

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

PROJECT NAME:	VILLAGE ON THE GREEN DUPLEX EXPANSION - PRE-APPLICATION	PROJ #: 24-80000139
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	12/12/24	
RELATED NAMES:	EP BROOKS STICKLER	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	03-21-29-300-009M-0000+	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO DEMOLISH EXISTING BUILDING TO BUILD A DUPLEX DEVELOPMENT ON 82.91 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE EAST SIDE OF WEKIVA SPRINGS RD, NORTH OF W SR 434	
NO OF ACRES	82.91	
BCC DISTRICT	3: CONSTANTINE	
CURRENT ZONING	PD	
LOCATION	ON THE EAST SIDE OF WEKIVA SPRINGS RD, NORTH OF W SR 434	
FUTURE LAND USE-	PD	
APPLICANT:	CONSULTANT:	
RUSSELL MAUK LIFESPACE COMMUNITIES INC 3501 OLYMPUS BLVD STE 300 ORLANDO FL 32801 (512) 321-2495 RUSSELL.MAUK@LIFESPACECOMMUNITIES.COM	BROOKS STICKLER KIMLEY-HORN & ASSOCIATES INC 200 S ORANGE AVE STE 600 ORLANDO FL 32801 (407) 427-1677 BROOKS.STICKLER@KIMLEY-HORN.COM	

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

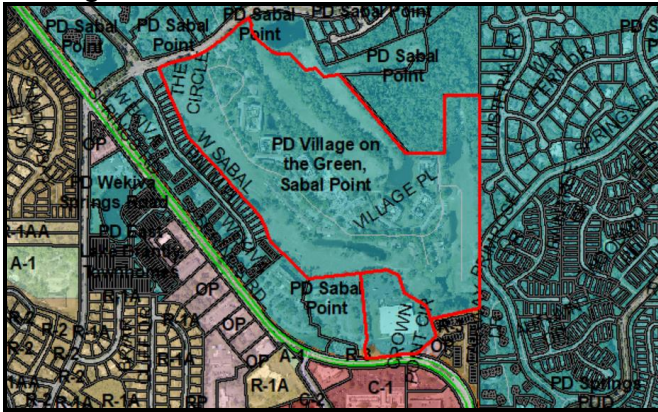
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

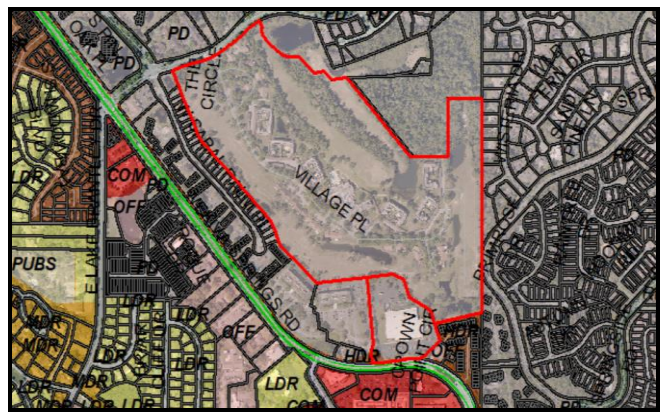
- The subject property has a Future Land Use of Planned Development with a (PD) Planned Development Zoning classification known as the Sabal Point PD.
- Based on the proposed development of incorporating the subject parcel into the Village on the Green PD and increasing the maximum allowable density in the Village on the Green PD, a Small Scale Future Land Use Amendment, concurrently with the PD Major Amendment Rezone is required.
- A Minor Amendment to remove the subject property from the Sabal Point PD is required. The Minor Amendment and the Small Scale Future Land Use Amendment and the PD Major Amendment Rezone can be reviewed concurrently.

