

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

**Comment Document – Initial Submittal**

<b>PROJECT NAME:</b>	<b>ALLURE ON THE PARKWAY - FINAL DEVELOPMENT PLAN</b>	<b>PROJ #: 24-20500008</b>
APPLICATION FOR:	PZ - PD	
APPLICATION DATE:	6/28/24	
RELATED NAMES:	Z2024-015	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	31-19-30-514-0000-0020+	
PROJECT DESCRIPTION	PROPOSED FINAL DEVELOPMENT FOR MIXED USES ON 5.96 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE NORTHWEST CORNER OF INTERNATIONAL PKWY AND ALLURE LN	
NO OF ACRES	5.96	
BCC DISTRICT	5: HERR	
LOCATION	ON THE NORTHWEST CORNER OF INTERNATIONAL PKWY AND ALLURE LN	
FUTURE LAND USE-	PD	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
DEREK RAMSBURG PE KIMLEY-HORN & ASSOCIATES, INC 200 S ORANGE AVE STE 600 ORLANDO FL 32801 (407) 427-1642 DEREK.RAMSBURG@KIMLEY-HORN.COM	DEREK RAMSBURG PE KIMLEY-HORN & ASSOCIATES, INC 200 S ORANGE AVE STE 600 ORLANDO FL 32801 (407) 427-1642 DEREK.RAMSBURG@KIMLEY-HORN.COM	

County staff members have reviewed the subject development project and offer the following comments. The comments below are a compilation of comments and markups from the ePlan review system. These items need responses with further information, data, explanation or revision of plans and documents before project approval.

**Please itemize any and all revisions made to the development plan in addition to those made in response to staff comments; include a statement in your response to comments that no additional revisions have been made to the site plan beyond those stated.**

For questions regarding the ePlan process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

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

**State Permits that may be required:**

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

## AGENCY/DEPARTMENT COMMENTS

No.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	The West buffer is listed as N/A on the overall site plan but is required per the Development Order. Please add a note under "Buffer Components" to say East: Fifteen foot (15') landscape buffer containing one (1) canopy tree with a minimum four foot (4") caliper, forty feet (40') on center with a continuous shrub hedge with a minimum height of three feet (3').	Unresolved
2.	Buffers and CPTED	Please revise the parking lot landscaping calculation on the overall site plan to use the calculation required in accordance with SCLDC Sec. 30.14.13.	Unresolved
3.	Buffers and CPTED	Please provide an overall landscape plan indicating location of tree plantings and a plant list with quantities, size, and species. Dimension the buffers on this plan. Include notes referencing mechanical and refuse area screening measures of Sec. 30.14.15. - Screening. Add the parking lot landscaping calculation to the landscape plan and show location of parking lot landscaping.	Unresolved
4.	Building Division	All structures that are required to be accessible per the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction, shall show the accessible route from the required accessible parking spaces to the accessible entrance to the structure.	Info Only
5.	Building Division	In accordance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction, at least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site.	Info Only
6.	Building Division	The location of accessible parking spaces, loading zones, sidewalks, and exit ramps shall meet requirements of the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.	Info Only
7.	Building Division	All site lighting on Commercial parcels require a building permit prior to commencement of work. This is a standalone permit separate from all other required permits.	Info Only
8.	Building Division	Vertical construction will require a separate Building permit and will be reviewed for, and shall be designed and built in accordance with the 8th ed. Florida Building Code, Chapters 3, 4, 5, 6, 7 and 9, for 1) USE, 2) Height and area limitations, 3) Construction types and horizontal separation distances, 4) Building element protection and 5) Sprinkler and Alarm requirements and all other code requirements.	Info Only
9.	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

10.	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
11.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
12.	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
13.	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
14.	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
15.	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
16.	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be	Info Only

