Document date: 4/25/24

SEMINOLE COUNTY GOVERNMENT

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

Comment Document – Initial Submittal

PROJECT NAME:	**HILLVIEW DRIVE TOWNHOME - SSFLUA & REZONE**	**PROJ #: 24-20000004**
APPLICATION FOR:	PZ - REZONE (EXCL PD)	
APPLICATION DATE:	3/04/24	
RELATED NAMES:	Z2024-04; 03.24SS.01	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	22-21-29-300-0360-0000	
NO OF ACRES	9	
BCC DISTRICT	3-Lee Constantine	
LOCATION	ON THE SOUTH SIDE OF HILLVIEW DR, EAST OF SR 434	
FUTURE LAND USE-	LDR	
SEWER UTILITY	NA	
WATER UTILITY	NA	

APPLICANT:	**CONSULTANT:**
JULI JAMES SHUTTS & BROWEN LLP 300 S ORANGE AVE, STE 1600 ORLANDO FL 32801 (407) 423-3200 JJAMES@SHUTTS.COM	RODOLFO SUCRE RSP ENGINEERS INC 111 N ORANGE AVE STE, 800-148 ORLANDO FL 32801 (407) 743-2754 RSUCRE@RSPENGINEERS.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	Please dimension the 25' buffer on all property boundaries on the site plan.	Unresolved
2.	Buffers and CPTED	The landscape buffer cannot overlap the ingress/egress easement. The 0.5 opacity buffer requires a 6' masonry wall, which cannot be constructed in the easement. Please show the 25' buffer width on the interior of the easement.	Unresolved
3.	Buffers and CPTED	The 0.5 opacity buffer requires a 6' masonry wall, which must be located on the interior edge of the buffer width. Please see 30.14.5. (b) (1) of the Seminole County Land Development Code. This section allows a 3' continuous hedge to be provided instead of the 6' wall if the buffer width is increased from 25' to 35'. If this section is to be used, please revise plans accordingly.	Unresolved
4.	Buffers and CPTED	Show the location of the 6' masonry wall on the overall site plan. It must be located on the interior edge of the 25' landscape buffer.	Unresolved
5.	Buffers and CPTED	The north buffer is only required to be a 0.2 opacity. Revise if desired.	Info Only
6.	Buffers and CPTED	The pond cannot encroach into the 0.5 opacity buffer since the 6' wall cannot be constructed in the pond. Either relocate the pod or utilize the increased buffer width in this area in lieu of the wall.	Unresolved
7.	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
8.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
9.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13. Add a note to the plan that it will be provided per this section.	Unresolved
10.	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. Add a note to the plan it will be provided per this section.	Unresolved
11.	Buffers and CPTED	Show location of proposed parking.	Unresolved
12.	Building Division	All structures that are required to be accessible per the 8th ed (2023) FBC, Florida Accessibility Code for	Info Only

		Building Construction, shall show the accessible route from the required accessible parking spaces to the accessible entrance to the structure.	
13.	Building Division	All site lighting on Commercial parcels requires a building permit prior to commencement of work. This is a standalone permit separate from all other required permits.	Info Only
14.	Comprehensive Planning	Attachment A Text and Worksheet, which were included with the application, should also be uploaded into the Project Documents folder as separate files.	Unresolved
15.	Comprehensive Planning	The Medium Density Residential Future Land use allows a maximum density of ten (10) dwelling units per net buildable acre.	Info Only
16.	Comprehensive Planning	Per the Seminole County Comprehensive Plan (FLU Exhibit-38), the Medium Density Residential Future Land use designation requires the following services and facilities: 1) Central Water 2) Central Sewer 3) Paved Road 4) Solid Waste Collection 4) Internal and External sidewalks 5) Street lights Multi-family developments also require the provision of on-site amenities including active recreation areas, usable open space and pedestrian walkways as a component of development design. On-site transit facilities (e.g., bus shelters and bays) may be required on a site specific basis.	Info Only
17.	Comprehensive Planning	A portion of this site is located within the Environmentally Sensitive Lands Overlay. All development must comply with applicable Land Development Code requirements addressing natural resource characteristics of the specific site, which take precedence over the underlying future land use designation.	Info Only
18.	Comprehensive Planning	Policy POT 5.12: Concurrency Requirements for Potable Water Adequate water supplies, and potable water facilities shall be in place and available to serve new development no later than the issuance by the County of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the County shall consult with the applicable water supplier to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the County of a certificate of occupancy or its functional equivalent.	Info Only
19.	Comprehensive Planning	Per Seminole County Comprehensive Plan Policy Housing 3.3, a development in Medium Density Residential may be allowed a density of up to twelve (12) dwelling units per net buildable acre, provided that	Info Only

