

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

PROJECT NAME:	ORANGE BLVD MULTIFAMILY - PRE-APPLICATION	PROJ #: 25-80000017
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	2/11/25	
RELATED NAMES:	EP COREY CANFIELD	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	25-19-29-300-006A-0000++	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A 300 UNIT MULTIFAMILY COMMUNITY ON 12.22 ACRES IN THE C-1 ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF W SR 46, WEST OF ORANGE BLVD	
NO OF ACRES	12.22	
BCC DISTRICT	5: HERR	
CURRENT ZONING	C-1	
LOCATION	ON THE SOUTH SIDE OF W SR 46, WEST OF ORANGE BLVD	
FUTURE LAND USE-	COM	
APPLICANT:	CONSULTANT:	
COREY CANFIELD MIDDLEBURG DEVELOPMENT LLC 2300 MAITLAND CENTER PWKY STE 116 MAITLAND FL 32751 (407) 575-1427 CCANFIELD@MIDDLEBURG.COM	BROOKS STICKLER KIMLEY-HORN & ASSOCIATES 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.

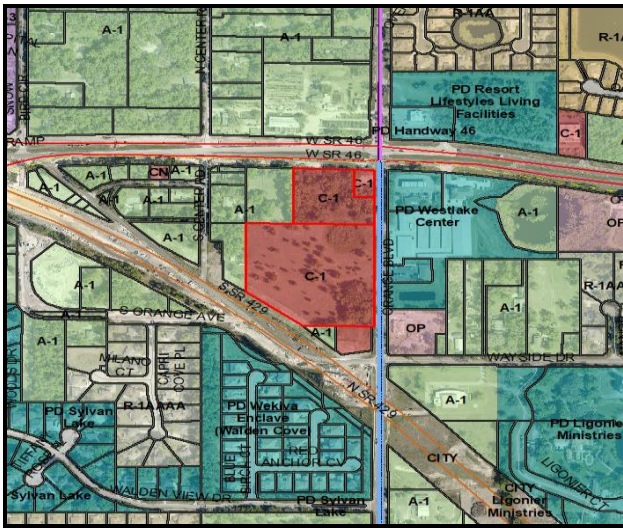
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

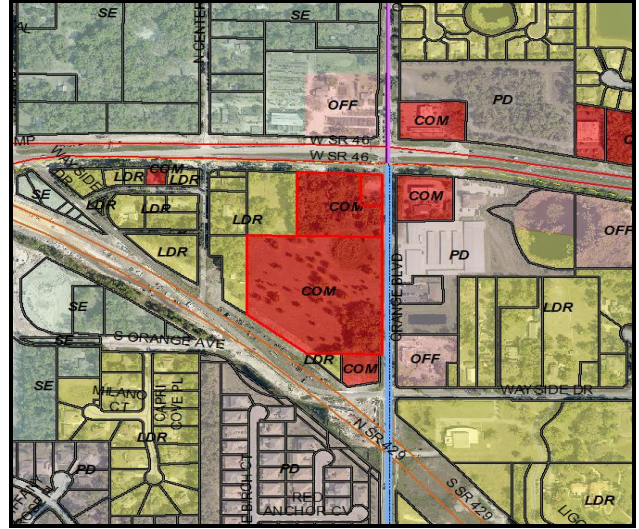
- The subject property has a Future Land Use of Commercial with a (C-1) Commercial zoning.
- The C-1 (Retail Commercial) zoning district limits multi-family residential uses to twenty percent of net buildable acreage of the subject site. If Affordable housing is being proposed, please refer to the Live Local Act.
- The subject site is located within the Wekiva River Protection Area (WRPA).