PROJECT AREA ZONING AND AERIAL MAPS

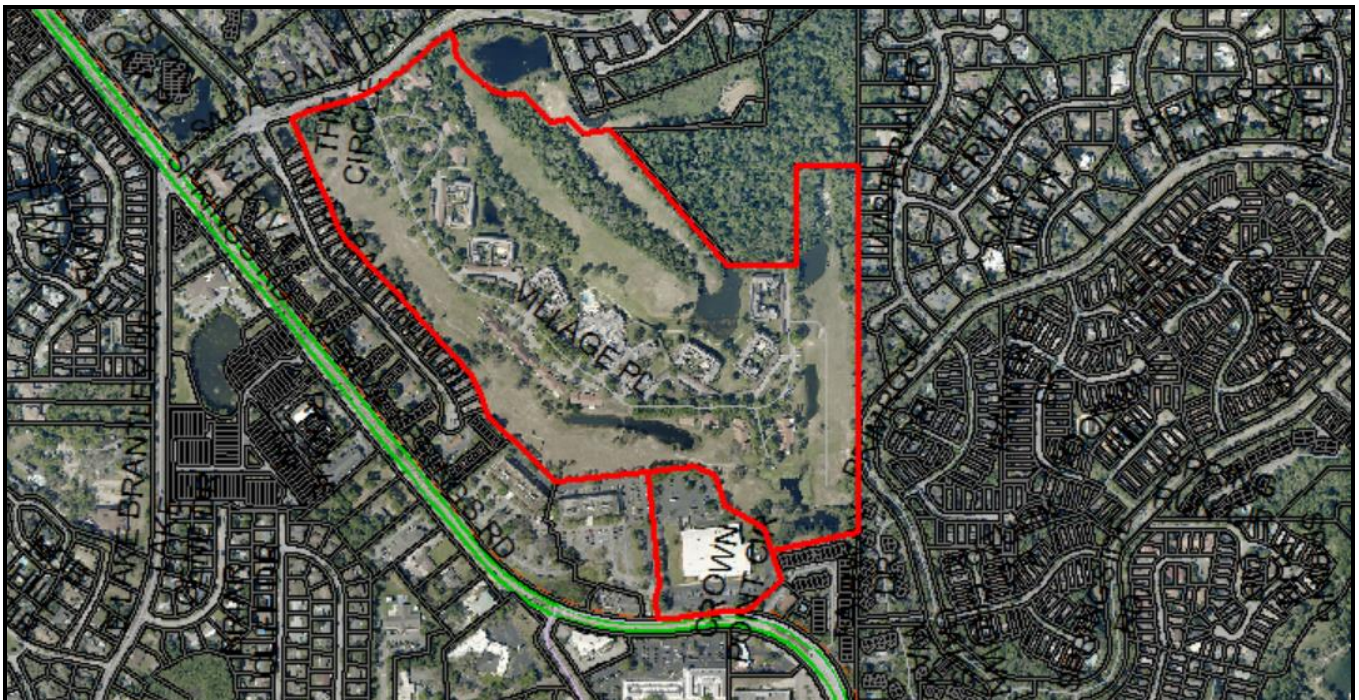
Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffer and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
2.	Buffer and CPTED	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development.	Info Only
3.	Buffer and CPTED	For each buffer, provide a calculation that indicates: (a) length of buffer; (b) required number of plant groups per 100'; (c) plant unit selected; (d) number of each type of plant to be provided (i.e., canopy, understory, shrubs). A sample buffer calculation has been uploaded into the "resources" folder for reference. Note: Required 3' hedges are additional to the number of shrubs calculated for any buffer.	Info Only
4.	Buffer and CPTED	Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.	Info Only
5.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
6.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
7.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Info Only
8.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
9.	Comprehensive Planning	A Future Land Use amendment will be required since the use will be changing.	Info Only
10.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with Sunshine Water Services to service it. No review required.	Info Only
11.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
12.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree	Info Only

		designated a Florida State Champion shall likewise be within this definition.	
13	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
14	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
15	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
16	Natural Resources	Barriers for the designated protected trees must be in place prior to any land clearing occurring near protected trees designated to remain. The property owner shall guarantee survival of retained or replacement trees for one (1) year from the issuance of a certificate of completion, or until the issuance of a certificate of occupancy on single-family residential lots. SCLDC 60.8(b)	Info Only
17	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 every one (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
18	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
19	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
20	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
21	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-	Info Only

