

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

<b>PROJECT NAME:</b>	<b>TERRACINA - PRE-APPLICATION</b>	<b>PROJ #: 24-80000136</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	12/05/24	
RELATED NAMES:	EP DAVID STOKES	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	30-19-30-300-002P-0000+	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR 3 DRIVE-THRU RESTAURANTS OR A MULTI-FAMILY RESIDENTIAL DEVELOPMENT ON 3.53 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE NORTH SIDE OF SR 46, WEST OF INTERNATIONAL PARKWAY	
NO OF ACRES	3.53	
BCC DISTRICT	5: HERR	
CURRENT ZONING	PD	
LOCATION	ON THE NORTH SIDE OF SR 46, WEST OF INTERNATIONAL PARKWAY	
FUTURE LAND USE-	HIPTI/PD	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
DAVID STOKES MADDEN, MOORHEAD & STOKES 431 E HORATIO AVE STE 260 MAITLAND FL 32751 (407) 629-8330 NICOLE@MADDEN-ENG.COM	N/A	

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.

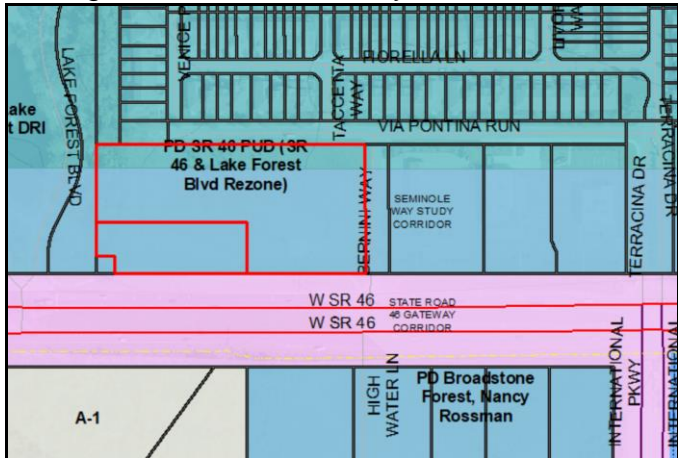
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

## PROJECT MANAGER COMMENTS

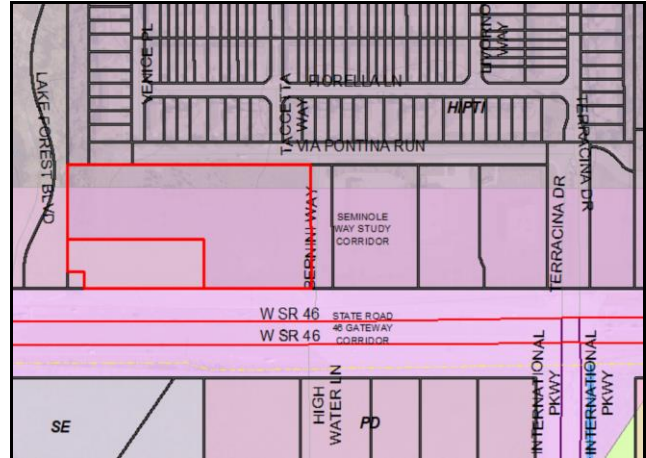
- The subject site has a Planned Development and Higher Intensity Planned Development – Target Industries Future Land Use with PD (Planned Development) zoning that allows drive-thru restaurant facilities.
- The subject site has a Planned Development (PD) zoning designation, and the request to use the Live Local Act administrative procedure to put a multifamily affordable housing development on the Terracina property cannot be granted as per the statute. Please see comment number 23 for further explanation.

## PROJECT AREA ZONING AND AERIAL MAPS

Zoning and Corridor Overlays



Future Land Use



Aerial



**AGENCY/DEPARTMENT COMMENTS**

No.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Per the Developer's Commitment Agreement for the underlying Planned Development, the south buffer along SR 46 must conform to the requirements of the STATE ROAD 46 GATEWAY CORRIDOR OVERLAY. Please see 30.10.11.4 Required corridor landscaped buffer and buffer requirements. For buffering requirements.	Info Only
2.	Buffers and CPTED	A landscape buffer at least twenty-five (25) feet in width, which shall be greater if a more restrictive setback is required by the underlying zoning classification, shall be provided abutting the State Road 46 right-of-way line.	Info Only
3.	Buffers and CPTED	Per 30.10.11.5 Parking areas. Parking lots shall be designed and landscaped according to this section.	Info Only
4.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
5.	Buffers and CPTED	A full buffer review will be done at time of site plan review.	Info Only
6.	Buffers and CPTED	For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.	Info Only
7.	Buffers 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
8.	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. Standard comment, no action required	Info Only
9.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms. Standard comment, no action required	Info Only
10.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6. Standard comment, no action required	Info Only
11.	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