		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)	
17.	Natural Resources	Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)	Info Only
18.	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
19.	Natural Resources	Canopy trees used for replacement shall be a minimum of ten (10) feet in height and have a caliper no less than three (3) inches. SCLDC 60.9(d)(3)	Info Only
20.	Natural Resources	Understory trees shall not make up more than twenty-five (25) percent of the total number of trees planted to meet the required replacement for the site. Understory trees used for replacement shall be a minimum of four (4) feet in height and have a caliper no less than one and a half inches. SCLDC 60.9(d)(4)	Info Only
21.	Natural Resources	Palm trees listed in the recommended stock may be used as replacement trees with the following ratio: one (1) inch of palm caliper = 0.33 inches of canopy or understory tree. Palm trees may not account for more than twenty (20) percent of the required replacement trees. SCLDC 60.9(d)(5)	Info Only
22.	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
23.	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
24.	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	Info Only

		departments or agencies. SCLDC 60.10(d)	
25.	Planning and Development	Please identify and mark the location, use, and size of all common property tracts (i.e. - landscape buffers)	Unresolved
26.	Planning and Development	Please provide a detailed landscaping plan, including plantings, fences, berms and buffer area dimensions.	Unresolved
27.	Planning and Development	If the Applicant is doing more than one (1) phase, please provide a proposed phasing plan.	Unresolved
28.	Planning and Development	Please provide a statement indicating that legal instruments will be created providing for the management of common areas and facilities.	Unresolved
29.	Planning and Development	The subject property is within the Countys Urban Bear Management Area and must comply with the requirements outlined in Chapter 258 of the Seminole County Code of Ordinances (2015-33). <a href="http://www.seminolecountyfl.gov/core/fileparse.php/4073/urlt/Bear-Management-Ordinance-Final-Approved-Document.pdf">http://www.seminolecountyfl.gov/core/fileparse.php/4073/urlt/Bear-Management-Ordinance-Final-Approved-Document.pdf</a>	Unresolved
30.	Planning and Development	Per Sec. 30.1344 ( c )(4)- No dwelling unit shall be located more than seven hundred fifty (750) feet from designated open space.	Info Only
31.	Planning and Development	Per Sec. 30.1344 ( c ) (6)- No parcel of property or portion thereof, less than forty (40) feet wide and seven thousand five hundred (7,500) square feet in size, shall be counted toward the designated open space requirement.	Info Only
32.	Planning and Development	Under the site data table, please provide the internal setbacks per condition d in the DO.	Unresolved
33.	Planning and Development	On the Final Development Plan, please provide the location of the bicycle parking space and provide the calculations for all the applicable uses based on Condition P in the Development Order. If there are any short-term space they are required to be located within fifty (50) feet of a main entrance. Long-term parking shall be located within 200 of the main entrance.	Unresolved
34.	Planning and Development	On the Final Development Plan, please demonstrate with there parking for the Seminole Wekiva Trail will be located on site. Please refer to condition V in the Development Order.	Unresolved
35.	Planning and Development	On the FDP, please show the all the easements.	Unresolved
36.	Planning and Development	On the FDP, please state the project team members and utility providers.	Unresolved
37.	Planning and	On the landscape plan sheet, please show the location of	Unresolved