		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)	
22	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
23	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. The cumulative DBH of non-specimen protected trees preserved on site shall count two (1) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a)	Info Only
24	Natural Resources	In the case of a subdivision development, an application for an arbor permit shall accompany the preliminary subdivision plan of said subdivision and shall be submitted to the Development Review Division for review. SCLDC 60.10(a)(1)	Info Only
25	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
26	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
27	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
28	Natural Resources	Wetland boundaries need to be delineated by a wetlands specialist and approved by Seminole County and staff of FDEP if residential not in the WRPA or SJRWMD if residential in the WRPA or if in a Commercial plat. The plat must show the approved wetland line and provide the date and name of the SJRWMD reviewer.	Info Only
29	Natural Resources	A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only
30	Natural Resources	The proposed development is within the Aquifer Recharge Overlay Zoning Classification. Residential uses are limited to 60% impervious coverage. Please see SCLDC 30.10.1 for additional regulations pertaining to this overlay.	Info Only
31	Planning and Development	The PD Major Amendment and Small Scale Future Land Use Map Amendment would require a community meeting.	Info Only

		<p>Community Meeting Procedures Section 30.3.5.3</p> <ul style="list-style-type: none"> • Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. • Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.5.3 - Community Meeting Procedure, before mailing out the surrounding neighbors. 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). 	
32	Planning and Development	A Small Scale Future Land Use Amendment & Rezone may take between 4 – 5 months and involves a public hearing with the Planning & Zoning Commission Board and two public hearings with the Board of County Commissioners.	Info Only
33	Planning and Development	Sec. 30.44: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions: Placards shall be a minimum of 24"x 36" in size. A minimum of two (2) placards shall be required per property or project. At the discretion of the Division Manager the number of placards on a property or project may be increased. Placards shall be posted at least fifteen (15) days prior to a scheduled public hearing; Placards shall state the time and place of the hearing and the nature of the matter to be discussed; Affidavit of proof of the required publication and placards posting shall be presented to staff prior to the public hearing by the applicant/petitioner/appellant and shall be made a part of the record of the proceeding.	Info Only
34	Planning and Development	The subject site is outside of the "Urban Core" area, which is defined as the lands bounded by I4 on the west, and within a ¼ mile boundary of U.S. 17/92 on the east, and all land within a ¼ mile of SR 436. The Applicant would be required to calculate the net buildable by excluding areas devoted to internal road rights of way, transmission powerline easements, natural lakes, wetlands and flood prone areas.	Info Only
35	Planning and Development	A Minor Amendment to the Sabal Point PD is processed administratively.	
36	Planning and	Sec. 30.8.5.3 (g) Common Useable Open Space:	Info Only

	Development	<p>(1) Commonly accessible open space is required subject to the following standards: The minimum open space requirement for a Planned Development is twenty (25) percent and must maintain:</p> <p>a. Minimum eight (8) percent of net buildable acreage utilized for open space.</p> <p>b. Open Space may be provided in multiple locations however each location must be:</p> <p>i. Bordered by streets, stormwater ponds, natural lakes, or commonly accessible pedestrian pathways.</p> <p>ii. Not less than 0.25 contiguous acres. Dog parks and tot lots that are a minimum of seventy-five (75) square feet per dwelling unit are also exempt from this requirement and may count towards open space. Dog parks must contain waste disposal receptacles and appropriate signage.</p> <p>iii. A minimum of forty (40) feet in width. Except that open space areas adjacent to a stormwater pond or natural lake may be a minimum of twenty (20) feet in width from the top of berm to the public right-of-way or lot line.</p>	
37	Planning and Development	<p>***SUBMITTAL INFORMATION FOR "ALL" RESIDENTIAL 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.</p>	Info Only
38	Planning and Development	<p>Subdivision Process:</p> <ul style="list-style-type: none"> • 1st step is approval of the Small Scale Future Land Use Map Amendment and PD Rezone which includes the Master Development Plan (MDP). This involves a public hearing with Planning & Zoning (P&Z), followed by two public hearings with the Board of County Commissioners (BCC), that May take between 5-6 months depending on the review and agenda date deadlines. • 2nd step is approval of the Final Development Plan (FDP) which is approved on a staff level. • 3rd step (if proposing to plat the property) is approval of the Preliminary Subdivision Plan (PSP) which must be approved by the Planning & Zoning Board as a technical review item. • Steps 2 & 3 may be submitted concurrently as the same plan (FDP/PSP); however, should not be submitted until the 1st step has been scheduled for BCC. 	Info Only

