pertaining to this area.	Info Only
23.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
24.	Natural Resources	The Development Services Director, or his or her designee, may grant deviations from any provision of this Chapter 60 where the strict application of the provisions to a particular site would create a substantial economic hardship. In all cases, reasonable efforts must be made to preserve trees as specified in this Chapter 60. The Development Services Director, or designee, may grant deviations from any provision of this Chapter 60 only when the applicant demonstrates that the purposes of this Chapter 60 will be or have been achieved by other means. If the Development Services Director or designee denies a request for deviation from this Chapter 60 because the applicant did not demonstrate that the purposes of the article will be or have been achieved by other means, then the applicant may appeal the decision to the Board of County Commissioners. SCLDC 60.7(a)	Info Only
25.	Natural Resources	Upon application by the property, the preservation of any tree identified as a protected tree over twenty-four (24) inches may be considered as the basis for granting of a variance from the literal application of the provision of this Chapter. Pursuant to the County's land development regulations, a variance to site development and landscape requirements may be granted to allow for the preservation of a healthy specimen tree as defined in this Chapter 60. SCLDC 60.7(b)	Info Only
26.	Natural Resources	To cover the cost of replacing the trees, including materials and labor, fees will be paid into the Arbor Trust Fund and are established at a rate per caliper inch of \$125.00. Trees removed without a permit or destroyed, or which received	Info Only

		major damage in violation of Chapter 60 will require a replacement fee two (2) times the fee established above. SCLDC 60.7(g)	
27.	Natural Resources	Protective barriers shall be placed at points not closer than six (6) feet from the base of the tree or at the radius of distance of one (1) foot radius for everyone (1) inch of diameter of tree or stand of trees, whichever is greater to a maximum of twenty four (24) feet from the center of the tree. If circumstances exist that require encroachment of the drip-line, the Development Services Director, or designee may use discretion in allowing the barriers to be placed closer to the tree trunk. No attachments or wires other than those of a protective or nondamaging nature shall be attached to any tree. SCLDC 60.8(c)	Info Only
28.	Natural Resources	Protective barriers shall consist of three (3) foot tall temporary fencing with posts spaced six (6) feet apart and linked together with brightly colored net fence fabric. SCLDC 60.8(d)	Info Only
29.	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
30.	Natural Resources	The canopy trees listed in Chapter 30 Part 14 Approved Plant List Table or from the Florida Friendly Landscaping Guide may be used as replacement stock without prior approval. SCLDC 60.9(a)	Info Only
31.	Natural Resources	Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)	Info Only
32.	Natural Resources	If approved for removal by the Development Services Director or designee, specimen trees shall be replaced at a ratio of two (2) to one (1) of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. Commercial lots under ten thousand (10,000) square feet shall be required to replace specimen trees at a one-to-one ratio of the cumulative caliper of the trees installed to the cumulative DBH of the trees removed. SCLDC 60.9(c)	Info Only
33.	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only

34.	Natural Resources	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)	Info Only
35.	Natural Resources	Canopy trees used for replacement shall be a minimum of ten (10) feet in height and have a caliper no less than three (3) inches. SCLDC 60.9(d)(3)	Info Only
36.	Natural Resources	Understory trees shall not make up more than twenty-five (25) percent of the total number of trees planted to meet the required replacement for the site. Understory trees used for replacement shall be a minimum of four (4) feet in height and have a caliper no less than one and a half inches. SCLDC 60.9(d)(4)	Info Only
37.	Natural Resources	Palm trees listed in the recommended stock may be used as replacement trees with the following ratio: one (1) inch of palm caliper = 0.33 inches of canopy or understory tree. Palm trees may not account for more than twenty (20) percent of the required replacement trees. SCLDC 60.9(d)(5)	Info Only
38.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a)	Info Only
39.	Natural Resources	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)	Info Only
40.	Natural Resources	When ten (10) or more trees are required to be planted on a site to meet the requirements of Chapter 60, a mix of trees shall be provided at least one (1) of which shall be native to the Central Florida Region and no single tree species may constitute more than fifty (50) percent of the trees planted. SCLDC 60.9(d)(9)	Info Only
41.	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only
42.	Natural Resources	Each application for a permit to remove, relocate or replace trees covered under this Chapter 60 must be accompanied by a written statement indicating the reasons for removal, relocation or replacement of trees. SCLDC 60.10(d)	Info Only
43.	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only