PROJECT AREA ZONING AND AERIAL MAPS

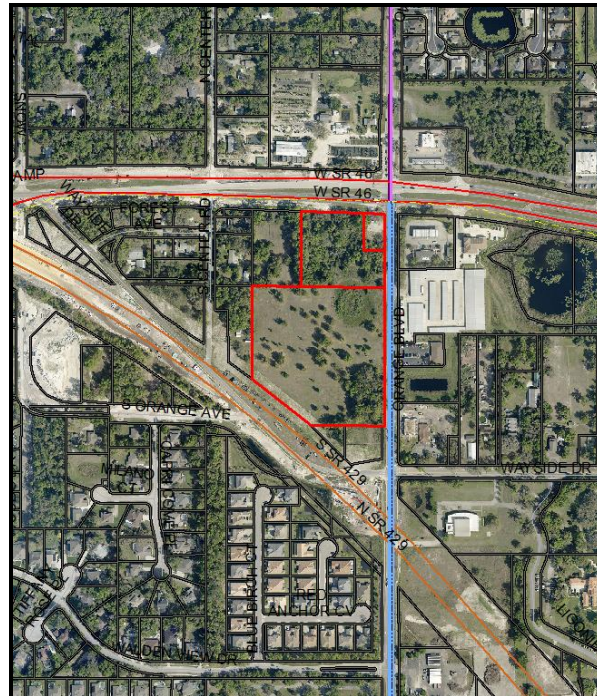
Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
4.	Buffers and CPTED	A full buffer review will be done at the time of site plan review.	Info Only
5.	Buffers and CPTED	The subject site is within the SR 46 Scenic Corridor Overlay and would required the north buffer to required to maintain a twenty-five (25) foot landscape buffer along the north along SR 46, per Sec. 30.10.9.6 (d)(2).	Info Only
6.	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
7.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	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	The subject property is located in the East Lake Sylvan Transitional Area. Per Policy FLU 2.3.2 Recognition of the East Lake Sylvan Transitional Area: The "East Lake Sylvan Transitional Area" depicted in Exhibit FLU: Special Area Boundaries is the only area of the Protection Area where it is appropriate to grant parcels a land use designation permitting residential density above the rate established on December 15, 1999 (up to a maximum of two and one-half (2.5) dwelling units per net buildable acre). Residential development proposals in the East Lake Sylvan Transitional Area exceeding one (1) unit per net buildable acre shall only be approved under the Planned Development (PD) land use designation and shall include a clustering concept that maintains a minimum of 25 percent open space on the site, and no more than two and one half (2.5) units per net buildable acres. No application for a Plan or administrative residential density amendment above one dwelling unit per net buildable acre will be considered in the East Lake Sylvan Transitional Area unless the applicant demonstrates that the proposed	Info Only

		amendment results in less impact on natural resources than a non-clustered development at one dwelling unit per net buildable acre. An equivalent analysis shall be required for any proposed nonresidential development in the East Lake Sylvan Transitional Area.	
10.	Comprehensive Planning	In order to be eligible for residential density increase within the East Lake Sylvan Transitional Area, as depicted in Exhibit FLU: East Lake Sylvan Transitional Area/School Site, an applicant for a Plan amendment proposing a residential density greater than one unit per net buildable acre must comply with each of the standards on Page FLU-13 of the Comprehensive Plan.	Info Only
11.	Comprehensive Planning	The subject properties have a Future Land Use Designation of Commercial (COM). The maximum intensity permitted in this designation is 0.35 floor area ratio.	Info Only
12.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. There is a 24" PVC potable water main running along the east side of Orange Blvd. Additionally, there is a 12" PVC potable water main running along the south side of W State Road 46.	Info Only
13.	Environmental Services	This development is within Seminole County's sanitary sewer service area and is required to connect. There is a 24" PVC force main running along the west side of Orange Blvd. Additionally, there is a 24" PVC force main running along the south side of W State Road 46 near the northeast corner of this development. Please note that the developer would be required to construct a private lift station to pressurize the sanitary sewer flow to connect to our system.	Info Only
14.	Environmental Services	This development is within Seminole County's reclaim water service area and is required to connect. There is a 16" PVC reclaim water main running along the west side of Orange Blvd. Additionally, there is a 20" PVC reclaim water main running along the south side of W State Road 46.	Info Only
15.	Environmental Services	Be advised that W State Road 46 is an FDOT right of way so any utility construction work within this area will require an FDOT utility permit.	Info Only
16.	Environmental Services	Comment If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.shtml . This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK	Info Only

