

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

Comment Document – Initial Submittal

PROJECT NAME:	MOSBY ORANGE BLVD - SITE PLAN	PROJ #: 25-06000026
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	6/19/25	
RELATED NAMES:	EP BROOKS STICKLER	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	25-19-29-300-006A-0000++	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A MULTIFAMILY RESIDENTIAL DEVELOPMENT ON 11.82 ACRES IN THE C-1 ZONING DISTRICT ON THE SOUTHWEST CORNER OF W SR 46 AND ORANGE BLVD	
NO OF ACRES	11.82	
BCC DISTRICT	5: HERR	
CURRENT ZONING	C-1	
LOCATION	ON THE SOUTHWEST CORNER OF W SR 46 AND ORANGE BLVD	
FUTURE LAND USE-	COM	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
COREY CANFIELD MIDDLEBURG DEVELOPMENT LLC 2300 MAITLAND CENTER PWKY MAITLAND FL 32751 (407) 575-1427 CCANFIELD@MIDDLEBURG.COM	BROOKS STICKLER KIMLEY-HORN & ASSOCIATES 6876 MARWICK LN STE 350 ORLANDO FL 32827 (407) 427-1677 BROOKS.STICKLER@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 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.	DEPARTMENT	COMMENT	STATUS
1.	Buffers and CPTED Annie Sillaway	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED Annie Sillaway	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3.	Buffers and CPTED Annie Sillaway	Buffer requirements will be: North (SR 46 Scenic Corridor): 0.5 Opacity, Twenty-five (25) foot buffer, 2.70 plant units per 100', 6' high masonry wall (all freestanding walls, which front SR 46 and that corners Orange Blvd must made of brick per Sec. 30.10.11.8). The Development Services Director may waive segments of any required fence or wall in order to ensure viability of traffic for safety purposes. South: 0.7 opacity (adjacent to the vacant residential lot), forty (40) foot buffer width, 2.90 opacity with a six (6) foot high brick wall and the southeast portion (adjacent to the vacant commercial lot), 0.3 opacity, fifteen (15) foot buffer width, 2.60 plant units, East: 0.5 opacity (along the northeast portion of the site that faces Orange Blvd) twenty-five (25) foot buffer width, 2.70 plant units, 6' high masonry wall (all freestanding walls, which front SR 46 and that corners Orange Blvd must made of brick per Sec. 30.10.11.8), a six (6) high masonry wall (all freestanding walls, which front SR 46 and that corners Orange Blvd must made of brick per Sec. 30.10.11.8) and Northwest: Along the northwest portion of the site requires a 0.7 opacity, forty (40) foot buffer with 2.90 plan units, plus a six (6) foot high masonry wall. West: 0.7 opacity, 2.90 plant units and a six (6) foot high masonry wall. Southwest (adjacent to SR 429) requires a 0.5 opacity with a twenty-five (25) foot buffer width, 2.70 plant units and a six (6) foot high masonry wall and only plant unit "c" can be used for plantings.	Info Only
4.	Buffers and CPTED Annie Sillaway	On sheet LS-00 Landscape notes, please revise the location of buffer in the landscape buffer requirement table to state north, northeast, south, southwest, east, and west instead of front, side, or rear.	Unresolved
5.	Buffers and CPTED Annie Sillaway	Off-site trees do not count toward the landscape buffer requirements.	Info Only
6.	Buffers and CPTED	Where existing vegetation is to be left undisturbed for buffer purposes, please put a note on the landscape plan.	Unresolved

	Annie Sillaway	Provide a note indicating that supplemental landscaping will be provided as needed to maintain a ____ opacity (____ plant groups per 100') in the event that the existing vegetation is not adequate or is removed/destroyed for any reason.	
7.	Buffers and CPTED Annie Sillaway	Residential zoning to the west and a portion of the southeast of the site will trigger a parking buffer requirement under SCLDC Sec. 30.14.8.	Info Only
8.	Buffers and CPTED Annie Sillaway	Due to overhead utility lines along the southwest portion of the property, only understory trees and shrubs may be planted.	Info Only
9.	Buffers and CPTED Annie Sillaway	Buffer requirements are shown in a PDF diagram that has been uploaded into the "Resources" folder in eplan.	Info Only
10.	Buffers and CPTED Annie Sillaway	On the landscape plan please show any existing trees along the north, south, east, and west portions of the property that may be counted toward the landscape buffers.	Unresolved
11.	Buffers and CPTED Annie Sillaway	Per SCLDC Sec. 30.10.9 (d) (6) - Areas of the State Road 46 scenic corridor buffer, except for existing single-family lots, regardless of size, and except for proposed single-family lots that are a minimum of one (1) acre in area, that do not meet the following standards shall be supplemented to bring them into compliance with these standards: a. Four (4) canopy trees per one hundred (100) linear feet; and b. Six (6) understory trees per one hundred (100) linear feet (each understory tree shall be a minimum of one and one-half (1) inches caliper and six (6) feet tall at the time of planting); and c. Sixteen (16) shrubs per one hundred (100) linear feet. d. Canopy and understory trees may be clustered to accent entrances or other design features of the site. Please revise the north buffer to meet the following landscape count.	Unresolved
12.	Buffers and CPTED Annie Sillaway	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Unresolved
13.	Buffers and CPTED Annie Sillaway	On the landscape sheets, the buffer widths do not match the required opacities that are stated in the landscape buffer requirement table (for example, side adjacent to LDR states 0.7 opacity and the site plan shows 25' instead of the required 40' buffer width). Please revise the buffer widths on the landscape plans and site plan sheets to be consistent with the required buffers. A buffer diagram has been uploaded into the resources folder for reference.	Unresolved

14.	Buffers and CPTED Annie Sillaway	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. Please show the screening in an elevation view for the apartments.	Unresolved
15.	Buffers and CPTED Annie Sillaway	The subject property is within the SR 46 Scenic Corridor Overlay and the SR 46 Gateway Corridor Overlay. The proposed development would be required to follow the section that is more restrictive, which is SR 46 Scenic Corridor Overlay.	Info Only
16.	Buffers and CPTED Annie Sillaway	On the landscape plan, please show that at least seventy-five (75) percent of all required trees and shrubs shall be native plant species as set forth in the Land Development Code. Selected landscaping shall re-establish native habitat. Additionally, no plants on the Department of Environmental Protection prohibited list or the Florida Exotic Pest Plant Councils Category I or II lists may be used.	Unresolved
17.	Buffers and CPTED Annie Sillaway	On the landscape plan, if there are these items (a. Underground utilities; and b. Access, in accordance with the provisions of this Part; and c. Retention/detention, provided that placement in the landscape buffer provides more protection for native canopy and understory trees located elsewhere on the site. d. One (1) ground sign in accordance with the provisions of Sections 30.10.9.6(b)(5) and 30.10.9.6(b)(6) of this Part) located in the scenic corridor setback, please show the location of the item and place a call out of what the item is.	Unresolved
18.	Buffers and CPTED Annie Sillaway	The proposed project is within the SR 46 Scenic Corridor under Sec. 30.10.9 (d) and the SR 46 Gateway Corridor under Sec. 30.10.11.4, and will be required to follow the landscape and bufferyard requirements under the SR 46 Scenic Corridor.	Info Only
19.	Buffers and CPTED Annie Sillaway	On the landscape plan, please revise the Maui Red Ixora, Bush Allamanda, and Japanese Privet to Florida native plant species. Per Section 30.10.9(d)(1) of the Land Development Code, at least seventy-five (75) percent of all required trees and shrubs must be native species. Selected landscaping should also contribute to the re-establishment of native habitat. Additionally, no species listed on the Florida Department of Environmental Protections prohibited list or the Florida Exotic Pest Plant Councils Category I or II invasive species lists may be used. Please update the landscape plan to demonstrate compliance with the seventy-five (75) percent native species requirement.	Unresolved
20.	Buffers and CPTED	On the landscape plan, per Sec. 30.10.9 (5) - No clearing within the scenic corridor setback or buffer shall be	Info Only