		<ul style="list-style-type: none"> • The 4th step is approval of the Final Engineering Plans; may be submitted once step one has been approved by BCC and steps 2&3 are under review. • The 5th step is approval of the Final Plat; may be submitted once Final Engineering Plans are in review. 	
39	Planning and Development	<p>Per Sec. 30.8.5.3 (d) - The PD application shall include a narrative addressing the following:</p> <ol style="list-style-type: none"> (1) How the proposed development addresses the goals of the Comprehensive Plan. (2) Why the proposed development cannot be achieved under an existing conventional or special zoning district. (3) How the proposed development provides an innovative approach to land development. (4) A description of benefits to the County that cannot be achieved under the existing provisions of this Code. 	Info Only
40	Planning and Development	<p>Per Sec. 8.5.3 (e) - Residential PD Design Standards: (1) If lot width is less than forty-five (45) feet, homes must be rear loaded, unless otherwise approved by the Board of County Commissioners. (2) Front-facing garage doors must be set back a minimum of twenty (20) feet. (3) Minimum front and rear setbacks at project boundaries shall be twenty-five (25) feet, or twenty (20) feet for accessory structures not exceeding one story. (4) Required setbacks adjacent to existing residential development will increase based on elevation/grade changes between developments and proposed building heights, as determined by the Board of County Commissioners.</p>	Info Only
41	Planning and Development	<p>Sec. 30.8.5.3 (f)(1)(a-d) - Required Residential Neighborhood Improvements:</p> <ol style="list-style-type: none"> (1) Street trees are required in generous planting strips to provide for the health of the trees. The street trees may count towards required open space. Street trees shall: <ol style="list-style-type: none"> a. Be planted an average of forty (40) feet on center on both sides of internal streets and on existing rights-of-way adjoining the site. b. Be in a planting strip or tree well with a minimum width of eight (8) feet. Planting strips less than ten (10) feet in width must include a root barrier. c. Be selected from the "Approved Plant Species List: Canopy Trees," except that Laurel Oaks may not be used as street trees. d. Meet the standards of Section 30.14.16, General provisions for all landscaped areas. 	Info Only
42	Planning and Development	<p>Per Sec. 30.8.5.6 Final development plan.</p> <ol style="list-style-type: none"> (a) Within five (5) years of approval of the master development plan, which time period may be extended by the Planning and Zoning Commission, the applicant shall 	Info Only

		submit a final development plan meeting the requirements of Section 30.8.5.5(a)(4) and that reflects the requirements of the approved PD development order.	
43	Planning and Development	Per Sec. 30.14.2.5 The following features may be counted towards open space: Clubhouse/admin. Office fitness center, decorative fountain, lakes, outdoor exercise trail, outdoor recreation facilities, outdoor sculpture garden, paved jogging, walking, and bicycling path, upland common areas less than 40' in width developed with pedestrian, bicycle, or horse trails, upland common areas exceeding 40' in width, and natural lakes and/or conservation areas within a development. Natural lakes and/or conservation areas within a development shall not be credited to a combined maximum area of more than fifty (50) percent of the required open space area.	Info Only
44	Planning and Development	Per Sec 30.11.3 Table 11.3-A Minimum Parking Required. Residential Unit: 1,000 SF or greater 2 spaces / dwelling unit Less than 1,000 SF 1.5 spaces / dwelling unit Studio Apartment / Efficiency 1 space / dwelling unit	Info Only
45	Planning and Development	The proposed development is within the Aquifer Recharge Overlay Zoning Classification and the Wekiva Study Area. Residential uses are limited to 60% impervious coverage. Please see Policy FLU 2.3.12 (B)(3)(a) in the Seminole County Comprehensive Plan for additional regulations pertaining to this overlay.	Info Only
46	Planning and Development	The subject site is located within the Urban Bear Management area. Per Sec. 258, the Applicant will be required to meet the residential requirements for the Urban Bear Management Areas.	Info Only
47	Public Safety - Fire Marshal	This project falls under the Uniform Fire Safety Standards as defined in FS 633.206 and will have specific fire and life safety requirements as defined in FAC 69A.	Info Only
48	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
49	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
50	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
51	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: <ol style="list-style-type: none"> 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 	Info Only