		HERE in blue near the center of the page. This request form will be sent out to our department inbox for review and well return with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	
17.	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
18.	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 designated a Florida State Champion shall likewise be within this definition.	Info Only
19.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
20.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
21.	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
22.	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
23.	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
24.	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	Info Only

		maximum extent practicable. SCLDC 60.9(d)(1)	
25.	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) The cumulative DBH of preserved non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only
26.	Natural Resources	Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7)	Info Only
27.	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
28.	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
29.	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
30.	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
31.	Natural Resources	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.	Info Only
32.	Natural Resources	The proposed development is partially within the Aquifer Recharge Overlay Zoning Classification. Please see SCLDC 30.10.1 for regulations pertaining to this overlay.	Info Only
33.	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
34.	Natural	The proposed development is within the Wekiva River	Info Only

	Resources	Protection Area. Please see SCLDC 30.10.5.10 for regulations pertaining to this overlay.	
35.	Natural Resources	Development activity, including the placement or depositing of fill, within wetlands and the one hundred (100) year floodplain (as adopted by FEMA or revealed by the best available data) shall be prohibited. 30.10.5.10(b)(2)	Info Only
36.	Natural Resources	Development shall demonstrate that at least fifty (50) percent of the trees located within the developable areas of a site, including areas subject to residential platting that are not single-family residential lots existing on the effective date of this Part, are preserved on site. SCLDC 30.10.5.10(a)(1)	Info Only
37.	Natural Resources	Replacement trees, at time of planting, shall have a minimum diameter of four (4) inches at one (1) foot above ground level and a height of at least eight (8) feet. SCLDC 30.10.5.10(a)(3)	Info Only
38.	Natural Resources	An upland buffer averaging fifty (50) feet but no less than twenty-five (25) feet in width shall be maintained from a delineated wetland.	Info Only
39.	Natural Resources	A minimum twenty-five (25) feet, average fifty (50) feet upland buffer, in the aggregate, within the development site, adjacent to karst features is required. Buffers shall remain natural and undisturbed. SCLDC 30.10.5.14(a)(2)	Info Only
40.	Natural Resources	Karst features, and the required natural buffer, shall be placed in a conservation easement pursuant to subsection 30.10.5.14(e).	Info Only
41.	Natural Resources	For development within the WRPA, a Wekiva Consistency review must be completed. The application form can be found at http://www.seminolecountyfl.gov/gm/devrev/pdf/WekivaConReview.pdf	Info Only
42.	Natural Resources	According to the county wetland maps, wetlands are possibly located in the center of the property. ***Please be advised the county wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. **	Info Only
43.	Natural Resources	A 25-foot minimum, 50-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries in the Wekiva River Protection Area.	Info Only
44.	Natural Resources	According to County maps, there may be karst features present near the center of the project area.	Info Only
45.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these	Info Only