	Annie Sillaway	permitted except in conjunction with a permit issued for development authorized under the provisions of this Part or for public safety requirements. Specimen trees shall be preserved to the maximum extent possible.	
21.	Buffers and CPTED Annie Sillaway	On the landscape plan, a there are several internal parking bays are less than four hundred (400) square feet in area, please revise to show that all the internal landscape breaks are a minimum of four hundred square feet as per Sec. 30.1.9 (d) a requirement in the SR 46 Gateway Corridor Overlay.	Unresolved
22.	Buffers and CPTED Annie Sillaway	On the landscape sheet, please revise the Maui Red Ixora, Bush Allamanda, and Japanese Privet to a Florida native plant type.	Unresolved
23.	Buffers and CPTED Annie Sillaway	Per Sec. 30.10.11 (g) - Landscaped areas shall be irrigated and the property owner shall be responsible for the purchase, installation, maintenance, and irrigation of all required landscaping and the purchase, installation, and maintenance of irrigation systems.	Info Only
24.	Buffers and CPTED Annie Sillaway	Per Sec. 30.10.11.8 Walls (SR 46 Gateway Corridor Overlay) (a) All freestanding walls, sound barriers, ground sign enclosures, planters, and similar structures, as determined by the Planning Manager, which front State Road 46 or a major intersection within the corridor, as determined by the Planning Manager, shall be constructed of brick. (b) Alternate entrance features such as rock, stone and metal structures may be approved if the Planning Manager determined that the alternative would be consistent with the purposes set forth in Section 30.10.11.1.	Info Only
25.	Buffers and CPTED Annie Sillaway	On the landscape details sheet, please revise the table to list the proposed buffer width (i.e.- B1 - 0.5, 25' buffer width).	Unresolved
26.	Buffers and CPTED Annie Sillaway	On the landscape details sheet, assign a number to each buffer in the table that corresponds to the buffer number callouts shown on the related sheets.	Unresolved
27.	Buffers and CPTED Annie Sillaway	On the landscape sheets, the stormwater pond encroaches into the buffer area. While the Applicant may allow the pond to encroach, the required plantings must still be provided. Please demonstrate that the pond will not negatively impact the landscape buffers or the required plantings.	Unresolved
28.	Buffers and CPTED Annie Sillaway	On the landscape sheets, there is a sidewalk that is encroaching into the west and south buffer. Please revise the landscape sheets to relocate the sidewalk outside of the landscape buffers.	Unresolved
29.	Buffers and	Per Sec. 30.14.5 - The Development Services Director	Unresolved

	CPTED Annie Sillaway	may waive segments of any required fence or wall in order to ensure visibility of traffic for safety purposes. The Applicant can request the requirement for a 6' high metal fence along the north and east portions of the site instead of a wall.	
30.	Comprehensive Planning Maya Athanas	The proposed number of units is not consistent with the Future Land Use Designation of Commercial (COM). The purpose and intent for this land use is to identify locations for a variety of commercial uses including neighborhood and community shopping centers, convenience stores, retail sales, highway oriented commercial, and other commercial services. However, since the underlying zoning allows multifamily uses, limited to twenty (20) percent of the total net buildable area of any development site and forty-nine (49) percent of total floor area, a development consistent with the C-1 zoning district would be considered permitted. Please resubmit in consistency with the zoning and FLU designation.	Unresolved
31.	Comprehensive Planning Maya Athanas	The maximum intensity permitted in this designation is 0.35 floor area ratio. Please revise to be consistent.	Unresolved
32.	Comprehensive Planning Maya Athanas	Per the Live Local Act, a development utilizing the Act is not allowed in the Wekiva Study Area, as described in s. 369.316. Please resubmit in compliance with Policy FLU 2.3.2 and Policy FLU 5.3.3 of the Seminole County Comprehensive Plan.	Unresolved
33.	Environmental - Impact Analysis Becky Noggle	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
34.	Environmental Services James Van Alstine	On Sheet C0.0: Cover Sheet, please update the water, sanitary, and reclaim contact and phone number to the following: Utilities Engineering and (407) 665-2024.	Unresolved
35.	Environmental Services James Van Alstine	On Sheet C6.0: Overall Utility Plan, please update utility note to include reclaim as well.	Unresolved
36.	Environmental Services James Van Alstine	On Sheet C6.1, C6.2 and C6.3: Utility Plan, please update the potable water wet tap callouts to specify tapping existing 24" PVC water main with 24"x8" tapping sleeve and valve. Please update the force main wet tap callout to specify tapping existing 24" PVC force main with 24"x4" tapping sleeve and valve. Also, this doesn't appear to be a back tap, please clarify.	Unresolved

37.	Environmental Services James Van Alstine	On Sheet C6.2 and C6.3: Utility Plan, please provide callouts that specify the pipe material in public ROW such as 8" C900 DR 18 PVC water main and 4" C900 DR 18 PVC force main. Additionally, please provide callouts that clarify the method of crossing the road. Will this be open trenching with a road way open cut? Horizontal directional drill or jack and bore? If directionally drilled, the pipe material shall be SDR 11 HDPE for those portions.	Unresolved
38.	Environmental Services James Van Alstine	On Sheet C6.1, C6.2, C6.3, and C6.4: Utility Plan, please specify that the proposed fire hydrants are private by updating the callouts accordingly. The purpose for this is to help the fire department to determine who owns/maintains each respective fire hydrant during inspections.	Unresolved
39.	Environmental Services James Van Alstine	On Sheet C6.1: Utility Plan, please provide and callout a backflow prevention device for what I assume is a 1" hose bibb water line for the proposed lift station. Additionally, provide a callout for the lift station that specifies it as a private lift station.	Unresolved
40.	Environmental Services James Van Alstine	On Sheet C6.2: Utility Plan, please reroute the 3" PVC water service connection for the northern Type 2 building. Reroute away from the drainage structure.	Unresolved
41.	Environmental Services James Van Alstine	On Sheet C6.1, C6.2, and C6.3: Utility Plan, please provide sewer cleanout and manhole inverts.	Unresolved
42.	Environmental Services James Van Alstine	On Sheet C6.1: Utility Plan, please relocate the proposed 4" gate valve for the force closer to the property line and update this to be a 4" plug valve instead.	Unresolved
43.	Environmental Services James Van Alstine	On Sheets C8.0, C8.1, and C8.2: Seminole County Standard Details, please add SD 108, 109, 113, 115, 304, 314, and 506. Please remove SD 110, 203, 501, and 502.	Unresolved
44.	Environmental Services James Van Alstine	On Sheet C6.1, C6.2, C6.3, and C6.4: Utility Plan, please provide pipe conflict callouts or details for each crossing of proposed water, sewer, fire, and storm pipe so that I can ensure that the minimum required vertical separations are met (both onsite and offsite).	Unresolved
45.	Environmental Services James Van Alstine	On Sheet C6.1: Utility Plan, provide a callout for the proposed reclaim irrigation connection. This should be done with a 16"x2" service saddle and 2" SDR9 PE Tubing up to the 2" reclaim irrigation meter (located just outside the property line within the ROW). Also per SD	Unresolved