		<p>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).</p> <ol style="list-style-type: none"> 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 2 1/2 in. NFPA 1, 18.5.7. 7. Hydrant shall be marked with a blue reflector 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" 	
52	Public Safety - Fire Marshal	<p>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.</p>	Info Only
53	Public Safety - Fire Marshal	<p>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</p>	Info Only
54	Public Safety - Fire Marshal	<p>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</p>	Info Only
55	Public Works - Engineering	<p>Based on the FEMA FIRM Map the site is not located in the floodplain. The site is located in Zone X - Area of Minimal Flood Hazard.</p> <p>Based on the available County data, a small portion of the site along the eastern boundary line appears to be in wetlands. Please be advised that the County wetland maps can be used only as guidelines and cannot be used to</p>	Info Only

		make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. Wetland boundaries need to be delineated by a wetlands specialist and approved by Seminole County and staff of FDEP (if residential not in the WRPA) or SJRWMD (if residential in the WRPA or if in a Commercial plat). The plat must show the approved wetland line and provide the date and name of the SJRWMD reviewer. A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	
56	Public Works - Engineering	The proposed project is located within the Little Wekiva Drainage Basin.	Info Only
57	Public Works - Engineering	Based on the available one (1) foot contours, the topography of the site appears to slope from west to east, and from south to north towards the existing wet retention ponds located in the Village on the Green. The highest ground elevation appears to be 46.0 feet (west/southwest) and the lowest 37.0 feet (east).	Info Only
58	Public Works - Engineering	<p>Based on the preliminary review, the site appears to outfall to the existing wet retention ponds located in the Village on the Green residential development and it is most likely part of a Master Stormwater Management System. The applicant will need to identify any previous permits issued by SJRWMD and will need to demonstrate that the redevelopment of the site will not require additional stormwater storage capacity. Any increase in the impervious area at the site will require modification of the existing permits addressing the stormwater.</p> <p>Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a retention or detention facility with positive outfall requires the Stormwater Quantity Analysis to meet (not exceed) the pre development rate of discharge for a 25-Year, 24-Hour storm event; a retention or detention facility for sites with no viable outfall and/or defined conveyance system or with a restricted outfall system requires the Stormwater Quantity Analysis to meet a 25-Year, 24-Hour storm event total retention; while a landlocked retention or detention facility with no positive outfall requires the Stormwater Quantity Analysis to meet a 100-Year, 24-Hour storm event total retention or a 25-Year, 96-Hour Pre/Post Volumetric Discharge with appropriate receiving system, with County Engineer approval.</p> <p>Stormwater Quality Analysis shall meet the St. Johns River Water Management District (SJRWMD) requirements.</p> <p>A detailed Drainage Plan will be required at permitting. A</p>	Info Only

		detailed Drainage Analysis will be required at Final Engineering.	
59	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious area, or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
60	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one (1) acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Info Only
61	Public Works - Engineering	<p>The primary access to the subject property is through Wekiva Springs Road. Wekiva Springs Road is functionally classified as Urban Minor Arterial Road and was last resurfaced in 2008. The roadway geometry and structure meet the current Seminole County standards; it is an urban section roadway (12-foot wide travel lanes, curb and gutter, and pedestrian concrete sidewalk along the section of the north side). Wekiva Springs Road was last inspected in 2022, it has Pavement Condition Index (PCI) value of 68, and is not currently programmed to be improved according to the Seminole County 5-year Capital Improvement Program.</p> <p>Per the Seminole County Public Works Engineering Manual - Section 1.2.3.A. (Development Planning and Regulation - Access Design Standards / Access Requirements) all private roadways must be designed and constructed to County Standards.</p> <p>Street stubs in excess of 150 feet must be provided with a minimum stabilized turnaround in accordance with the Florida Fire Prevention Code or as approved by the County Engineer (SC Public Works Engineering Manual - Section 1.2.3.A.4).</p> <p>Auxiliary lanes, median modifications and other design features may be required, including cross-access agreements (SC Public Works Engineering Manual - Section 1.2.3.A.5).</p> <p>A permanent access easement is granted for service and emergency vehicles and for maintenance of public and semi-public utilities (SC Public Works Engineering Manual - Section 1.2.3.A.6.b).</p> <p>All lots must front on a paved road. A development must abut, or have as its primary access, a street constructed to County standards as established herein. All abutting</p>	Info Only