	Development	the proposed amenities (i.e. - benches, picnic tables).	
38.	Planning and Development	On the FDP, please demonstrate where the mail kiosk will be located on the subject property.	Unresolved
39.	Planning and Development	On the FDP under the notes section, please state verbatim, " Sidewalks will all be designed and constructed in accordance with Seminole County Code Regulations.	Unresolved
40.	Planning and Development	On the FDP under the notes section, please state verbatim, " Fire Protection will comply with the Seminole County Codes and Regulations".	Unresolved
41.	Planning and Development	On the FDP, please call out any existing and proposed fences and walls that are being proposed on the each Lot.	Unresolved
42.	Planning and Development	On the FDP, please provide the dimension of the property boundaries for each lot.	Unresolved
43.	Planning and Development	On the FDP, please state who the water and sewer service provider will be.	Unresolved
44.	Planning and Development	On the FDP under the note section, please state verbatim, " Signage will comply with the Seminole County Land Development Code.	Unresolved
45.	Planning and Development	On the FDP, please provide the maximum allowable FAR for each use.	Unresolved
46.	Planning and Development	Please provide how many parking spaces are electric vehicle parking spaces based on condition O in the development order.	Unresolved
47.	Planning and Development	On the FDP, under the required parking, the Applicant is requesting a 10% reduction based off of the total required parking. Please demonstrate and state what lot the reduction of parking is being proposed. If the Applicant is proposing a reduction this would require a PD Major Amendment and would be required to go back to the board for approval.	Unresolved
48.	Planning and Development	Per SCLDC Sec.30.11.4(a)(2) – Parking Reductions and Exceptions: Reduction of the size of required off-street parking spaces may be approved by the Development Services Director When granting such variance would protect and encourage the preservation of large canopy, specimen or historic trees, or significant areas of existing native vegetation or preserve existing historic buildings. <ul style="list-style-type: none"> <li>Up to fifty (50) percent of the total required two hundred (200) square feet with a minimum width of ten (10) feet and a minimum length of twenty (20) feet ninety-degree parking spaces may be reduced</li> </ul>	Unresolved

		<p>to a stall size of nine (9) feet by eighteen (18) feet to encourage the preservation of significant trees and native vegetation.</p> <p>The plan proposes 80% of the required parking spaces at a reduced size of nine (9) feet by eighteen (18) feet which exceeds the allowable percentage approved by the Development Services Director. Please demonstrate how the proposed stall size reduction meets Sec.30.11.4.</p>	
49.	Planning and Development	On the site plan, please state next to the building height the number of stories for the proposed uses.	Unresolved
50.	Planning and Development	Please provide architectural renderings of the building elevations.	Unresolved
51.	Planning and Development	Please change the title from Site Plan to Allure on the Parkway Lots 2 & 3 Final Development Plan.	Unresolved
52.	Planning and Development	Under the Site Data table please amend the title "Permitted Uses per the Seminole County LDC" to "Lot 2 & Lot 3 Permitted Uses per the Development Order 22-20500022".	Unresolved
53.	Planning and Development	Under "Development Program" add the heading "Lot 2" for Multi-Family and add (Aged Restricted 55 & Older). Amend the "Proposed" number of units from 469 to 179.	Unresolved
54.	Planning and Development	Under "Development Program" add the heading "Lot 3" next to Retail, Restaurant, and Office/Bank.	Unresolved
55.	Public Safety - Fire	Adequate turning radius does not appear to accommodate the emergency vehicles. Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in. Overall length: 48 ft 6in.	Info Only
56.	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	Info Only

		<p>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, 16.5.3.1). 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 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector that is placed 6 in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2.</p>	
57.	Public Safety - Fire Marshal	<p>The requirements below shall be on all site plans as notes for sprinkled buildings: a. At minimum, a Class Five contractor is required to install fire lines. Fire lines shall begin at the point in which the piping is used exclusively for fire protection and end at a point 1-foot above the finished floor. b. The fire line for sprinkled buildings starts at the double detector check valve. c. No other water connection shall be off of the fire line. d. The Fire Department Connection shall be with-in 100 feet of the fire hydrant if standpipe system is provided. e. Any fire line charged by the FDC shall be DR-14 pipe. f. The only valve allowed in the FDC line is a check valve. g. All fire lines shall be inspected by the Fire Inspection Dept. before being covered.</p>	Info Only
58.	Public Safety - Fire Marshal	<p>Point of service (POS) for automatic sprinkler system is not shown. POS must be indicated and designated in accordance with 633.102(24) State Statute. Point-of-service means the point at which the underground piping for a fire protection system, as defined in section 633.102(24), using water as the extinguishing agent becomes used exclusively for the fire protection system.</p>	Info Only
59.	Public Safety - Fire Marshal	<p>NO PARKING Signage and yellow striping for all fire department appliances such as FDCs, fire hydrants and fire department lanes shall be provided in accordance with NFPA 1, 18.2.3.6.1</p>	Info Only
60.	Public Safety - Fire Marshal	<p>Hydrants/backflow preventers and other fire department appliances shall be located not less than 40 ft (12 m) from the buildings to be protected per NFPA 24, Seciton 7.2.3.</p>	Info Only