		504, no backflow prevention is required for reclaim water systems.	
46.	Environmental Services James Van Alstine	For the irrigation system, what will be the required maximum gpm reclaim water demand be at any given time for this development? Our 2" reclaim irrigation meters can handle up to 100 gpm at maximum continuous operation but that seems excessive. A smaller meter may be appropriate.	Unresolved
47.	Environmental Services James Van Alstine	On Sheet LS-01: Landscape Plans, there appears to be a tree near the proposed 8" water master meter and utility easement. Please relocate away or remove.	Unresolved
48.	Environmental Services James Van Alstine	On Sheet LS-05: Landscape Plans, there appears to be a tree near the proposed 8" water master meter and utility easement. Please relocate away or remove.	Unresolved
49.	Environmental Services James Van Alstine	On Sheet C6.2 and C6.3: Utility Plan, please provide and callout a 15" wide utility easement along the 8" water main and 8" water master meters extending from the property/ROW line all the way to the backside of the 8" water master meters. Title the callout "proposed 'x?' utility easement" (i.e. proposed 30'x15' utility easement).	Unresolved
50.	Natural Resources Sarah Harttung	Please show existing and proposed grade for each area of proposed tree preservation. Trees 2 and 7 are of particular concern, as the proposed grade is 3-4 feet higher than existing. All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Unresolved
51.	Natural Resources Sarah Harttung	Please indicate which trees are proposed to be removed and saved in the tree table on sheet TD-00.	Unresolved
52.	Natural Resources Sarah Harttung	With the exception of ADA accessible parking spaces, all required parking pursuant to Section 30.11.2 may remain unpaved at the option of the developer. In addition, all parking spaces exceeding the minimum number prescribed by Section 30.11.2 shall be unpaved. Whether paved or unpaved, all parking spaces shall be designated as to location, size, and dimensions on an approved site plan meeting the requirements of Chapter 40. Grass, mulch, gravel, turf block or any durable dust free surface shall be used in the unpaved spaces if permitted by state law, but all drive aisles shall be compacted and paved, unless other approved by the Public Works Director or designee. SCLDC 30.10.1.6	Unresolved

53.	Natural Resources Sarah Harttung	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	Unresolved
54.	Natural Resources Sarah Harttung	Impervious area. The maximum area covered by structures and impervious surface shall not exceed sixty-five (65) percent for non-residential uses and sixty (60) percent for residential uses of the total land area. Pervious areas may be used to satisfy landscaping, setback, buffer strip, drain field and passive recreation area requirements or any other purpose not requiring covering with a material which prevents infiltration of water into the ground.	Unresolved
55.	Natural Resources Sarah Harttung	Please indicate which trees are proposed to be removed and saved in the tree table on sheet TD-00.	Unresolved
56.	Natural Resources Sarah Harttung	With the exception of ADA accessible parking spaces, a maximum reduction of two (2) feet from the required depth of a parking stall and one (1) foot from the required width of a parking stall shall be permitted for designated parking spaces. SCLDC 30.10.1.6	Info Only
57.	Natural Resources Sarah Harttung	The area of the project that falls under the aquifer recharge overlay design standards approximates the extent of the Tavares-Millhopper Complex soil type. Please show compliance with the aquifer recharge overlay design standards.	Unresolved
58.	Natural Resources Sarah Harttung	Design of the stormwater systems for residential and commercial uses shall use bio-retention areas (below grade vegetated areas) to increase stormwater treatment and reduce stormwater volume. Downspouts for both residential and commercial development shall be directed from the roof to vegetated areas for uptake. Please provide details on the drainage plan demonstrating the use of bio-retention and the flow direction for each downspout. SCLDC 30.10.5.14(d).	Unresolved
59.	Natural Resources Sarah Harttung	The proposed development is within the Wekiva River Protection Area. Please see SCLDC 30.10.5.10 for regulations pertaining to this overlay.	Unresolved
60.	Natural Resources Sarah Harttung	Development activity, including the placement or depositing of fill, within wetlands and the one hundred (100) year floodplain (as adopted by FEMA or revealed by	Unresolved

		the best available data) shall be prohibited. 30.10.5.10(b)(2)	
61.	Natural Resources Sarah Harttung	An upland buffer averaging fifty (50) feet but no less than twenty-five (25) feet in width shall be maintained from a delineated wetland.	Unresolved
62.	Planning and Development Annie Sillaway	As of July 1, 2025, subsection (7) of the Live Local Act can no longer be applied to the subject property since it is located within the Wekiva Study Area. Thus, the Applicant is advised to modify the request to meet the Seminole County Comprehensive Plan and the Seminole County Land Development Code requirements.	Info Only
63.	Planning and Development Annie Sillaway	Please see the letter sent to Rebecca Wilson, attorney for the project, Seminole County Attorney's Office dated June 19, 2025. This letter provides the County's legal opinion as to the applicability of the Live Local Act to properties within the Wekiva Study Area. As provided in this correspondence, the Florida legislature removed application of the Live Local Act completely from the Wekiva River Study Area. As such there are no previous versions of the Live Local Act that apply to this area because it is specifically excluded from the application. As stated, review of your site plan application will only proceed pursuant to the current Seminole County Comprehensive Plan and Land Development Code regulations.	Info Only
64.	Planning and Development Annie Sillaway	IMPORTANT NOTE: Seminole County Land Development Code, Chapter 40, Sec. 40.14 and Sec 1.12 allows Site Plan approvals to be appealed to the BCC, therefore there must be a 30 day waiting period from the time the Site Plan is approved and any action is taken on that approval. If you wish to proceed with site work within the appeal period, you must sign a hold harmless agreement. You can find the form at this link: http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/HoldHarmlessPendingAppeal.pdf	Info Only
65.	Planning and Development Annie Sillaway	INFORMATIONAL: You must submit a revision of your site plan based upon comments of the various reviewers. This will be your first revision. Two revisions are included in the site plan application fee.	Info Only
66.	Planning and Development Annie Sillaway	***SUBMITTAL INFORMATION FOR "ALL" RESIDENTIAL PROJECTS: A School Concurrency Application (SIA) must be submitted to the Seminole County School Board at the same time concurrency is submitted to P&D for review. An Approved School Concurrency "SCALD" letter will be required before concurrency will be approved. All questions on School Concurrency should be directed to Jordan Smith at 407-320-0168 or smithjs@scps.k12.fl.us	Unresolved

67.	Planning and Development Annie Sillaway	Per Sec. 40.53 (8) - Vicinity map, showing relationship of proposed development to the surrounding streets and thoroughfares, shall be at a scale of not less than one (1) inch equals two thousand (2,000) feet. On the coversheet, please place a scale for the vicinity map.	Unresolved
68.	Planning and Development Annie Sillaway	On the site plan sheets, please provide the linear dimensions of the site per Sec. 40.53 (9).	Unresolved
69.	Planning and Development Annie Sillaway	On the overall site plan sheet under site data, please provide the total gross square footage of each apartment building and number of stories.	Unresolved
70.	Planning and Development Annie Sillaway	The maximum building height in the C-1 (Retail Commercial) and R-3 (Multi-Family Dwelling) are thirty-five (35) feet. On the overall site plan sheet under the site data table, please revise to state the maximum allowable building height and the proposed building height.	Unresolved
71.	Planning and Development Annie Sillaway	<p>The proposed development is within the Wekiva River Protection Area, Wekiva Study Area and the East Lake Sylvan Transitional Area. Wekiva and Econlockhatchee River Protection</p> <p>A. Regardless of the future land use designation or zoning classification assigned to any parcel of property located within the Wekiva River Protection Area as defined in Section 369.303(9), Florida Statutes, no development may be approved upon parcels so located unless the proposed development conforms to the provisions of the Wekiva River Protection Act (Part II, Chapter 369, Florida Statutes), and the provisions of this Plan adopted to conform to said Act.</p> <p>C. As additional protection to groundwater and surface water, development activity within the Wekiva River Protection Area, including the placing or depositing of fill within wetlands and the one-hundred-year floodplain as identified by Federal Emergency Management Agency, shall be prohibited, except in cases of overriding public interest.</p> <p>The Applicant is required to demonstrate how it meets the provisions of the Wekiva River Protection Act under Part II, Chapter 369.</p>	Unresolved
72.	Planning and Development Annie Sillaway	Show all existing and proposed building restriction lines (i.e., highway setback lines, easements, covenants, rights-of-way, and building setback lines, if different than those specified by the zoning regulations). In addition, state any commitments, such as, contributions to offset public facilities impacts.	Unresolved