		Standard comment, no action required	
12.	Comprehensive Planning	The subject property is in the High Tech Corridor. Per the Seminole County Comprehensive Plan, Policy FLU 4.5.4 Interstate 4 High Tech Corridor: The County shall encourage the growth of high tech industries in the Higher Intensity Planned Development - Target Industry designation in keeping with efforts of economic development agencies such as Enterprise Florida and the Florida High Tech Corridor Council, which have designated the segment of Interstate 4 from Tampa to Volusia County as the "I-4 High Tech Corridor"	Info Only
13.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. The nearest connection point is a 12" PVC potable water main running along the north side of State Road 46.	Info Only
14.	Environmental Services	This development is within Seminole County's sanitary sewer service area and is required to connect. The nearest connection point is an 8" PVC gravity sewer main running along the centerline of Via Pontina Run.	Info Only
15.	Environmental Services	This development is within Seminole County's reclaim irrigation service area and is required to connect. The nearest connection point is an 8" PVC reclaim main running along the west side of Bernini Way.	Info Only
16.	Environmental Services	Be advised that 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
17.	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
18.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
19.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
20.	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
21.	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners,	Info Only

		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)	
22.	Planning and Development	<p>INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code:  <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a>  Seminole County Planning &amp; Development:  <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a></p>	Info Only
23.	Planning and Development	<p>Per Pursuant to Section 125.01055(7)(a), F.S. (Live Local Act), “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 s. 420.0004.” PD zoning is not mentioned in the statute. It is very clear that this provision only applies to commercial, industrial and mixed use zoning districts. Thus, the request to use the Live Local Act administrative procedure to put a multifamily affordable housing development on the Terracina property cannot be granted as per the statute. The applicant will have to submit an application to amend the PD and follow the County’s public hearing process for PDs.</p> <p>Further, pursuant to Section 30.8.5.1 of the Seminole County Land Development Code, PD rezonings are required to be conditioned upon a master development plan and a written development order. The PD development order is a written agreement with the developer that sets forth the terms and conditions for development of the property. The Florida Constitution prohibits statutes from impairing obligations of contracts. Thus, the Live Local Act cannot be interpreted as applying to</p>	Info Only

		Seminole County's PD zoning district.	
24.	Planning and Development	On July 23, 2024, the Seminole County Board of County Commissioners approved to Opt-out of the missing middle property tax exemption.	Info Only
25.	Planning and Development	Net Buildable Definition: the total number of acres within the boundary of a development, excluding areas devoted to road rights of way, transmission power line easements, natural lakes and wetlands or flood prone areas.	Info Only
26.	Planning and Development	Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30. Parking requirements for the drive-thru facilities are: Food and Beverage (free-standing) - 5 spaces / 1,000 sq. ft.	Info Only
27.	Planning and Development	The maximum Floor Area Ratio (F.A.R.) for the commercial lots is 0.35.	Info Only
28.	Planning and Development	The maximum building height for the commercial and residential lots is thirty-five (35) feet.	Info Only
29.	Planning and Development	Based on the SR 46/Lake Forest Boulevard Townhome Developer's Commitment Agreement (DCA), the building setbacks for the commercial lots are as follows: Fifty (50) foot, Front Yard, Twenty-five (25) foot, Rear yard, Zero (0) foot, Side Yard.	Info Only
30.	Planning and Development	The proposed use of drive-thru facility is permitted in the SR 46/Lake Forest Townhome Planned Development (PD), which is allowed in the C-1 (Retail Commercial) zoning designation.	Info Only
31.	Planning and Development	The proposed drive-thru project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: <a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml</a>	Info Only
32.	Planning and Development	Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30. Parking requirements for the proposed drive-thru development are: Food and Beverage (free-standing), 5 spaces / 1,000 sq. ft.	Info Only
33.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required.	Info Only
34.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
35.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per	Info Only

		section 18.3 and 18.4 of NFPA 1.	
36.	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
37.	Public Safety - Fire Marshal	<p>"All the following items shall be acknowledged and added to the site plan sheets as note:</p> <ol style="list-style-type: none"> <li>1. Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4).</li> <li>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.</li> <li>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).</li> <li>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).</li> <li>5. Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing.</li> <li>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.</li> <li>7. Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10.</li> <li>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"</li> </ol>	Info Only
38.	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.	Info Only