44.	Planning and Development	Please provide a separate legal description.	Unresolved
45.	Planning and Development	The subject property is within the Counties Urban Bear Management Area and must comply with the requirements outlined in Chapter 258 of the Seminole County Code of Ordinances (2015-33). http://www.seminolecountyfl.gov/core/fileparse.php/4073/urlt/Bear-Management-Ordinance-Final-Approved-Document.pdf . Please place a note on the Development Plan that states verbatim: The subject property is within the County's Urban Bear Management Area and must comply with the requirements outlined in Chapter 258 of the Seminole County Code of Ordinances (2015-33).	Unresolved
46.	Planning and Development	The boundary survey acreage is not consistent with the total acreage site on the Development Plan. Please amend the Development Plan to be consistent with the boundary survey.	Unresolved
47.	Planning and Development	Please amend all of the calculations for off-street parking, open space, impervious, lot coverage, and net buildable calculation, etc., once the total acreage of the site has been revised on the development plan.	Unresolved
48.	Planning and Development	Before scheduling a Community Meeting, please email the project manager the community meeting flyer to review that will be distributed to the adjacent property. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).	Unresolved
49.	Planning and Development	On the development plan sheet, please state under the site data what will be counted toward open space.	Unresolved
50.	Planning and Development	On the Development Plan sheet, please list the owner, consultant and engineers' information.	Unresolved
51.	Planning and Development	Please amend the color of all line work and text on the plan to black.	Unresolved
52.	Planning and Development	Staff recommends the Applicant obtain an Alta Survey to ensure all easements and potential encumbrances are shown.	Info Only
53.	Planning and Development	Based on Policy FLU 13.2 (b) since it is within the Wekiva Study Area- Please show that the total impervious area for this proposed use does not exceed sixty (60) percent.	Unresolved
54.	Planning and Development	The site is located in the Aquifer High Recharge Area. Policy FLU 13.2 (3) (b) - "With the exception of handicapped parking spaces, no more than twenty-five (25) percent of the total number of required off-street parking spaces shall not be paved". Please provide a note under the site data table demonstrating compliance with this policy.	Unresolved
55.	Planning and	***SUBMITTAL INFORMATION FOR "ALL" RESIDENTIAL	Unresolved

	Development	PROJECTS: A School Concurrency Application (SIA) must be submitted to the Seminole County School Board at the same time concurrency is submitted to P&D for review. 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. Please provide a SIA letter from the Seminole County School Board.	
56.	Planning and Development	On the development plan sheet, please place a note stating verbatim: "The proposed development is within the Wekiva Study Area and will comply with Policy FLU 13 in the Seminole County Comprehensive Plan".	Unresolved
57.	Planning and Development	Please provide utility capacity letters from the City of Altamonte Springs and Sunshine water.	Unresolved
58.	Planning and Development	On the development plan sheet, please place a note verbatim stating: All project signage shall comply with the Seminole County Land Development Code.	Unresolved
59.	Planning and Development	On the development plan sheet under the notes please state verbatim: Sidewalks will be constructed in compliance with Seminole County.	Unresolved
60.	Planning and Development	On the development plan sheet under the notes please state verbatim: The developer will provide an internal pedestrian circulation system giving access to all portions of the development.	Unresolved
61.	Planning and Development	On the development plan sheet under the notes please state verbatim: Project will be constructed in one phase.	Unresolved
62.	Planning and Development	On the development plan sheet under the notes please state verbatim: The project will meet the screening requirements per Sec. Sec. 30.1294 (a) (1-2) for the mechanical units.	Unresolved
63.	Planning and Development	Please provide a digitally signed and sealed boundary survey.	Unresolved
64.	Planning and Development	At the time of Site Plan review the Applicant will be required to follow the updated Seminole County Land Development Code requirements.	Info Only
65.	Planning and Development	Based on Sec. 30.4.9.3 (c) - The covered and/or enclosed storage for vehicles is provided, garage doors may not be visible from a public right-of-way.	Info Only
66.	Planning and Development	Per Sec. 30.264 - Please provide a letter from the FAA stating the forty (40) foot height of the proposed apartments is ok for development.	Unresolved
67.	Planning and Development	Per Sec. 30.11.2.2(c) - All unpaved parking spaces shall be clearly delineated on the site plan and shall be organized using wheel stops or other physical markers indicating their designated use. Unpaved areas to be used for parking and/or traffic circulation shall have a gravel, mulch, grass, turf block	Unresolved