73.	Planning and Development Annie Sillaway	Please show Dumpster location and screening detail. SCLDC Sec. 30.1233(a) INFORMATIONAL: A separate permit (issued by the Building Division) is required for a dumpster.	Unresolved
74.	Planning and Development Annie Sillaway	Place a note on the site plan that states: 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). http://www.seminolecountyfl.gov/core/fileparse.php/4073/urlt/Bear-Management-Ordinance-Final-Approved-Document.pdf	Unresolved
75.	Planning and Development Annie Sillaway	The project is located in the Aquifer Recharge area. Pervious parking is required and the parking stall size may be reduced per SCLDC Sec. 30.10.1.6 (1). Under the site data, please state the total amount of pervious parking on site.	Unresolved
76.	Planning and Development Annie Sillaway	The project is located in the Aquifer Recharge area. The impervious area on the site may not exceed sixty-five (65) percent for non-residential uses and sixty (60) percent for residential uses of the total land area. per SCLDC Sec. 30.10.1.7. On the site plan under the site data, please revise the impervious parking to state the total percentage of imperious area on site.	Unresolved
77.	Planning and Development Annie Sillaway	The landscaping shall have 20% minimum of low water use plant material provided and a maximum of 40% high water use plant material per SCLDC Sec. 30.1229(a)(2). On the landscape plan, please provide the total percentage of high water use plants and low water use plants on site.	Unresolved
78.	Planning and Development Annie Sillaway	Please provide the location and dimension of the sign. SCLDC 40.53(b)(8) A separate permit (issued by the Building Division) is required for any signage.	Unresolved
79.	Planning and Development Annie Sillaway	On the site plan sheets, please provide the linear dimensions of the boundary of the site.	Unresolved
80.	Planning and Development Annie Sillaway	On the overall site plan sheet, under the site data section, please include the required building setbacks for the R-3 zoning district. The setbacks are as follows: Front Twenty-five (25) feet, Side - Twenty-five (25) feet, Rear: Twenty-five (25) feet.	Unresolved
81.	Planning and Development Annie Sillaway	On each site plan sheet, please provide dimensions for all structures and dimension the distance from each structure to all parcel boundaries on the site.	Unresolved
82.	Planning and	On the site plan sheets, it looks like there are curbs being	Unresolved

	Development Annie Sillaway	used as wheel stops. Please revise to show the walkway to be a minimum of seven (7) feet in width to accommodate up to a two (2) foot overhang as stated under Sec. 30.11.6 (c)(2).	
83.	Planning and Development Annie Sillaway	<p>On the overall site plan sheet under the site data table, please provide the minimum number of bicycle parking spaces as required under Sec. 30.11.7.4, Table 11.7A for Multi-Family - Long Term 1:5 units (minimum 2) and Short Term 1:10 units.</p> <p>30.11.7.5 Location.</p> <p>(a) Short-term spaces shall be located within fifty (50) feet of the main entrance to the building as measured along the most direct pedestrian access route. For a building with more than one entrance, the bicycle parking must be distributed along all facades with a main entrance, and located within fifty (50) feet of at least one main entrance, as measured along the most direct pedestrian access route. When more than six (6) spaces are required per entrance, additional parking may be provided at a secondary location, such as a parking garage, not more than 200 feet from the principal entrance with directional signage indicating its location.</p> <p>(b) Long-term bicycle parking must be located on the same building site as the use being served. All long-term bicycle parking spaces must be located within 200 feet of a main, operational entrance to the building.</p> <p>(c) Bicycle parking facilities may be located in the rear fifty (50) percent of any required front yard setback, but shall not be located in any vehicle parking space required under this Part, except where a vehicle parking space is specifically converted to bicycle parking spaces by approval of the Development Services Director.</p> <p>(d) Bicycle parking located within a parking garage must be located within fifty (50) feet of a pedestrian access point which includes an elevator or first floor sidewalk connection. If the bicycle parking is located within an enclosed room within the parking structure, the distance requirement to an elevator or pedestrian entrance is no more than 200 feet.</p>	Unresolved
84.	Planning and Development Annie Sillaway	1. The provision of multifamily uses in the C-1 zoning district is limited to twenty (20) percent of the total net buildable area of any development site and forty-nine (49) percent of total floor area to preserve the commercial character of the district and to maintain adequate	Info Only

		<p>commercial uses to serve surrounding residential districts.</p> <p>2.Density and design criteria must conform to the standards for properties assigned the R-3 zoning classification which may permit a maximum of thirteen (13) dwelling units per net buildable acre in the R-3 Multi-Family Dwelling District. However, Development shall comply with all policy regulations of the Comprehensive Plan including but not limited to compliance with the Wekiva River Protection Area Consistency Review.</p> <p>3.An equivalent analysis shall be required for any proposed nonresidential (including multi-family) development demonstrating that such development would not exceed the impacts of one (1) dwelling unit per net buildable acre on natural resources. Natural resources are defined as wetlands, groundwater resources, aquifer recharge areas, and sensitive natural habitat.</p>	
85.	Planning and Development Annie Sillaway	Please place a note on the overall site plan that states, "Lighting shall be in accordance with the Seminole County Land Development Code Sec. 30.15.1 - Outdoor lighting requirements.	Unresolved
86.	Planning and Development Annie Sillaway	Please provide a note on the overall site plan that states, "Solid waste containers shall be in accordance with the Seminole County Land Development Code Sec. 30.14.15".	Unresolved
87.	Planning and Development Annie Sillaway	On the overall photometric plan, the proposed height of the light poles is thirty (30) feet. Please revise the plan so that the height of the light poles does not exceed twenty-five (25) feet. Per Sec. 30.15.1 (2) All lighting on non-industrial zoned properties shall consist of cut-off fixtures mounted no higher than sixteen (16) feet. An exception to this requirement may be made if the applicant demonstrates that a greater height will not result in light spillage onto surrounding properties in excess of five-tenths (0.5) foot-candles; provided however, that in no event shall lighting exceed a maximum height of twenty-five (25) feet on a parcel adjacent to property with a Residential Future Land Use designation or a residential zoning classification.	Unresolved
88.	Planning and Development Annie Sillaway	The photometric plans are stamped by a landscape architect, these plans are required to be stamped by a P.E. Please revise the digital stamp on the photometric plans.	Unresolved
89.	Planning and Development Annie Sillaway	The overall photometric plan may show some light poles located closer than the required fifty (50) foot setback from adjacent residential properties. Please revise the photometric plans to clearly indicate the setback distance of all outdoor light fixtures in relation to adjacent	Unresolved

		properties with residential future land use or zoning classifications.	
90.	Planning and Development Annie Sillaway	<p>The proposed development is within the SR 46 Scenic Corridor Overlay and the SR 46 Gateway Corridor.</p> <p>The Applicant shall follow the requirements under Sec. 30.10.9 - SR 46 Scenic Corridor Overlay District. Please place a note on the overall site plan that states, "The proposed development shall follow the requirements under Sec. 30.10.9 - SR 46 Scenic Corridor Overlay District" and Sec. 30.10.10 - SR 46 Scenic Lighting Standards.</p>	Unresolved
91.	Planning and Development Annie Sillaway	<p>On a hardscape plan, please demonstrate that the proposed sign meets the requirements under sec. 30.10.9.6 (b) (6) - All signs within the scenic corridor setback shall reflect the rural character of the Wekiva River protection area and incorporate a traditional typeface, muted colors, and format. Examples of appropriate signage are set out in</p> <p>Section 30.10.2 of the Land Development Code of Seminole County. All signs are to be constructed in accordance with the other provisions of the Land Development Code unless otherwise specified in this Part.(2)The faces of all signs within the scenic corridor setback shall be made of natural materials, substances derived from natural materials, or substances designed to mimic natural materials including, but not limited to, wood, stucco, stone, brick and clay tile.(3)No sign shall be internally illuminated within the scenic corridor designated by this Part.(4)Each primary residence with access on to State Road 46 within the scenic corridor shall be permitted one (1) sign of not more than one and one-half (1½) square feet per dwelling unit.(5)Each nonresidential use with frontage on State Road 46 within the scenic corridor setback shall be permitted one (1) ground sign of not more than forty-eight (48) square feet per parcel. Wall signs shall not be internally illuminated.</p> <p>(6) Notwithstanding any other provision of this Part, no more than one (1) sign per parcel of land area, shall be located within the State Road 46 rural scenic corridor setback provided, however, that all signs located within the scenic corridor setback shall:</p> <p>a. Be ground signs and shall not exceed six (6) feet in height; and</p> <p>b. Be landscaped with native species in a manner</p>	Unresolved