		<p>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.</p>	
46.	Planning and Development	<p>The subject site has a Commercial Future Land Use and C-1 (Retail Commercial) zoning.</p> <p>Per SCLDC Sec.30.4.17.1, the C-1 (Retail Commercial) zoning district allows multifamily uses such as condominiums, apartments, townhouses, and above-store “flat” housing units; however, the provision of multifamily uses is limited to twenty (20) percent of the total net buildable area of any development site, and forty-nine (49) percent of the total floor area to preserve the commercial character of the C-1 (Retail Commercial) district, and to maintain adequate commercial uses to serve surrounding residential districts. Density and design criteria shall conform to the standards of the R-3 (Multiple Family Dwelling) zoning district.</p> <p>For the development of multi-family affordable housing under the C-1 zoning district, please refer to the Live Local Act (Senate Bill 102).</p>	Info Only
47.	Planning and Development	<p>Live Local Act (Senate Bill 102) Florida Statute 125.01055 (7)(a) - A county must authorize multifamily and mixed-use residential as allowable uses in any area zoned for commercial, industrial, or mixed use if at least 40 percent of the residential units in a proposed multifamily development are rental units that, for a period of at least 30 years, are affordable as defined in Florida Statute section 420.0004.</p> <p>Notwithstanding any other law, local ordinance, or regulation to the contrary, a county may not require a proposed multifamily development to obtain a zoning or land use change, special exception, conditional use approval, variance, or comprehensive plan amendment for the building height, zoning, and densities authorized under this subsection. For mixed-use residential projects, at least 65 percent of the total square footage must be used for residential purposes.</p>	Info Only
48.	Planning and Development	<p>The site is located within the East Lake Sylvan Transitional Area, and the Wekiva River Protection Area (WRPA).</p>	Info Only

		<p>Per Policy FLU 2.3.2, the "East Lake Sylvan Transitional Area" depicted in Exhibit FLU: Special Area Boundaries is the only area of the Protection Area where it is appropriate to grant parcels a land use designation permitting residential density above the rate established on December 15, 1999 (up to a maximum of two and one-half (2.5) dwelling units per net buildable acre). Residential development proposals in the East Lake Sylvan Transitional Area exceeding one (1) unit per net buildable acre shall only be approved under the Planned Development (PD) land use designation and shall include a clustering concept that maintains a minimum of 25 percent open space on the site, and no more than two and one half (2.5) units per net buildable acres. No application for a Plan or administrative residential density amendment above one dwelling unit per net buildable acre will be considered in the East Lake Sylvan Transitional Area unless the applicant demonstrates that the proposed amendment results in less impact on natural resources than a non-clustered development at one dwelling unit per net buildable acre. An equivalent analysis shall be required for any proposed nonresidential development in the East Lake Sylvan Transitional Area.</p> <p>Natural resources are defined as wetlands, groundwater resources, aquifer recharge areas, and sensitive natural habitat.</p>	
49.	Planning and Development	The subject property is partially within the Aquifer Recharge Overlay District, and must comply with Policy FLU 2.3.12 (B)(3)(a) - The maximum area covered by structures and impervious surface shall not exceed 65% for nonresidential uses and 60% for residential uses of the total land area; and (b) with the exception of handicapped parking spaces, no more than 25% of the total number of required off-street parking spaces shall not be paved.	Info Only
50.	Planning and Development	The setbacks for the C-1 zoning district are: 25 FT - Front Yard, 0 FT side yard, 25 FT Side Street. Corner lots have two (2) front yard setbacks and two (2) side yard setbacks.	Info Only
51.	Planning and Development	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). http://www.seminolecountyfl.gov/core/fileparse.php/4073/urlt/Bear-Management-Ordinance-Final-Approved-Document.pdf	Info Only
52.	Planning and Development	The subject site is within the State Road 46 Scenic Corridor Overlay District and shall comply with SCLDC	Info Only

		Sec. 30.10.9.	
53.	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
54.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
55.	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
56.	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
57.	Public Safety - Fire Marshal	"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 21/2 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"	Info Only
58.	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	Info Only

		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.	
59.	Public Works - Engineering	Based on the preliminary review, the site appears to be landlocked, without a positive outfall. Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), 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. Stormwater Quality Analysis shall meet the St. Johns River Water Management District (SJRWMD) requirements. A detailed Drainage Plan will be required at permitting. A detailed Drainage Analysis will be required at Final Engineering.	Info Only
60.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information please visit www.sjrwmd.com .	Info Only
61.	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
62.	Public Works - Engineering	The primary access to the subject property is through Orange Boulevard. Orange Boulevard is functionally classified as Urban Major Collector Road and was partially reconstructed in 2020. The roadway geometry and structure meet the current Seminole County standards; it is a rural section roadway (12-foot wide travel lanes, no curb and gutter, and pedestrian concrete sidewalk along the east side). Orange Boulevard was last inspected in 2022, it has Pavement Condition Index (PCI) value of 82 and is currently not programmed to be improved according to the Seminole County 5-year Capital Improvement Program. The segment of Orange Boulevard, between West State Road 46 and Wayside Drive, is approximately 1,220 feet long, with Traffic Signals at both intersections. There are currently three (3) access driveways along the east side of the road that serve four businesses. The most northern access driveway is a shared driveway with a designated Right Turn Lane on Orange Boulevard and serves the 7-Eleven Gas Station and the Life Self-Storage. The mid-section access driveway	Info Only