		the density bonus is on a sliding scale based on the percent of units provided for low and very low-income households on the development site. Please note that other provisions from Policy HSG 3.3 may apply.	
20.	Environmental Services	We have no objection to the proposed rezone/FLUA.	Info Only
21.	Environmental Services	We have no objection to this development connecting to City of Altamonte Springs utilities.	Info Only
22.	Environmental Services	Be aware that reasonable utility access may be required to be provided to nearby "landlocked" parcels that are adjacent to this development. This will be assessed during future plans reviews such as site plan/final plat. The reasonable utility access will likely come in the form of utility easements similar in nature to the existing cross access, ingress/egress easement on the site. However, the provided utility easements do not need to be as extensive and only need to reach the property line of the nearby "landlocked" parcels so as to provide a corridor for utility access.	Info Only
23.	FLU Traffic Study Review	When submitting the application for the Rezone/Future Land Use Amendment, on the Master Development Plan or Site Plan, provide a trip generation table for the proposed development program for the daily, AM and PM peak hour periods based on the latest edition of the Institute of Transportation Engineers' Trip Generation Manual.	Unresolved
24.	Natural Resources	The Development Services Director, or his or her designee, may grant deviations from any provision of this Chapter 60 where the strict application of the provisions to a particular site would create a substantial economic hardship. In all cases, reasonable efforts must be made to preserve trees as specified in this Chapter 60. The Development Services Director, or designee, may grant deviations from any provision of this Chapter 60 only when the applicant demonstrates that the purposes of this Chapter 60 will be or have been achieved by other means. If the Development Services Director or designee denies a request for deviation from this Chapter 60 because the applicant did not demonstrate that the purposes of the article will be or have been achieved by other means, then the applicant may appeal the decision to the Board of County Commissioners. SCLDC 60.7(a)	Info Only
25.	Natural Resources	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the	Info Only

		required caliper inches by paying $125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)	
26.	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
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	No subdivision may be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit will be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Special consideration will be given for waterfront features and shoreline protection as specified in Chapter 71 of this Code. SCLDC 35.61(b)	Info Only
29.	Natural Resources	Upon application by the property, the preservation of any tree identified as a protected tree over twenty-four (24) inches may be considered as the basis for granting of a variance from the literal application of the provision of this Chapter. Pursuant to the County's land development regulations, a variance to site development and landscape requirements may be granted to allow for the preservation of a healthy specimen tree as defined in this Chapter 60. SCLDC 60.7(b)	Info Only
30.	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years, along with an arbor permit application. 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
31.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
32.	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
33.	Natural	Special consideration must be given in the layout of	Info Only

	Resources	streets, lots, blocks, buildings, and easements to the preservation of large and specimen individual trees. Special consideration must also be given to preserving natural drainage methods and natural topography and landscape. Special consideration must be given to providing special screening, buffers, or berms where developments abut noncompatible land uses. SCLDC 35.61(f)	
34.	Natural Resources	The proposed development is partially or wholly contained within the Aquifer Recharge Overlay Zoning Classification. Please see SCLDC 30.10.1 for regulations pertaining to this overlay.	Info Only
35.	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
36.	Natural Resources	The proposed development is partially or wholly contained within the Wekiva Study Area. Please see SCLDC 30.10.5.14 for regulations pertaining to this area.	Info Only
37.	Natural Resources	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)	Info Only
38.	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
39.	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
40.	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
41.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the	Info Only