		<p>consistent with the landscape treatment portrayed in the Land Development Code (Section 30.10.2.6(b)(7)).</p> <p>c. Illuminated signs shall be turned off no later than 10:00 p.m. and shall remain off until 6:00 a.m. the following morning, unless exempted from this requirement by the Development Services Director upon the recommendation of the Seminole County Sheriff's Office or public safety department based upon a consideration of safety to citizens or property. Emergence medical facilities shall be exempt from this requirement.</p>	
92.	Planning and Development Annie Sillaway	Per Sec. 30.10.9.6 (f)(b) - the interior islands shall be a minimum of ten (10) feet wide and twenty (20) feet deep. The interior island currently measures eight (8) feet in width, please revise the interior islands to be ten (10) in width.	Unresolved
93.	Planning and Development Annie Sillaway	On the irrigation plan, please revise to show the symbols for the irrigation that will be installed in the interior landscape islands per Sec. 30.10.9.6 (f)(1)(d).	Unresolved
94.	Planning and Development Annie Sillaway	Per Sec. 30.10.10 - SR 46 Scenic Corridor Lighting Standards: the Applicant will be required to demonstrate that the type of lighting and shielding that is being proposed meets this section of the code as well as the type of shielding. Please provide the lighting specifications.	Unresolved
95.	Planning and Development Annie Sillaway	Per Sec. 30.10.9.6 (g) Development Standards- Location and design of stormwater retention. (1) Stormwater facilities, where feasible, shall be placed in areas that do not contain existing native canopy and understory trees. Shared retention, where feasible, is encouraged to minimize unnecessary consumption of land. Location of retention areas in areas not visible from public rights-of-way shall be encouraged. The ponds shall not utilize standard geometric forms such as triangles and rectangles unless the Development Review Manager determines that there is no other feasible engineering design available. Retaining walls are encouraged to minimize surface area impacted except that no more than two-thirds of the circumference of a retention pond shall make use of retaining walls and the following slope standards shall apply to all retention areas: a. For dry bottom retention the maximum slope shall be 4:1. b. For wet bottom retention the maximum slope shall be no steeper than 6:1. c. Littoral zones of ponds shall be vegetated with emergent native vegetation to the maximum extent possible provided that maintenance of the pond is not impeded. Please demonstrate that the stormwater pond is meeting the design requirements.	Unresolved

96.	Planning and Development Annie Sillaway	On the overall site plan sheet under the site data, the proposed maximum Floor Area Ratio is 0.74; however, based on the Future Land Use of Commercial the Floor Area Ratio cannot exceed 0.35. Please revise the maximum Floor Area Ratio to be consistent with the Commercial Future Land Use.	Unresolved
97.	Planning and Development Annie Sillaway	On the overall site plan sheet under the site data, please revise the Zoning to state C-1 (Retail Commercial).	Unresolved
98.	Planning and Development Annie Sillaway	In the R-3 zoning district, the minimum open space requirements are twenty-five (25) percent.	Info Only
99.	Planning and Development Annie Sillaway	On the overall site plan sheet, there is a five (5) foot building setback shown on the west portion of the site, please remove the five (5) foot setback. The building setbacks shall be consistent with the R-3 (Multiple Family Dwelling) zoning district.	Unresolved
100.	Planning and Development Annie Sillaway	Additional comments may be generated based on the resubmittal.	Info Only
101.	Planning and Development Annie Sillaway	The geotechnical report is being provided to a consultant for independent review and comments will be forth coming.	Info Only
102.	Planning and Development Annie Sillaway	Per FLU 2.3 - PRESERVATION OF NATURAL RESOURCES AND THE RURAL CHARACTER OF THE WEKIVA RIVER PROTECTION AREA The County shall continue to enforce and, if necessary, strengthen existing Plan objectives, goals and policies and land development regulations to preserve and reinforce the goals of the Wekiva River Protection Act (Chapter 369, Part II, Florida Statutes). These objectives, goals, policies and land development regulations shall ensure the maintenance of the rural density and character in the aggregate, protect natural resources and ensure the long-term viability of the Wekiva River Protection Area, herein referred to as the "Protection Area," (as defined in Wekiva Study Area Series) for existing and future residents.	Info Only
103.	Planning and Development Annie Sillaway	FLU 2.3 - The County shall continue to enforce and, if necessary, strengthen existing Plan objectives, goals and policies and land development regulations to preserve and reinforce the goals of the Wekiva River Protection Act (Chapter 369, Part II, Florida Statutes). These objectives, goals, policies and land development regulations shall ensure the maintenance of the rural density and character in the aggregate, protect natural resources and ensure the long-term viability of the Wekiva River Protection Area, herein referred to as the "Protection Area," (as	Info Only

		defined in Wekiva Study Area Series) for existing and future residents.	
104.	Planning and Development Annie Sillaway	Per Policy FLU 2.3.9 - Wekiva River Protection Area Environmental Design Standards C. (1). Trees and other native vegetation shall be maintained on at least fifty (50) percent of any residential parcel or subdivision, unless it can be demonstrated that such vegetation is diseased or presents a safety hazard. Properties with less than fifty (50) percent native vegetation on site shall be required to maintain native vegetation to the greatest extent possible. (For example, removal of trees and native vegetation may be permitted to the extent necessary to allow for the construction of one single family dwelling on a parcel of land). • As a condition for development approval, applicants shall be required to complete a survey of plants and wildlife including those species designated as endangered, threatened, or species of special concern pursuant to Rules 39-27.003, 39-27.004 and 39-27.00, Florida Administrative Code. Please demonstrate that at least fifty (50) percent of the trees and other native vegetation is maintained and provide a complete a survey of plants and wildlife including those species designated as endangered, threatened, or species of special concern pursuant to Rules 39-27.003, 39-27.004 and 39-27.00, Florida Administrative Code.	Unresolved
105.	Planning and Development Annie Sillaway	Per FLU 2.3.10 - Wekiva River Protection Area Incorporated Policies A. The following policies from other Elements are hereby incorporated into this Element by this reference thereto as if fully set forth herein verbatim: 1. Conservation Element - Policy CON 3.5 Planned Development (PD)/Cluster Developments 2. Conservation Element - Policy CON 3.6 Conservation Easements /Dedications B. The following policy from other Objectives of this Element are hereby incorporated into this Objective by this reference thereto as if fully set forth herein verbatim: 1. Future Land Use Element - Policy FLU 2.2.2 Wetlands Protection - Require a 15-foot minimum, 25-foot average wetland buffer in areas outside of the Wekiva River Protection and Econlockhatchee River Protection Areas. B Require a 25-foot minimum, 50-foot average wetland buffer within the Wekiva River Protection and Econlockhatchee River Protection Areas. C Require adherence to performance standards for uses such as boardwalks, docks and gazebos that may directly impact a locally significant wetland. D Limit disruption of locally significant wetlands from projects that involve construction or improvement of facilities that benefit the general public. E Require dedication to the County of all post-development wetlands as conservation easements.	Info Only