		<p>is a a double driveway ("right-in" and "full right-out") without designated Right Turn Lane on Orange Boulevard and serves the Integrative Animal Hospital of Central Florida. Finally, the most southern access driveway is a "right-in/right-out" without designated Right Turn Lane on Orange Boulevard and serves the Oak Run Crossing Commercial Plaza. Based on the above referenced information and the designated Left Turn Lanes on Orange Boulevard at both signalized intersections, the proposed two (2) access driveways for the development may not be supported, but rather only one access driveway. A comprehensive Traffic Impact Analysis will be required to address this matter. Please note that the posted Speed Limit on Orange Boulevard is 40 MPH. Per the Seminole County Public Works Engineering Manual - Section 1.3.1 (Auxiliary Lanes Right and Left Turn Lanes Requirements), the length of turn lanes must comply with FDOT standards. On 2-lane roadways a right turn lane section is required for developments with a daily trip rate of 3,000 ADT or greater. On 2-lane roadways with posted speeds of 40 mph, or greater, a right turn lane may be required as determined by the County Engineer. In all cases, an inbound radius of 50 feet at development access is required. See Detail T-16 for design and markings specifications, unless otherwise directed by the County Engineer. (SC Public Works Engineering Manual - Section 1.3.1.B). A left turn lane section is required for any development that accesses a road classified Collector and above or has a posted speed of 35 mph or higher. When a left turn lane falls within 300 feet from an existing left turn lane terminus, then a total 36-foot section is required to eliminate weaving or "hour glass" sections. See Detail T-16 for design and markings specifications, unless otherwise directed by the County Engineer (SC Public Works Engineering Manual - Section 1.3.1.C).</p>	
63.	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. Based on the available County data, a portion of the site, more particular, the northeast area of Parcel No. 25-19-29-300-0090-0000, appears to be in wetlands. Please be advised that the County wetland maps can be used only as guidelines and cannot be used to 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</p>	Info Only

		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.	
64.	Public Works - Engineering	The proposed project is located within the Yankee Lake Drainage Basin. It appears, however, that approximately 25 feet along the eastern boundary line of the proposed site is located in the Lake Monroe (Lockhart-Smith Canal) Drainage Basin.	Info Only
65.	Public Works - Engineering	Based on the USDA Web Soil Survey, the site has predominantly Adamsville-Sparr Fine Sands (57%), Map Unit Symbol 2, and Tavares-Millhopper Fine Sands, 0-5 % slopes (43%), Map Unit Symbol 31. Adamsville-Sparr Fine Sands are classified by the USDA as "Somewhat Poorly Drained" soils. Adamsville Fine Sands constitute 54% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 24 to 42 inches and designates the Hydrologic Soil Group as A. Sparr Fine Sands constitute 36% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 18 to 42 inches and designates the Hydrologic Soil Group as A/D. Minor Component (Immokalee) constitutes 10% of the Map Unit Composition. Tavares-Millhopper Fine Sands, 0-5 % slopes, are classified by the USDA as "Moderately Well Drained" soils. Tavares Fine Sands constitute 58% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 42 to 72 inches and designates the Hydrologic Soil Group as A. Millhopper Fine Sands constitute 32% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 42 to 60 inches and designates the Hydrologic Soil Group as A. Minor Components (Candler, Astatula, Myakka, Felda, and Pomello) constitute 10% of the Map Unit Composition.	Info Only
66.	Public Works - Engineering	Based on the available one (1) foot contours the topography of the site appears to be sloping from south, west, and north towards the wetland area, located in the northeast area of Parcel No. 25-19-29-300-0090-0000. The highest ground elevation appears to be 73.0 feet (southeast section) and the lowest 65.0 feet (wetland area).	Info Only
67.	Public Works - Engineering	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. Street stubs in	Info Only