		total replacement requirement. SCLDC 60.9(d)(6a)	
42.	Planning and Development	On the development plan sheet under the site data, please provide the total existing acreage of wetlands and flood plain on site.	Unresolved
43.	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
44.	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
45.	Planning and Development	The subject site has a Low Density Residential Future Land Use designation which allows a maximum density of four (4) dwelling units per net buildable acre. Amending the Future Land Use to Medium Density Residential Future Land Use would allow a maximum density of ten (10) dwelling units per net buildable acre.	Info Only
46.	Planning and Development	Per Open Space Ordinance 2012-27; required landscaped areas and buffers may not be credited toward the required open space.	Info Only
47.	Planning and Development	On the development plan sheet, please demonstrate where the mail box kiosk is being placed on site.	Unresolved
48.	Planning and Development	Please provide a note on the development plan that states verbatim: "The subject site is within the Wekiva Study Area and will develop according to policy FLU 13".	Unresolved
49.	Planning and Development	On the development plan, please place a note stating verbatim: Additional right-of-way dedication to Seminole County may be required. If there is proposed right of way shown on the development plan, the Applicant will be required to deduct it from their net buildable calculation.	Unresolved
50.	Planning and Development	On the development plan sheet, please place a call out for the existing ingress/egress easement book and page number.	Unresolved
51.	Planning and Development	On the development plan, it shows an eight (8) unit townhome encroaching into the existing floodplain. The Applicant will be required to provide pre and post compensating storage.	Unresolved
52.	Planning and Development	On the development plan under the landscape buffers in the site data table, please provide the required opacity for the minimum buffer widths.	Unresolved
53.	Planning and Development	On the development plan sheet, please provide an analysis impact table for School Impacts, Traffic Impacts, and water and sewer utility impacts.	Unresolved
54.	Planning and	Outdoor lighting will comply with Seminole County	Info Only

	Development	Land Development Code Sec. 30.1234. – Outdoor Lighting Requirements. Lighting will require a separate permit.	
55.	Planning and Development	After the Rezone process the next step for the Applicant would be the Preliminary Subdivision Plan (PSP) and then Final Engineering (F.E.), which can be run concurrently. The Final Engineering cannot be approved until the PSP has been taken to the Planning and Zoning Commission as a Technical Review Item.	Info Only
56.	Planning and Development	The site is located within the Wekiva Study Area and the Aquifer Recharge Area. Per Policy FLU 13.2 (b) Please show that the total impervious area for this proposed use does not exceed sixty (60) percent.	Unresolved
57.	Planning and Development	On the development plan sheet under the notes please state: Project will be constructed in _____ phase.	Unresolved
58.	Planning and Development	Per Sec. 30.11.2.2 (c) - All unpaved parking spaces shall be clearly delineated on the site plan and shall be organized using wheel stops or other physical markers indicating their designated use. Unpaved areas to be used for parking and/or traffic circulation shall have a gravel, mulch, grass, turf block or other durable dust-free surface acceptable to the Public Works Director and shall not be counted as part of the required buffers or open space, and the applicable on-site retention standard for stormwater drainage shall apply. Please demonstrate where all the unpaved parking space will be provided on site.	Unresolved
59.	Planning and Development	The northern portion of the proposed site is located in the Aquifer High Recharge Area. Policy FLU 13.2 (3)(b) - "With the exception of handicapped parking spaces, no more than twenty-five (25) percent of the total number of required off-street parking spaces shall not be paved". Please provide a note under the site data table demonstrating compliance with the policy.	Unresolved
60.	Planning and Development	Per Sec. 35.67. - Phased development. Each phase of any development shall be capable of standing on its own if subsequent areas planned for development are not developed.	Info Only
61.	Planning and Development	Please provide a note on the development plan whether this townhome development will be fee simple or not fee simple. If the proposed project is fee simple, the Applicant will be required to show the property lines between each unit and show the lot width for each unit.	Unresolved
62.	Planning and Development	Per Sec. 30.1344 (c) - Residential Open Space. (1) Required open space in residential developments is intended to provide green space serving as a site amenity; areas for supplemental landscaping;	Info Only