106.	Planning and Development Annie Sillaway	<p>FLU 2.3.11 - Wekiva Study Area Open Space: Wekiva Study Area Open Space Open space within the Wekiva Study Area (F.S. 369.314-369.324) is defined as any portion of a parcel or area of land or water, that is open from the ground to the sky, including areas left undeveloped or minimally developed as part of a natural resource maintained preserve (e.g., floodplains, wetlands, or soils unsuitable for development), passive recreational area, stormwater management area, buffers, landscaped areas, easements for pedestrian connection, and trails, with consideration for wildfire minimization. Designated open space excludes waterbodies, areas in lots, street rights-of-way, parking lots, impervious surfaces, and active recreation, such as golf courses.</p>	Info Only
107.	Planning and Development Annie Sillaway	<p>Per FLU 2.3.12 (A) - Wekiva Study Area Natural Resource Protection A. Protection of Open Space</p> <ol style="list-style-type: none"> 1. Encourage, and if warranted by Policy FLU 2.3.13 Wekiva Study Area Cluster Development Standards, require planned developments and cluster developments; 2. Require dedicated conservation easements, or other appropriate legal mechanisms, to protect open space in perpetuity as part of the subdivision and/or site plan approval process; 3. Preserve environmentally sensitive areas via enforcement of the Environmentally Sensitive Lands Overlay District; 4. Enforce open space ratios and open space credits provisions established in the Land Development Code (LDC) of Seminole County; and 5. Evaluate the LDC every seven years to determine if it is necessary to update definitions, standards, and guidelines for the provision of open space. <p>B. Most Effective Recharge Areas</p> <ol style="list-style-type: none"> 1. Encourage, and if warranted by Policy FLU 2.3.13 Wekiva Study Area Cluster Development Standards, require planned developments and cluster developments; 2. Evaluate the Aquifer Recharge Overlay Zoning Classification, which sets alternative design criteria and standards to protect the functions of most effective aquifer recharge areas as part of each Comprehensive Plan Evaluation and Appraisal Report; and, 	Unresolved

		<p>3. Enforce standards for the most effective recharge areas, as defined in the Aquifer Recharge Overlay Zoning Classification and Exhibit FLU: Aquifer Recharge Areas such as, but not limited to:</p> <p>a. The maximum area covered by structures and impervious surface shall not exceed 65% for nonresidential uses and 60% for residential uses of the total land area; and</p> <p>b. With the exception of handicapped parking spaces, no more than 25% of the total number of required off-street parking spaces shall not be paved.</p> <p>C. Karst Features and Sensitive Natural Habitat</p> <p>1. The County shall adopt Best Management Practices (BMPs), including applicable BMPs recommended in “Protecting Florida’s Springs – Land Use Planning Strategies and Best Management WILDLIFE, NATURAL RESOURCES, & SUSTAINABILITY FLU-31 Practices”, Florida Department of Community Affairs and Florida Department of Environmental Protection, 2002. BMPs may include, but not be limited to:</p> <p>a. Increasing public awareness via Seminole County Government Television (SGTV) of the Florida Yards and Neighborhoods Program regarding proper lawn and landscaping fertilization and irrigation techniques;</p> <p>b. Restricting untreated water from a development site from directly discharging into karst features;</p> <p>c. Requiring development proposals to verify by surveys and/or studies the presence of karst features and sensitive natural habitat.</p> <p>d. Requiring a clearing and building construction setback of a minimum of fifty (50) feet from karst features or sensitive natural habitat; and</p> <p>e. Maintaining a minimum of twenty-five (25) feet and an average of fifty (50) feet of natural buffer adjacent to karst features.</p> <p>D. Land Development Code Provisions. The County shall continue to enforce the land development regulations adopted in December 2006 (Section 369.321(6) Florida</p>	
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		<p>Statutes) to implement Plan policies that shall apply to properties located within the Wekiva Study Area. The County shall also consider adoption of a Wekiva Springs Overlay District to optimize the protection of springs. The proposed development is located in the Wekiva Study Area, and as such, it is subject to specific natural resources protection requirements and development standards under the Comprehensive Plan. In order to evaluate consistency with the following: Please describe how the open space will be permanently protected (e.g., conservation easement, deed restriction), including documentation or intent to record such mechanisms. Identify and map any environmentally sensitive lands on site, and describe how these areas will be preserved in accordance with the Environmentally Sensitive Lands Overlay District.</p> <ul style="list-style-type: none"> • On the site plan sheet, please demonstrate that the proposed development limits impervious surface to the sixty-five (65) percent and that no more than twenty-five (25) percent of required off-street parking, excluding ADA spaces will be paved. • On the site plan sheet, please demonstrate that there is a fifty (50) foot setback from karst features or sensitive habitat, a natural buffer averaging fifty (50) feet and no less than twenty-five (25) feet in width, and please show that there is no direct discharge of untreated water to karst features. <p>In a separate document please describe any Best Management Practices incorporated into the project design (e.g. stormwater controls, native landscaping, public education initiatives).</p>	
108.	Planning and Development Annie Sillaway	<p>Per Policy FLU 2.3.13 Wekiva Study Area Cluster Development Standards: The County shall evaluate development proposals within the Wekiva Study Area to determine if cluster developments are required where development proposals meet one or more of the following conditions:</p> <p>A. Contains significant amounts of wetlands, floodprone areas, or other environmentally sensitive natural habitat such as longleaf pine, sand hill, sand pine or xeric oak scrub;</p> <p>B. Contains sensitive karst features or most effective recharge areas; WILDLIFE, NATURAL RESOURCES, & SUSTAINABILITY FLU-32</p>	Info Only

		<p>C. Abuts government owned natural lands or other environmentally sensitive area such as springs, or a historical/archaeological site; or</p> <p>D. Is within 200 feet of the Wekiva River, as measured from the normal high-water elevation or the landward limit of established conservation areas.</p>	
109.	Planning and Development Annie Sillaway	<p>Per Policy FLU 2.3.14 Wekiva Study Area Incorporated Objective and Policies The following objective and policies from various Elements of the Seminole County Comprehensive Plan to reinforce the provisions of the Wekiva River Protection Act are hereby incorporated into this Element by reference below: A. Most Effective Recharge 1. Conservation Element – Policy CON 1.3 Recharge Area Protection 2. Future Land Use Element – Policy FLU 2.5.2 Cluster Development B. Open Space 1. Conservation Element – Policy CON 3.6 Conservation Easements/Dedication 2. Future Land Use Element – Policy FLU 2.5.2 Cluster Development 3. Recreation and Open Space Element – Policy REC 6.2 Recreation Grants 4. Recreation and Open Space Element – Policy REC 7.5 Agency Coordination 5. Recreation and Open Space Element – Policy REC 7.7 Significant Open Space and Natural Lands Acquisition C. Sensitive Natural Habitat 1. Introduction Element – Definition of Rare Upland Habitat 2. Recreation and Open Space Element – Policy REC 7.7 Significant Open Space and Natural Lands Acquisition D. Property Rights 1 Future Land Use Element – Objective FLU 7.1 Protection of Private Property Rights</p>	Info Only
110.	Planning and Development Annie Sillaway	<p>Per SAN 1.1 Wekiva River Protection Area The County shall continue to require the use of central sewer for all new subdivisions consistent with Section 381.0065, Florida Statutes and Chapter 64E-6, F. A. C. within the statutory Wekiva River Protection Area or if a similar provision is enacted by Federal, State or local law, rule or regulation. Connection to central sewer service is required where available as defined by Chapter 64E-6, F. A. C. or when a County capital project is scheduled and authorized to begin construction in the County's then current adopted annual budget or construction is committed to begin within one (1) year in an enforceable schedule contained within a binding developer's agreement. The purpose of this policy is to provide central sewer services to projects where it can be demonstrated that the provision of such services will minimize adverse water quality impacts that would otherwise be caused by the use of individual septic systems.</p>	Info Only