		8 in. Wall to Wall: 48 ft. 5 in. Overall length: 48 ft 6in.	
39.	Public Works - Engineering	<p>The proposed project consists of two parcels (Parcel Number: 30-19-30-516-0000-0C40 and Parcel Number: 30-19-30-300-002P-0000). Parcel Number: 30-19-30-516-0000-0C40 (2.77 acres) is part of the Terracina at Lake Forest Planned Development (PD), while Parcel Number: 30-19-30-300-002P-0000 (0.76 acres) is not part of the above referenced development, but rather, an outparcel.</p> <p>Based on the FEMA FIRM Map (Flood Map12117C0065F, effective on 9/28/2007), approximately 90% of the Parcel Number: 30-19-30-516-0000-0C40 is located in the floodplain (Zone A - Special Flood Hazard Area without Base Flood Elevation). It appears, however, that the floodplain area for this parcel has been removed through a Letter of Map Revision (LOMR) as part of the Terracina at Lake Forest Planned Development. The applicant will have to provide the recorded LOMR at Final Engineering.</p> <p>Based on the FEMA FIRM Map (Flood Map12117C0065F, effective on 9/28/2007), approximately 25% of the Parcel Number: 30-19-30-300-002P-0000 is located in the floodplain (Zone A - Special Flood Hazard Area without Base Flood Elevation). The applicant will have to submit a LOMR request to FEMA and Seminole County prior to Final Engineering, in order to remove the floodplain designation.</p> <p>There are no wetlands designated area on the site for both parcels.</p>	Info Only
40.	Public Works - Engineering	The proposed project is located within the Lake Monroe (Lockhart-Smith Canal) Drainage Basin.	Info Only
41.	Public Works - Engineering	<p>Based on the USDA Web Soil Survey, Parcel Number: 30-19-30-300-002P-0000 has predominantly Basinger, Samsula, and Hontoon Soils, Depressional (100%), Map Unit Symbol 10.</p> <p>Basinger, Samsula, and Hontoon Soils (Depressional) are classified by the USDA as "Very Poorly Drained" soils.</p> <p>Basinger Soils constitute 58% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be about 0</p>	Info Only



		<p>inches and designates the Hydrologic Soil Group as A/D.</p> <p>Samsula Soils constitute 15% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be about 0 inches and designates the Hydrologic Soil Group as A/D.</p> <p>Hontoon Soils constitute 15% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be about 0 inches and designates the Hydrologic Soil Group as A/D.</p> <p>Minor Components (Eaugallie, Smyrna, Myakka, Felda, and St. Johns) constitute 12% of the Map Unit Composition.</p>	
42.	Public Works - Engineering	<p>Based on the available one (1) foot contours, the topography of the Parcel Number: 30-19-30-516-0000-0C40 appears to be relatively flat (approximately at ground elevation of 31.0 feet), with a few higher spots on the south and west side (approximately at ground elevation of 32.0 feet).</p> <p>Based on the available one (1) foot contours, the topography of the Parcel Number: 30-19-30-300-002P-0000 appears to slope from south / southwest to north. The highest ground elevation appears to be 39.0 feet (southwest corner) / 35.0 feet (southern boundary line) and the lowest 31.0 feet (northern boundary line).</p>	Info Only
43.	Public Works - Engineering	<p>A SJRWMD Environmental Resource Permit (ERP) has been issued for Terracina at Lake Forest Planned Development (Hattaway Properties at S.R. 46) on 10/11/2005 (Permit Number: 96019-1), that includes Parcel Number: 30-19-30-516-0000-0C40. A modification of this ERP (Permit Number: 96019-2) has been issued by SJRWMD for Northridge Meadow on 8/7/2007. Finally, a modification to the ERP (Permit Number: 96019-8) has been issued by SJRWMD for Terracina at Lake Forest on 2/18/2014. This modification transferred the operation and maintenance of the ERP to the Terracina at Lake Forest Owners' Association, Inc. Any proposed increase in the impervious area from the already approved PD will require modification of the existing SJRWMD Environmental Resource Permit (ERP). Parcel Number: 30-19-30-300-002P-0000 is not part of the Terracina at Lake Forest</p>	Info Only