		stormwater retention facilities; uses for aquifer recharge; and/or the preservation of natural resources. Residential open space shall include only those lands available for the use and enjoyment of all residents of a development, and shall have either an aesthetic or recreational function which shall not conflict with other site features required by this Code. (2) Open space shall be located entirely within the boundaries of the project. In no case shall required open space occupy any portion of a privately owned residential lot. (3) Types and locations of open space, including recreational lands, recreational facilities, and natural resource protection areas, shall be clearly shown on a development plan prior to project approval. (4) No dwelling unit shall be located more than seven hundred fifty (750) feet from designated open space. The Economic and Community Development Services Director may waive this distance requirement where the developer proposes a major recreational facility which will occupy at least fifty (50) percent of the required open space for the development. No more than thirty-five (35) percent of the dwelling units in the development may be occupied before this facility is completed and available for use. (5) Where intervening properties separate a dwelling unit from an open space area, the Economic and Community Development Services Director may require an easement or other means of access for bicycle and pedestrian traffic, to minimize the need to cross or travel on roads carrying motorized vehicles. (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. Open space areas containing paved or stabilized paths for pedestrians and/or bicycles shall be exempt from this requirement if such paths are part of a comprehensive circulation system serving the entire development. (7) Required open space within a subdivision shall be platted as common area and shall be owned and maintained by a homeowners' association. (8) Stormwater retention ponds may be counted toward the minimum area requirement subject to the following criteria: a. The pond shall be sodded or dressed with equivalent ground cover; and b. The pond shall be landscaped and configured in a manner that results in a visual amenity for the site, and shall include other amenities such as a trail adjacent to the pond,	

		boardwalks, picnic tables, fountains, pavilions, or gazebos. Other features in addition to or substituting for the aforementioned may be approved by the Economic and Community Development Services Director consistent with the intent of this Section. (9) Natural lakes may be counted toward the minimum area requirement subject to the limitations in subparagraph (11) below and the following criteria: a. Only that portion of a lake which lies within the legal description of the project may count toward required open space; and b. The lakeshore shall be accessible to all residents, and shall include one or more visual or recreational amenities including, but not limited to, trail facilities, boardwalks, fountains and picnic tables. (10) Conservation areas, defined for the purposes of this Section as the 100-year floodplain or wetlands as delineated by the St. Johns River Water Management District, may be counted toward the minimum area requirement subject to limitations specified in subparagraph (11) below. (11) Natural lakes and/or conservation areas within a development site shall not be credited to a combined maximum area of more than fifty (50) percent of the required open space area. (12) Required landscaped areas and buffers may not be credited toward the required open space area. (13) Site features noted in Paragraph (e) of this Section may also be counted as open space.	
63.	Planning and Development	On the conceptual plan sheet, please add a vicinity map showing the location of the proposed development in relationship to surrounding streets and thoroughfares within 500 feet.	Unresolved
64.	Planning and Development	On the development plan, please provide the dimensions of the perimeter boundary lines of the subject site to be consistent with the boundary survey.	Unresolved
65.	Planning and Development	On the development plan, please provide the location of the parking areas for each unit. If there is an amenity center, please show the proposed location and the dimension and location of parking areas.	Unresolved
66.	Planning and Development	Please mark setback dimensions from all proposed buildings to the property lines as well as between each of the buildings.	Unresolved
67.	Planning and Development	Please provide where the tentative sign will be located on site.	Unresolved
68.	Planning and Development	On the development plan under the site data, please provide a net buildable calculation. New Net buildable definition: The new ordinance 2022-R-61 is the new	Unresolved