		or other durable dust-free surface acceptable to the Public Works Director and shall be graded for drainage and maintenance. These areas shall not be counted as part of required buffers or open space, and the applicable on-site retention standard for stormwater drainage shall apply. Please demonstrate where all the unpaved parking space will be provided on site.	
68.	Planning and Development	On the development plan sheet, please demonstrate landscaping around the dumpster enclosure and around the proposed garages.	Unresolved
69.	Planning and Development	On the development plan, please label all the proposed garage locations and state under the site data how many garages are being proposed.	Unresolved
70.	Planning and Development	On the development plan sheet, please show the location of the apartment complex sign and the mailbox kiosk.	Unresolved
71.	Planning and Development	Please place a note on the plans stating verbatim: Outdoor light poles shall be no higher than sixteen (16) feet and shall be located no less than fifty (50) feet from any property having a residential future land use designation or residential zoning classification.	Unresolved
72.	Planning and Development	Please place a note on the plan that states verbatim: No wetlands are on site.	Unresolved
73.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
74.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
75.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
76.	Public Safety - Fire Marshal	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 Gates shall have a minimum 20 ft clear width opening.	Info Only
77.	Public Safety - Fire Marshal	Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
78.	Public Safety - Fire Marshal	Hose Lay: Fire Department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first floor of the building is located not more than 150 FT (450 FT if equipped with an AUTOMATIC FIRE SPRINKLER SYSTEM) from Fire Department access roads measured by an approved route around the exterior of the building or facility (Section 18.2.3.2.2 and 18.2.3.2.2.1	Info Only

		NFPA 1)	
79.	Public Safety - Fire Marshal	Dead end fire department access roads in excess of 150 ft in length shall be provided with approved provisions for the fire apparatus to turn around per section 18.2.3.5.4 of NFPA 1	Info Only
80.	Public Safety - Fire Marshal	NO PARKING Signage and yellow striping for all fire department appliances such as FDCs, fire hydrants and fire department lanes shall be provided in accordance with NFPA 1, 18.2.3.6.1	Info Only
81.	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in. Overall length: 48 ft 6in.	Info Only
82.	Public Works - Engineering	Please provide a north arrow and scale on the plan.	Unresolved
83.	Public Works - Engineering	Note that the drainage in this area is deficient and additional drainage may be required. The County has a drainage project in the area and will have to be shown if adjacent to the site at final engineering.	Info Only
84.	Public Works - Engineering	Note that there is some grade change across the property. The pond boundary as shown will have to be adjusted at final engineering to meet all requirements. This includes pond berm and grading back to natural grade. Note that no landscaping is allowed in the pond berm.	Info Only
85.	Public Works - Engineering	Please add stop bars and stop signs to the plan.	Unresolved

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".