61.	Public Safety - Fire Marshal	Entrance appears to be very close to the road with the apparatus potentially not being able to make the turn into the site. Also the round about in the front appears to be very narrow for a truck to navigate. A full auto-turn analysis of the site shall be provided based on the provided truck specs.	Info Only
62.	Public Safety - Fire Marshal	The resident only entry/exit gate appears to be too close to the road not allowing a fire truck to navigate. Please revise.	Info Only
63.	Public Safety - Fire Marshal	Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2 Gates shall open to a minimum 20ft clear width.	Info Only
64.	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
65.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
66.	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
67.	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
68.	Public Safety - Fire Marshal	Fire department access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inch (NFPA 1, 18.2.3.5.1.2)	Info Only
69.	Public Safety - Fire Marshal	Due to future potential parking in front of the garages there shall be no parking signage and striping provided in front of all resident garages in order to not block fire department access roads throughout the site.	Info Only
70.	Public Works - Engineering	A left and or right turn lane or turn lane extension may be required at final engineering.	Info Only
71.	Public Works - Engineering	There is concern with how close the access aisle is to International Parkway. At the pre-application meeting it was discussed but it does not seem to have been addressed. Please address.	Unresolved
72.	Public Works - Engineering	Please revise the stormwater management plan statement to shall meet the requirements of SJRWMD and Seminole County.	Unresolved
73.	Public Works - Engineering	Please note that the sidewalk in from of the parking with overhang is required to be 6' wide minimum. That means unless they are 20' depth, please make the sidewalk a minimum 6' wide. Please verify, show and adjust accordingly.	Unresolved

## AGENCY/DEPARTMENT MARK UP COMMENTS

Comments within this section of the comdoc are from mark-ups on the individual plan sheets or documents in the ePlan system that correspond with the file identified in column "File Name".

74.	Planning and Development	Please show the Adjacent use and Existing Zoning on the FDP layout.	001 FDP1.0 Site Plan.pdf	Unresolved
75.	Planning and Development	Please add "drive-thru" restaurant to the excluded uses under C-1 zoning uses.	001 FDP1.0 Site Plan.pdf	Unresolved
76.	Planning and Development	On the Site Data table under "Total Site Area", please provide the following note: "Net Buildable" acreage.	001 FDP1.0 Site Plan.pdf	Unresolved
77.	Planning and Development	Please remove "Uses maybe a mixutre of allowable uses allowed on Lots 2 & 3 to be determined at Final Development Plan".	001 FDP1.0 Site Plan.pdf	Unresolved
78.	Planning and Development	Please provide the number of phases for the proposed development.	001 FDP1.0 Site Plan.pdf	Unresolved
79.	Planning and Development	Please revise the access note as follows: "Lot 2 and Lot 3 will each have two access points onto Allure Lane as shown on the Final Development Plan".	001 FDP1.0 Site Plan.pdf	Unresolved
80.	Planning and Development	On the site plan, please demonstrate where the connection to the Seminole-Wekiva Trail will be connected from Lot 2 or Lot 3.	001 FDP1.0 Site Plan.pdf	Unresolved
81.	Planning and Development	Please provide the square footage for the residential 1 BD unit for the parking space calculation.	001 FDP1.0 Site Plan.pdf	Unresolved
82.	Planning and Development	The total amount of parking that is provided in the parking table for Lot 2 is not equal to or above the total required parking spaces. Please revise accordingly.	001 FDP1.0 Site Plan.pdf	Unresolved
83.	Planning and Development	Based on the approved MDP, right of way dedication for shared access with the Seminole County Fire Department is required. Please show the specific area on FDP.	001 FDP1.0 Site Plan.pdf	Unresolved
84.	Planning and Development	Please revise the utility note to state that the utilities will comply with Seminole County Utilities.	001 FDP1.0 Site Plan.pdf	Unresolved