		<p>Planned Development and has not been previously permitted by Seminole County or SJRWMD. The existing stormwater conveyance system to Lockhart-Smith Canal in this particular area has very limited capacity and has experienced severe flooding in the recent years. 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. There is, however, an existing Stormwater Conveyance System along the north side of West State Road 46 that is owned and maintained by FDOT. The applicant will need to check with FDOT if this system can be used as an outfall for the site. If FDOT determines that this defined conveyance system can be used as an outfall for the subject property, 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. 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.</p>	
44.	Public Works - Engineering	<p>A pedestrian traffic connectivity between the three (3) proposed businesses, as well as between these businesses and the existing businesses and residential development which are part of the Terracina at Lake Forest Planned Development, will be required. Currently, there is no pedestrian concrete sidewalk along Bernini Way and Via Pontina Run (west of Bernini Way). Terracina at Lake Forest residential development shall be connected to West State Road 46 for pedestrian traffic, from Taccetta Way, through Via Pontina Run and Bernini Way, to West S.R. 46. A pedestrian traffic connectivity to the three (3) proposed businesses from West State Road 46 (there is an existing pedestrian concrete sidewalk along the north side of the road) will also be required.</p>	Info Only
45.	Public Works - Engineering	<p>A SJRWMD Environmental Resource Permit (ERP) has been issued for Terracina at Lake Forest</p>	Info Only

		<p>Planned Development (Hattaway Properties at S.R. 46) on 10/11/2005 (Permit Number: 96019-1), that includes Parcel Number: 30-19-30-516-0000-0C40. A modification of this ERP (Permit Number: 96019-2) has been issued by SJRWMD for Northridge Meadow on 8/7/2007. Finally, a modification to the ERP (Permit Number: 96019-8) has been issued by SJRWMD for Terracina at Lake Forest on 2/18/2014. This modification transferred the operation and maintenance of the ERP to the Terracina at Lake Forest Owners' Association, Inc. Any proposed increase in the impervious area from the already approved PD will require modification of the existing SJRWMD Environmental Resource Permit (ERP).</p> <p>Parcel Number: 30-19-30-300-002P-0000 is not part of the Terracina at Lake Forest Planned Development and has not been previously permitted by Seminole County or SJRWMD. The existing stormwater conveyance system to Lockhart-Smith Canal in this particular area has very limited capacity and has experienced severe flooding in the recent years. 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. There is, however, an existing Stormwater Conveyance System along the north side of West State Road 46 that is owned and maintained by FDOT. The applicant will need to check with FDOT if this system can be used as an outfall for the site. If FDOT determines that this defined conveyance system can be used as an outfall for the subject property, 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.</p> <p>Stormwater Quality Analysis shall meet the St. Johns River Water Management District (SJRWMD) requirements.</p>	
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		A detailed Drainage Plan will be required at permitting. A detailed Drainage Analysis will be required at Final Engineering.	
46.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one (1) acre. ( <a href="http://cfpub.epa.gov/npdes/home.cfm?program_id=45">http://cfpub.epa.gov/npdes/home.cfm?program_id=45</a> )	Info Only
47.	Public Works - Engineering	It appears that the applicant is proposing four (4) access points to the development; two (2) off Bernini Way (eastern boundary line) and two (2) off Via Pontina Run (northern boundary line). No access points have been proposed off West State Road 46. Both, Bernini Way and Via Pontina Run are privately owned and maintained roads, and are part of the Terracina at Lake Forest Planned Development. Both roads represent an urban section roadway (approximately 20-foot wide pavement, curb and gutter, but no pedestrian concrete sidewalk). The roadway geometry meets the current Seminole County standards (minimum pavement width of 20-feet for, both, rural and urban roadway sections); however, the pavement condition of Bernini Way appears to be severely deteriorated and may require resurfacing. West State Road 46 is owned and maintained by the State of Florida Department of Transportation (FDOT) and is functionally classified as Urban Principal Arterial Road. A Traffic Circulation and Safety Analysis will be required to demonstrate that there will be no adverse impact (traffic delays and safety hazards) on the three (3) access roads, Bernini Way, Via Pontina Run, and West State Road 46. 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 Arterial Roads is 330 feet. Distance is measured from nearest edge of pavement to edge of pavement (Detail T-1). Considering that the southern entrance to the all three new businesses off Bernini Way is only 80 feet from the most northern westbound travel lane along West State Road 46 (Urban Principal Arterial), Bernini Way is very narrow road (20 feet wide / 10 feet travel lanes), and accessing the new businesses will require exclusively left turn movements for all vehicles, Seminole County will not support this access point. Driveways on opposite sides on any	Info Only