111.	Planning and Development Annie Sillaway	Per REC 7.2 Environmentally Sensitive Lands Overlay The County shall protect Environmentally Sensitive Lands through continued implementation of Policies FLU 1.1 Environmentally Sensitive Lands through FLU 1.4 Conservation Easements, Policies FLU 12.8 Compliance Agreements Between Seminole County and the Florida Department of Community Affairs and FLU 12.9 Wekiva River Protection Area Environmental Design Standards, and Objective FLU 13 Protection of the Natural resources of the Wekiva Study Area and its policies as a means of preserving locally significant wetlands and major open space areas by maintaining the mosaic of high quality wetland habitat found in the Wekiva and Econ Basins, the Lake Jesup Basin, and the East Rural Area of Seminole County.	Info Only
112.	Planning and Development Annie Sillaway	Per Policy FLU 2.1.4 Conservation Easements: The County shall continue to require conservation easements in accordance with Section 704.06, Florida Statutes, or dedication of post-development floodprone and wetland areas as a limitation to any future encroachment or development of these environmentally sensitive areas.	Info Only
113.	Planning and Development Annie Sillaway	REC 7.3 Wekiva and Econlockhatchee River Protection Zone As additional protection, development activity (including the placing or depositing of fill within wetlands and the one hundred (100) year floodplain identified by FEMA), within the Wekiva River Protection Area shall be prohibited except in cases of overriding public interest. Where wetland values are degraded due to overriding public interest, mitigation efforts shall occur. Floodplain impacts will require compensating storage.	Info Only
114.	Planning and Development Annie Sillaway	<p>The proposed development is within the Wekiva Study Area and Division 3 under Sec. 30.10.5.11 would apply to this development. DIVISION 3. WEKIVA STUDY AREA ENVIRONMENTAL DESIGN STANDARDS 30.10.5.11 Title and legislative findings. This Part shall be known and may be cited as the "Wekiva Study Area Environmental Design Standards". The following findings are hereby adopted as legislative findings by the Board of County Commissioners: (a) The Seminole County Comprehensive Plan provides for the protection and maintenance of the natural landscape within the Wekiva Study Area.</p> <p>(b) The numerous natural resources, including groundwater resources, within the Wekiva Study Area, are important resources that contribute to the quality of life in Seminole County.</p> <p>30.10.5.12 Purpose and intent. The purpose of this Part is</p>	Info Only

		<p>to guide the design and location of development within the Wekiva Study Area in a manner which:</p> <p>(a) Provides uniform design standards to establish high quality development.</p> <p>(b) Maintains existing flora and fauna.</p> <p>(c) Allows for effective and innovative planning and development activities.</p> <p>(d) Protects the natural resources, including, but not limited to, wetlands systems, karst features, sensitive natural habitat, groundwater resources, aquifer recharge areas, springs, and springsheds.</p> <p>(e) Provides for minimization of disturbance to listed species and their habitats.</p> <p>(f) Implements, and is consistent with, the provisions of the Wekiva Parkway and Protection Act.</p> <p>(g) Implements, and is consistent with, the Seminole County Comprehensive Plan. 30.10.5.13 Applicability. All new development or re-development, excluding single family lots existing on the effective date of this Part, except as may be otherwise provided for in this Part, but not limited to (to the extent permitted by law) development undertaken by agencies of local, regional, state, or federal government, shall be carried out in accordance with the requirements of this Part, in addition to the requirements of any other applicable provisions of the Land Development Code of Seminole County.</p>	
115.	Planning and Development Annie Sillaway	30.10.5.13 Applicability. (DIVISION 3 Wekiva Study Area Env. Design Standards) All new development or re-development, excluding single family lots existing on the effective date of this Part, except as may be otherwise provided for in this Part, but not limited to (to the extent permitted by law) development undertaken by agencies of local, regional, state, or federal government, shall be carried out in accordance with the requirements of this Part, in addition to the requirements of any other applicable provisions of the Land Development Code of Seminole County.	Info Only
116.	Planning and Development Annie Sillaway	DIVISION 3. WEKIVA STUDY AREA ENVIRONMENTAL DESIGN STANDARDS 30.10.5.11 Title and legislative findings. This Part shall be known and may be cited as the "Wekiva Study Area Environmental Design Standards". The following findings are hereby adopted as	Info Only

		<p>legislative findings by the Board of County Commissioners:</p> <p>(a) The Seminole County Comprehensive Plan provides for the protection and maintenance of the natural landscape within the Wekiva Study Area.</p> <p>(b) The numerous natural resources, including groundwater resources, within the Wekiva Study Area, are important resources that contribute to the quality of life in Seminole County.</p>	
117.	Planning and Development Annie Sillaway	<p>30.10.5.12 Purpose and intent. The purpose of this Part is to guide the design and location of development within the Wekiva Study Area in a manner which: (a) Provides uniform design standards to establish high quality development. (b) Maintains existing flora and fauna. (c) Allows for effective and innovative planning and development activities. (d) Protects the natural resources, including, but not limited to, wetlands systems, karst features, sensitive natural habitat, groundwater resources, aquifer recharge areas, springs, and springsheds. (e) Provides for minimization of disturbance to listed species and their habitats. (f) Implements, and is consistent with, the provisions of the Wekiva Parkway and Protection Act. (g) Implements, and is consistent with, the Seminole County Comprehensive Plan.</p>	Info Only
118.	Planning and Development Annie Sillaway	<p>Sec. 30.10.5.8 Applicability. (DIVISION 2 Wekiva River Protection Area Env. Design Standards) All new development or re-development, excluding single family lots existing on the effective date of this Part and except as may be otherwise provided for in this Part, within the Wekiva River Protection Area and outside the East Lake Sylvan Transitional Area/School Site, as depicted in the Future Land Use Element of the Seminole County Comprehensive Plan, including, but not limited to (to the extent permitted by law) development undertaken by agencies of local, regional, state, or federal government, shall be carried out in accordance with the requirements of this Part, in addition to the requirements of any other applicable provisions of the Seminole County Land Development Code.</p>	Info Only
119.	Planning and Development Annie Sillaway	<p>30.10.5.10 Wekiva River Protection Area Environmental Design Standards.</p> <p>(a) Arbor Protection.</p> <p>(1) Upon submittal of a site-plan, subdivision application, building permit, or any other application which proposes development within the Wekiva River Protection Area and</p>	Info Only