		definition of net buildable acreage that will now include Definition of Net Buildable Acreage: 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 floodprone areas, and dedicated right of way.	
69.	Planning and Development	On the development plan, please revise the plan to show where the existing easements are located on site.	Unresolved
70.	Planning and Development	On the development plan, list the property owner, consultant, engineer, utility providers.	Unresolved
71.	Planning and Development	On the boundary survey, state the total acreage for each parcel.	Unresolved
72.	Planning and Development	On the development plan under the site data, please move the total site area to the top of the site data information.	Unresolved
73.	Planning and Development	On the development plan under the site data, please list the existing and proposed zoning.	Unresolved
74.	Planning and Development	On the development plan under the site data, state the permitted uses (i.e. - 88 unit- 2story - Townhomes with 2 car garage).	Unresolved
75.	Planning and Development	Please revise the development plan to provide the adjacent parcels with the parcel numbers and their Future Land Use and Zoning.	Unresolved
76.	Planning and Development	On the development plan sheet, please provide the maximum allowable density.	Unresolved
77.	Planning and Development	On the development plan under the site data, please provide the proposed gross density calculation.	Unresolved
78.	Planning and Development	On the development plan under the site data, please state what will be counted toward open space.	Unresolved
79.	Planning and Development	On the development plan under the site data, please state the number of phases for the proposed development. If project is phased, each phase will be required to meet all storm water, open space, buffer/landscaping, parking, access and pedestrian requirements.	Unresolved
80.	Planning and Development	Please place a note on the development plan stating verbatim: “The subject property is within the County’s Urban Bear Management Area and must comply with the requirements outlined in Chapter 258 of the Seminole County Code of Ordinances (2015-33).	Unresolved

81.	Planning and Development	Please place a note on the development plan stating verbatim: A conservation easement will be required over the floodprone area and shall be dedicated to the homeowner's association.	Unresolved
82.	Planning and Development	Please provide a tract table showing the landscape buffers, stormwater pond tract, and open space tract. The different tracts need to state the ownership and maintenance of each tract.	Unresolved
83.	Planning and Development	On the development plan, please place a note stating verbatim: Utility lines will be designed to meet City of Altamonte Springs requirements.	Unresolved
84.	Planning and Development	On the development plan, please place a note stating verbatim: All project signage shall comply with the Seminole County Land Development Code.	Unresolved
85.	Planning and Development	On the development plan, please place a note stating verbatim stating either: (If the townhomes are not fee simple) - A mandatory P.O.A. (Property Owners Association) will be created to provide for the management of all common areas and facilities. (If the townhomes are fee simple) - A mandatory H.O.A. (Homeowners Association) will be created to provide for the management of all common areas and facilities.	Unresolved
86.	Planning and Development	On the development plan, please place a note stating verbatim: Sidewalks will be constructed in compliance with Seminole County.	Unresolved
87.	Planning and Development	On the development plan, please place a note stating verbatim: The developer will provide an internal pedestrian circulation system giving access to all portions of the development.	Unresolved
88.	Planning and Development	Please provide either a utility capacity letter from the City of Altamonte Springs or Seminole County depending on which jurisdiction can provide the subject site capacity.	Unresolved
89.	Planning and Development	Please provide a legal description in a separate pdf document.	Unresolved
90.	Planning and Development	A community meeting is required. Before scheduling a Community Meeting, please email the project manager the community meeting flyer to review that will be distributed to the adjacent property. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses). Please note that the community meeting flyer is required to be sent out a minimum of fifteen (15) days prior to the community meeting and the community meeting is required to be twenty (20) days prior to the public hearing.	Unresolved

91.	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
92.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
93.	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
94.	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
95.	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	Info Only
96.	Public Safety - Fire Marshal	Hose Lay: Fire Department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first floor of the building is located not more than 150 FT (450 FT if equipped with an AUTOMATIC FIRE SPRINKLER SYSTEM) from Fire Department access roads measured by an approved route around the exterior of the building or facility (Section 18.2.3.2.2 and	Info Only