		<p>undivided street classified local must either be aligned on the same centerline or be offset a minimum of 200 feet measured from edge of pavement to edge of pavement (SC Public Works Engineering Manual - Section 1.2.7.C). 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 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). 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 development's frontage along the abutting roadway (SC Public Works Engineering Manual - Section 1.2.3.A.7). 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>	
48.	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</p>	Info Only

		<p>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>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 &amp; 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 property frontage will be brought into compliance with the Seminole County regulations.</p>	
49.	Public Works – Engineering	<p>A pedestrian traffic connectivity between the three (3) proposed businesses, as well as between these businesses and the existing businesses and residential development which are part of the Terracina at Lake Forest Planned Development, will be required. Currently, there is no pedestrian concrete sidewalk along Bernini Way and Via Pontina Run (west of Bernini Way). Terracina at Lake Forest residential development shall be connected to West State Road 46 for pedestrian traffic, from Taccetta Way, through Via Pontina Run and Bernini Way, to West S.R. 46.</p> <p>A pedestrian traffic connectivity to the three (3) proposed businesses from West State Road 46 (there is an existing pedestrian concrete sidewalk along the north side of the road) will also be required.</p>	Info Only
50.	Public Works - Impact Analysis	<p>A Traffic Impact Study (TIS) will be required for the fast food restaurant use, and possibly for the multifamily use if the use generates more than 50 peak hour trips. The Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final</p>	Info Only

		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.	
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**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
Environmental Services	Review Complete	James Van Alstine 407-665-2014 <a href="mailto:jvanalstine@seminolecountyfl.gov">jvanalstine@seminolecountyfl.gov</a>
Buffers and CPTED	Review Complete	Maya Athanas 407-665-7388 <a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a>
Comprehensive Planning	Review Complete	Maya Athanas 407-665-7388 <a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a>
Public Works - Impact Analysis	Review Complete	William Wharton 407-665-5730 <a href="mailto:wwharton@seminolecountyfl.gov">wwharton@seminolecountyfl.gov</a>
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 <a href="mailto:asillaway@seminolecountyfl.gov">asillaway@seminolecountyfl.gov</a>
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 <a href="mailto:mmaywald@seminolecountyfl.gov">mmaywald@seminolecountyfl.gov</a>
Environmental - Impact Analysis	No Review Required	Becky Noggle 407-665-2143 <a href="mailto:bnoggle@seminolecountyfl.gov">bnoggle@seminolecountyfl.gov</a>
Public Works - Engineering	Review Complete	Vladimir Simonovski 407-665-5762 <a href="mailto:vsimonovski@seminolecountyfl.gov">vsimonovski@seminolecountyfl.gov</a>
Building Division	Review Complete	Jay Hamm 407-665-7468 <a href="mailto:jhamm@seminolecountyfl.gov">jhamm@seminolecountyfl.gov</a>

## 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](http://www.fema.gov)

<b>Cities:</b>		
Altamonte Springs		(407) 571-8150 <a href="http://www.altamonte.org">www.altamonte.org</a>
Casselberry		(407) 262-7751 <a href="http://www.casselberry.org">www.casselberry.org</a>
Lake Mary		(407) 585-1369 <a href="http://www.lakemaryfl.com">www.lakemaryfl.com</a>
Longwood		(407) 260-3462 <a href="http://www.longwoodfl.org">www.longwoodfl.org</a>
Oviedo		(407) 971-5775 <a href="http://www.cityofoviedo.net">www.cityofoviedo.net</a>
Sanford		(407) 688-5140 <a href="http://www.sanfordfl.gov">www.sanfordfl.gov</a>
Winter Springs		(407) 327-5963 <a href="http://www.winterspringsfl.org">www.winterspringsfl.org</a>
<b>Other Agencies:</b>		
Florida Dept of Transportation	<b>FDOT</b>	<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100 <a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800 <a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3621
<b>Other Resources:</b>		
Flood Prone Areas		<a href="http://www.seminolecountyfl.gov/gm/building/flood/index.aspx">www.seminolecountyfl.gov/gm/building/flood/index.aspx</a>
Watershed Atlas		<a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>
Seminole Co. Property Appraiser		<a href="http://www.scpafl.org">www.scpafl.org</a>