		<p>roadways providing direct access to the development must be paved to the nearest public paved road. Where paving is required on the abutting roadway beyond the development frontage, then paving only to the development access points may be allowed provided that in no case may the length of required paving be less than the length of the developments frontage along the abutting roadway (SC Public Works Engineering Manual - Section 1.2.3.A.7).</p> <p>A right-of-way use permit is required for any construction in, utility usage of or access to a County right-of-way. Such construction must meet all County standards and permitting procedures can be found at the Seminole County website. Permit fees are established by the Board of County Commissioners (SC Public Works Engineering Manual - Section 1.2.3.A.8.c).</p>	
62	Public Works - Engineering	<p>Per the Seminole County Public Works Engineering Manual - Section 1.10.5 (Sidewalks), construction of sidewalks is required on all roadways providing access to a development and all other roadways adjacent and contiguous to a proposed development. Therefore, pedestrian concrete sidewalk shall be constructed along the entire property frontage (north side of Wekiva Springs Road). The applicant can pay into the County Sidewalk Fund in lieu of the required sidewalk construction, if the County Engineer determines the construction of the sidewalk is not feasible. In such case, in addition to paying into the County Sidewalk Fund, the developer will need to prepare/grade the "right-of-way" for the construction of the future pedestrian concrete sidewalk.</p> <p>Concrete sidewalks must be constructed with minimum 3,000 (psi) concrete. Sidewalk must be a minimum of five (5) feet in width (six (6) feet on arterials & collectors) and four (4) inches thick (six (6) inches thick in driveways and in front of common areas). On sidewalks and alternative path systems, all sidewalk ramps must be constructed in compliance with current ADA requirements and must include detectable warning device (truncated domes). Dead end sidewalks must have signage to indicate the end of the sidewalk.</p> <p>At Final Engineering approval, a note to the plans that states "Any sidewalk less than 5 feet wide (6 feet along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with the Seminole County regulations.</p>	Info Only
63	Public Works -	A minimum five (5) foot side yard drainage easement shall	Info Only

	Engineering	be required on all lots; air conditioning units, pool equipment, water softeners and similar facilities shall not be permitted within the drainage easements.	
64	Public Works - Engineering	<p>Based on the USDA Web Soil Survey, the site has predominantly Astatula-Apopka Fine Sands, 0 to 5 percent slopes (100%), Map Unit Symbol 6.</p> <p>Astatula Fine Sands, 0 to 5 percent slopes, are classified by the USDA as "Excessively Drained" soils and constitute 65% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be more than 80 inches and designates the Hydrologic Soil Group as A. Apopka Fine Sands, 0 to 5 percent slopes, are classified by the USDA as "Well Drained" soils and constitute 22% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be more than 80 inches and designates the Hydrologic Soil Group as A. Minor Components (Tavares, 7%) and (Pomello, 6%) constitute 13% of the Map Unit Composition.</p>	Info Only

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	No Review Required	William Wharton 407-665-5730 wwharton@seminolecountyfl.gov
Environmental Services	No Review Required	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Buffers and CPTED	Review Complete	Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Comprehensive Planning	Review Complete	Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov
Building Division	Review Complete	Jay Hamm 407-665-7468 jhamm@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:		
Altamonte Springs		(407) 571-8150 www.altamonte.org
Casselberry		(407) 262-7751 www.casselberry.org
Lake Mary		(407) 585-1369 www.lakemaryfl.com
Longwood		(407) 260-3462 www.longwoodfl.org
Oviedo		(407) 971-5775 www.cityofoviedo.net
Sanford		(407) 688-5140 www.sanfordfl.gov
Winter Springs		(407) 327-5963 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