		18.2.3.2.2.1 NFPA 1)	
97.	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in. Overall length: 48 ft 6in.	Info Only
98.	Public Works - Engineering	There appears to be flood plain impacts proposed. No impact to the flood plain is allowed without volumetric compensation. Based on the plan it is not clear where this could happen. Please clearly show the existing flood plain and show where compensation is proposed.	Unresolved
99.	Public Works - Engineering	The flood plains shown on the property are undesignated "A" Zone. As part of the development the undesignated "A" Zone will have to be determined.	Info Only
100.	Public Works - Engineering	There is an ingress / egress easement on a portion of the property. This would have to be addressed as part of the development. The easement would have to be vacated / released and alternate access would most likely have to be provided.	Info Only
101.	Public Works - Engineering	There appears to be drainage flowing through the site. This drainage will have to be addressed as part of the final engineering. The layout as shown, may not provide enough room to get the swales and drainage to be provided. The layout may have to be altered or reduced to facilitate this.	Unresolved
102.	Public Works - Engineering	The site appears to have some onsite storage. This storage will have to be addressed as part of the final engineering plan.	Info Only
103.	Public Works - Engineering	There are known issues with the drainage in this area. Additional retention will be required as part of this development. A positive legal outfall with a defined conveyance system is required to be demonstrated or the site will be required to hold the entire 25-year, 24-hour storm event onsite. The groundwater table in this area is generally high. This would generally mean wet retention which may not be compatible with the potential retention requirements.	Info Only
104.	Public Works - Engineering	Provide a note that states that the site will meet the drainage requirements of Seminole County and SJRWMD.	Unresolved
105.	Public Works -	The stormwater area for the site does not seem	Info Only

	Engineering	sufficient. Units may have to be lost to meet drainage requirements.	
106.	Public Works - Engineering	The curve Radius does not meet requirements. The radius is required to be 180'. The radius may be reduced to 100' with 3' pavement widening on each side. Please revise.	Unresolved
107.	Public Works – Engineering	Additional right-of-way (ROW) is required along the frontage to facilitate both required improvements and a roadway / drainage project scheduled by the County. Please provide a note on the plans that ROW will be dedicated and coordinate with Public Works to get the plans so that it can be incorporated into the proposed design. Be sure to include ROW for sidewalk.	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".

	Planning and Development	Please revise Site Plan to state Development Plan.	001 C3 Site Plan.pdf	Unresolved
	Planning and Development	In the title block, please clearly state the name of the proposed development.	001 C3 Site Plan.pdf	Unresolved
	Planning and Development	Please move the parcel identification numbers at the top of the site plan data table.	001 C3 Site Plan.pdf	Unresolved
	Planning and Development	Please revise F.A.R. to be Dwelling Units per Acre.	001 C3 Site Plan.pdf	Unresolved
	Planning and Development	Please provide the number of stories next to the building height.	001 C3 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 - Impact Analysis	No Review Required	William Wharton 407-665-5730 wwharton@seminolecountyfl.gov
Environmental Services	Review Complete Recommend Approval	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Public Safety - Fire Marshal	Approved	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Planning and Development	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
FLU Traffic Study Review	Corrections Required	Annie Sillaway
Buffers and CPTED	Corrections Required	Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov
Natural Resources	Approved	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Public Works - Engineering	Corrections Required	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Comprehensive Planning	Corrections Required	Doug Robinson 407-665-7308 Drobinson03@seminolecountyfl.gov
Building Division	Review Complete Recommend Approval	Jay Hamm 407-665-7468 jhamm@seminolecountyfl.gov

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

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
4/25/24	The application fee allows for the initial submittal plus two resubmittals. *Note: No resubmittal fee for small site plan*	Annie, Maya, Jim, Doug

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

Cities:			
Altamonte Springs		(407) 571-8000	www.altamonte.org
Casselberry		(407) 262-7700	www.casselberry.org
Lake Mary		(407) 585-1449	www.lakemaryfl.com
Longwood		(407) 260-3440	www.longwoodfl.org
Oviedo		(407) 971-5555	www.cityofoviedo.net
Sanford		(407) 688-5000	www.sanfordfl.gov
Winter Springs		(407) 327-1800	www.winterspringsfl.org
Other Agencies:			
Florida Dept of Transportation	**FDOT**		www.dot.state.fl.us
Florida Dept of Enviro Protection	**FDEP**	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	**SJRWMD**	(407) 659-4800	www.sjrwmd.com
Health Department	**Septic**	(407) 665-3621	
Other Resources:			
Flood Prone Areas		www.seminolecountyfl.gov/gm/building/flood/index.aspx	
Watershed Atlas		www.seminole.wateratlas.usf.edu	
Seminole Co. Property Appraiser		www.scpafl.org	