85.	Planning and Development	Please revise the stormwater note to state, "the stormwater system will be designed to Seminole County Standards".	001 FDP1.0 Site Plan.pdf	Unresolved
86.	Planning and Development	There is parking encroaching into the right of way "Allure Lane". Please revise to move the parking space within the property boundary.	001 FDP1.0 Site Plan.pdf	Unresolved
87.	Planning and Development	Please revise the title block to state "Final Development Plan".	001 FDP1.0 Site Plan.pdf	Unresolved

### AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

*This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.*

DEPARTMENT	STATUS	REVIEWER
Public Works - Engineering	Corrections Required	Jim Potter 407-665-5764 <a href="mailto:jpotter@seminolecountyfl.gov">jpotter@seminolecountyfl.gov</a>
Environmental - Impact Analysis	Corrections Required	Becky Noggle 407-665-2014 <a href="mailto:bnoggle@seminolecountyfl.gov">bnoggle@seminolecountyfl.gov</a>
Planning and Development	Corrections Required	Annie Sillaway 407-665-7936 <a href="mailto:asillaway@seminolecountyfl.gov">asillaway@seminolecountyfl.gov</a>
Natural Resources	Approved	Sarah Harttung 407-665-7391 <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>
Public Safety - Fire Marshal	Approved	Matthew Maywald 407-665-5177 <a href="mailto:mmaywald@seminolecountyfl.gov">mmaywald@seminolecountyfl.gov</a>
Public Works - Impact Analysis	No Review Required	William Wharton 407-665-5730 <a href="mailto:wwharton@seminolecountyfl.gov">wwharton@seminolecountyfl.gov</a>
Comprehensive Planning	Approved	Maya Athanas 407-665-7388 <a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a>
Buffers and CPTED	Corrections Required	Maya Athanas 407-665-7388 <a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a>
Environmental Services	Approved	Paul Zimmerman 407-665-2040 <a href="mailto:pzimmerman@seminolecountyfl.gov">pzimmerman@seminolecountyfl.gov</a>
Building Division	Review Complete Recommend Approval	Jay Hamm 407-665-7468 <a href="mailto:jhamm@seminolecountyfl.gov">jhamm@seminolecountyfl.gov</a>

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

1<sup>st</sup> RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
8/8/24	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Annie, Jim, Becky and Maya

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

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

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

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

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

Upon completion of your plan review process, Planning and Development staff must authorize and stamp plans for construction use. Once you receive an approval letter from Seminole County, the site contractor must contact Seminole County Planning and Development Inspections to schedule a pre-construction conference prior to the start of any site work. Upon issuance of the site permit, your approved drawings and/or documents will be released to you through the ePlan System. For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

<b>Cities:</b>		
Altamonte Springs		(407) 571-8000 <a href="http://www.altamonte.org">www.altamonte.org</a>
Casselberry		(407) 262-7700 <a href="http://www.casselberry.org">www.casselberry.org</a>
Lake Mary		(407) 585-1449 <a href="http://www.lakemaryfl.com">www.lakemaryfl.com</a>
Longwood		(407) 260-3440 <a href="http://www.longwoodfl.org">www.longwoodfl.org</a>
Oviedo		(407) 971-5555 <a href="http://www.cityofoviedo.net">www.cityofoviedo.net</a>
Sanford		(407) 688-5000 <a href="http://www.sanfordfl.gov">www.sanfordfl.gov</a>
Winter Springs		(407) 327-1800 <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>