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). 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). 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). Per the Seminole County Public Works Engineering Manual - Section 1.2.7 (Number and Spacing of Driveways), spacing between driveways must conform to the Table 1.2.7.A., which is based on functional classification. The required minimum separation for Collector (Major or Minor) Roads is 330 feet. Distance is measured from nearest edge of pavement to edge of pavement (Detail T-1). Parcels located in the corner of two or more roadways where at least one of the roads is a public facility must locate access drives no closer than 330 feet from the intersection. Access may be provided at 200 feet from the intersection, where approved by the County Engineer; Detail T-1 (SC Public Works Engineering Manual - Section 1.2.8.A). If the corner parcel accesses one or more arterial or collector roadways, full access is limited to 660 feet from the intersection on the arterial or collector. A right-in/right-out is permitted at 330 feet from the intersection; Detail T-1 (SC Public Works Engineering Manual - Section 1.2.8.B). Please note that West State Road 46 is functionally classified as Urban Principal Arterial Road; therefore, a full access will be considered at 660 feet from the intersection of this road and Orange Boulevard. The full access driveway will need to be across the "full right-out" access driveway that serves the Integrative Animal Hospital of Central Florida. 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 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>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). Per the Seminole County Public Works Engineering Manual - Section 1.2.7 (Number and Spacing of Driveways), spacing between driveways must conform to the Table 1.2.7.A., which is based on functional classification. The required minimum separation for Collector (Major or Minor) Road is 3300 feet. Distance is measured from nearest edge of pavement to edge of pavement (Detail T-1). Driveways on opposite sides of any undivided street classified collector or arterial must either be aligned on the same centerline or be offset by adequate distance to assure that left turn lanes maintain proper storage and that no conflicts are created by opposing left turns (SC Public Works Engineering Manual - Section 1.2.7.C).</p>	
68.	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. 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. Seminole County currently adopted prices for paying into the Sidewalk Fund are: \$82.65 per linear feet for 5-foot width and \$92.17 per linear feet for 6-foot width. 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. 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</p>	Info Only

		property frontage will be brought into compliance with the Seminole County regulations.	
69.	Public Works - Engineering	A minimum five (5) foot side yard drainage easement shall be required on all lots; air conditioning units, pool equipment, water softeners and similar facilities shall not be permitted within the drainage easements.	Info Only
70.	Public Works - Engineering	Dedication of additional "right-of-way" shall be required prior to plan approval to facilitate the required improvements. This would include addition of pedestrian sidewalk, drainage, turn lanes, and FDOT "Florida Greenbook" clear zone requirements.	Info Only
71.	Public Works - Engineering	The site lies within the Wekiva River Protection Area (WRPA) Protection Zone which has more restrictive requirements than other areas of the County. A detailed review of this section of the Code should be done.	Info Only
72.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) will be required for the proposed use. The Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering. The TIS is to be prepared in accordance with the Countys Traffic Study Requirements for Concurrency guidelines, and a TIS methodology is to be submitted to Staff for review and approval prior to submittal of the TIS itself.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies.

DEPARTMENT	STATUS	REVIEWER
Comprehensive Planning	Review Complete	Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Works - Impact Analysis	Review Complete	William Wharton 407-665-5730 wwharton@seminolecountyfl.gov
Environmental Services	Review Complete	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 Mmaywald@seminolecountyfl.gov
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Vladimir Simonovski 407-665-5762 vsimonovski@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Environmental - Impact Analysis	No Review Required	Becky Noggle 407-665-2143 bnoggle@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