86.	Natural Resources	Please change the soil type from Urban Lane to Urban Land	01-DEVELOPMENT PLAN.pdf	Unresolved
87.	Planning and Development	Please remove the proposed future land use.	01-DEVELOPMENT PLAN.pdf	Unresolved
88.	Planning and Development	On the Development Plan sheet under the site data, please state the type of multi-family (i.e. - apartments) and provide the total number of units that are less 1,000 square feet and the total number of units that are 1,000 square feet plus that being proposed.	01-DEVELOPMENT PLAN.pdf	Unresolved
89.	Planning and Development	Under permitted uses, please state the use (apartment building), maximum number of apartments, the number of stories, total number of the type of unit (i.e. - 48 Two bedroom, 2 Four Bedrooms).	01-DEVELOPMENT PLAN.pdf	Unresolved
90.	Planning and Development	Please revise to state "maximum lot coverage of dwelling structures" and provide the "proposed lot coverage".	01-DEVELOPMENT PLAN.pdf	Unresolved
91.	Planning and Development	The recreation acreage was added into the maximum lot coverage for dwelling structures, is there a proposed dwelling structure on this recreation area? If not, please remove recreation from the maximum lot coverage and revise the maximum lot coverage calculation.	01-DEVELOPMENT PLAN.pdf	Unresolved
92.	Planning and Development	Sec. 30.266 (b) - Please revise the open space calculation to be calculated based on the number of units.	01-DEVELOPMENT PLAN.pdf	Unresolved
93.	Planning and Development	Please provide the maximum net density and revise the proposed net buildable calculation based on the correct acreage stated in the boundary survey.	01-DEVELOPMENT PLAN.pdf	Unresolved
94.	Planning and Development	Please show the full parking calculation to include the total number of units that are 1,000 square feet and less and the total number of units that are greater than 1,000 square feet and the correct total number of required parking	01-DEVELOPMENT PLAN.pdf	Unresolved

		spaces.		
95.	Planning and Development	Based on the parking space breakdown it is not consistent with the proposed number of parking spaces, please revise to show a clear calculation of how many spaces are being provided.	01-DEVELOPMENT PLAN.pdf	Unresolved
96.	Planning and Development	Please revise the impervious number to show the complete impervious calculation. Please provide permeable calculation.	01-DEVELOPMENT PLAN.pdf	Unresolved
97.	Planning and Development	Please separate open space and buffers to show each total square feet and the total acreage.	01-DEVELOPMENT PLAN.pdf	Unresolved
98.	Planning and Development	On the Development plan sheet, please provide a scale and a north arrow.	01-DEVELOPMENT PLAN.pdf	Unresolved
99.	Planning and Development	Please revise to state Rezone to R-4.	01-DEVELOPMENT PLAN.pdf	Unresolved
100.	Planning and Development	Please revise the placement of the proposed garage to be within the forty-five (45) foot setback.	01-DEVELOPMENT PLAN.pdf	Unresolved
101.	Planning and Development	Please revise the proposed fence to be placed on the inside of the landscape buffer.	01-DEVELOPMENT PLAN.pdf	Unresolved
102.	Planning and Development	Sec. 30.1283 (c) - Parking Spaces shall not encroach into the required landscape buffer. Please move the proposed parking spaces outside of the ten (10) foot landscape buffer.	01-DEVELOPMENT PLAN.pdf	Unresolved
103.	Planning and Development	Please revise to state, "Development Plan"	01-DEVELOPMENT PLAN.pdf	Unresolved
104.	Planning and Development	Please revise the square feet on the boundary survey to be consistent with the total acreage.	02-s1-survey.pdf	Unresolved
105.	Planning and Development	Please provide for the EV Parking the complete parking calculation based on Sec. 30.11.5.4.	01-DEVELOPMENT PLAN.pdf	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	STATUS	REVIEWER
Public Safety - Fire Marshal	Approved	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Planning and Development	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Environmental Services	Review Complete Recommend Approval	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Public Works - Engineering	Corrections Required	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Buffers and CPTED	Corrections Required	Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov
Comprehensive Planning	Corrections Required	Doug Robinson 407-665-7308 Drobinson03@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	William Wharton 407-665-5730 wwharton@seminolecountyfl.gov
Natural Resources	Corrections Required	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Building Division	Approved	Tony Coleman 407-665-5781 acoleman@seminolecountyfl.com

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

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
4/18/24	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Annie, Maya, Sarah, Doug
<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> <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>		

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