		<p>outside of the East Lake Sylvan Transitional Area/School Site, a tree survey that is compliant with Chapter 60 of the Land Development Code of Seminole County shall be submitted for verification of compliance by the County's Development Review Division Manager or designee. Development shall demonstrate that at least fifty (50) percent of the trees located within the developable areas of a site, including areas subject to residential platting that are not single-family residential lots existing on the effective date of this Part, are preserved on site.</p> <p>(2) When fifty (50) percent of the trees cannot be reasonably preserved, a tree replacement ratio shall be implemented that shall require an increasing number of replacement trees based upon the size of a removed tree's caliper, in accordance with Chapter 60 of the Land Development Code of Seminole County.</p> <p>(3) Replacement trees shall be native species as listed in Section 60.23 of the Land Development Code of Seminole County and planted on site in common areas and along streets. Replacement trees, at time of planting, shall have a minimum diameter of four (4) inches at one (1) foot above ground level and a height of at least eight (8) feet.</p> <p>(4) Single family residential lots with less than fifty (50) percent remaining native vegetation that are platted after the effective date of this Part shall demonstrate at the time of permitting that existing trees and native vegetation shall be maintained to the greatest extent possible.</p> <p>(b) Protection of Wetlands and Flood Prone Areas.</p> <p>(1) An upland buffer averaging fifty (50) feet but no less than twenty-five (25) feet in width shall be maintained on lands adjoining the conservation land use designation, the FP-1 classification, or properties which have been previously designated as conservation areas or conservation easements.</p> <p>(2) Development activity, including the placement or depositing of fill, within wetlands and the one hundred (100) year floodplain (as adopted by FEMA or revealed by the best available data) shall be prohibited.</p> <p>(3) If lots are platted into wetlands or associated upland buffers, signage demarking the boundary of the said buffers and wetlands shall be used to deter</p>	
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		<p>encroachment. The homeowner's association shall be required to adopt covenants which protect such areas from any activity by the residents. Violators shall be subject to standard code enforcement procedures.</p> <p>(4) Seminole County shall evaluate and regulate all development within the Wekiva River Protection Area as defined in Section 369.303(9), Florida Statutes, or its successor provision, to ensure consistency with the said Act, the provisions of the Seminole County Comprehensive Plan adopted to conform to said Act and the designated protection zones as required by the Act, including coordination with appropriate agencies as necessary.</p> <p>(5) When a proposed development relates to real property located in or near the edge of a designated protection zone, as designated by the Wekiva River Protection Act, the applicant shall submit proof of compliance with all agency regulations applicable to the subject property in conformance with the Act, or proof of exemption thereto. Such proof of compliance or exemption shall be required prior to the issuance of such permits by Seminole County.</p> <p>(c) Clustering and the Planned Development (PD). On property having the Suburban Estates land use designation, the use of Planned Development ("PD") zoning may only be permitted if the Development Services Director or designee determines that a greater protection of wetlands, rare upland habitat, greenways, or wildlife corridors can be achieved by clustering. Natural features that may be protected using PD zoning include, but are not limited to, floodprone areas, karst features, most effective recharge areas, or other environmentally sensitive natural habitat. A cluster subdivision must provide a minimum of forty (40) percent open space, including intervening common useable open space, passive or active parks, or conservation land between modules or clusters of homes so that a minimum of sixty (60) percent of the residential lots abut or are located across the street from land held for the common enjoyment of the future residents of the development.</p> <p>(d) Protection of Listed Species (1) As a condition for development approval or PD rezoning, applicants shall be required to complete a survey of plants and wildlife including those species designated as endangered, threatened, or species of special concern pursuant to Rules 39-27.003, 39-27.004 and 39-27.005, Florida</p>	
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		<p>Administrative Code, utilizing the most current wildlife methodology guidelines published by the Florida Fish and Wildlife Conservation Commission ("FFWCC") and current information from the Florida Natural Areas Inventory.</p> <p>(2) Protection of listed species shall be accomplished either through on-site preservation or through relocation within the Wekiva River Protection Area in accordance with a plan acceptable to, and permitted by, the Florida Fish and Wildlife Conservation Commission. Incidental taking of listed species shall not be permitted unless the FFWCC determines that a particular group of animals on the site cannot be relocated or benefited by on-site preservation due to disease. Should such a determination be made by the FFWCC, any incidental taking must be expressly and specifically approved by the County's Natural Resources Officer.</p> <p>(3) If a listed species is determined to exist on a site, the following shall apply in order of priority:</p> <p>a. The developer/applicant must accomplish development in such a fashion as to avoid the habitat of the listed species; or</p> <p>b. The developer/applicant must prove to the County's Natural Resources Officer that it is not possible to avoid the habitat of said species and achieve the approved net density, and then relocate the species on site to equally suitable habitat consistent with guidelines published by the Florida Fish and Wildlife Conservation Commission; or</p> <p>c. The developer/applicant must prove to the County's Natural Resources Officer via site analysis that development cannot be accomplished to the approved net density by utilization of on-site relocation of said species, in which case as a final option, only the number of individuals of said species necessary to allow development to occur may be relocated off site. Additional individuals may be relocated off site if it can be demonstrated to the County's Natural Resources Officer that remaining individuals of said species would not constitute or remain part of a viable population. Relocation must take place within the Wekiva River Protection Area with preference given to properties adjacent or close to the donor site.</p>	
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		d. Wekiva Study Area Environmental Design Standards In addition to the provisions contained in Division 2 (Wekiva River Protection Area Environmental Design Standards) of this Part, development activities must also comply with the provisions contained in Division 3 (Wekiva Study Area Environmental Design Standards) of this Part.	
120.	Public Safety - Addressing Amy Curtis	(POSTING) Address numbers shall be made of durable weather resistant material, shall be permanently affixed to the structure and posted fronting the street the structure is addressed to. The colors of the numbers shall contrast the surrounding background of the structure, so it stands out and is clearly visible from both directions of the addressed street. SCLDC SEC 90.5(a). Addresses are entered into the 911 database and used directly by the 911 communications call center. *Address numbers are to be permanently installed facing the street the structure is addressed to.	Info Only
121.	Public Safety - Addressing Amy Curtis	(POSTING) Commercial address numbers are to be a minimum of six (6) in height and one-half (1/2) inch in width. SCLDC 90.5 (1)	Info Only
122.	Public Safety - Addressing Amy Curtis	(POSTING) Unit numbers shall be a minimum of 3" inches in height, posted above or aside all means of ingress/egress, clearly visible upon approach and clear of any obstruction such as awnings. SCLDC SEC 90.5(1) (2). * For unit/suite numbers, it is recommended to add the name unit or suite before the number. There have been cases where 911 received calls and is given the address with the unit/suite number as the main building number. This causes delays when that same number is used elsewhere on the street, as a main building number.	Info Only
123.	Public Safety - Addressing Amy Curtis	(POSTING) Multi residential buildings such as apartments which have direct access to a common area or corridor will be assigned a main building number and further assigned three (3) digit unit numbers to be posted above all means of egress. The main building number shall be a minimum of six (6) inches in height and one-half (1/2) inch in width. Numbers shall be of contrasting colors so as to be readily identifiable. Unit numbers shall be a minimum of three (3) inches in height and one-half (1/2) inch in width. SCLDC 90.5 (2)	Info Only
124.	Public Safety - Addressing Amy Curtis	(STREET SIGN/NAME) ****All Street Signs for the Development need to be installed and have passed Addressing Inspection prior to Building Permit approval**** The street sign specs have been uploaded into the documents folder. As noted and commented to the Developer during the Development Review Process, it is the developer/owners responsibility to install all street signs for the development, prior to building permit	Info Only

		approval. Street signs must be installed and inspected for all new developments, as the address for any type of building permit will be assigned to the internal street(s). (Seminole County Code of Ordinance / Chapter 40 - Building and Construction / Part 10. - Street Signs / Sec 40.231 Street signs/building permits.)	
125.	Public Safety - Addressing Amy Curtis	(STREET SIGN/NAME) All street signs require cross blades with the names of the intersecting streets. As determined by E911 Addressing, the sign blades must have the approved street name/spelling, proper street designation and be placed in a location facing/fronting the correct street. No use of punctuation (hyphen, period, apostrophe) on street signs. If the street(s) are not built and permits are being submitted, signage can be placed at the main entry to the development and as roads are built, the street signs can be moved to their correct location. Contact E911 Administration, Addressing, email: addressing@seminolecountyfl.gov, after street signs are installed, as they require an inspection. Incorrect signs will be required to be corrected. For street sign requirements or questions, please contact Seminole County Traffic Engineering Division at 407-665-5677. Chapter 40.231 updated 4-27-2021 & SCLDC 90.6(A-L).	Info Only
126.	Public Safety - Addressing Amy Curtis	(STREET SIGN/NAME) Prior to street name submittals, please review the uploaded attachment in the documents folder: Street Sign and Street Naming Info Combined, which explains how to select a street name. In addition, the street sign specs are also included in this document. SCLDC 90.6 (A-L)	Info Only
127.	Public Safety - Addressing Amy Curtis	(STREET SIGN/NAME) Approved Street names will be placed on a reserved street name list and will be held until the project is approved or recorded. Prior to approval, the approved street names are required to be labeled on final Site Plans, Engineering Plans and Recorded plats. Once the project has been approved or recorded, the unused street names will be deleted from the list. If the plan approval expires, the street names shall require additional review and approval at the time of re-submittal. (Addressing Policy)	Info Only
128.	Public Safety - Addressing Amy Curtis	(STREET SIGN/NAME) This project will require 1 street name. Please submit proposed street names to E911 Administration, Addressing Office for approval. Email: addressing@seminolecountyfl.gov. The approved street name designation is: Lane or Way (choose one). The approved street name and street designation is required to be labeled on all site plan sheets and Fire Truck Routing Plans.	Unresolved
129.	Public Safety - Addressing	(STREET SIGN/NAME) Do not abbreviate street name designations on the Final Engineering and the Final Plat.	Info Only

	Amy Curtis	The street designations are required to be abbreviated on the street signs. The approved street name designations and their proper abbreviations are as follows: Lane (LN) or Way (WAY) Choose One street designation.	
130.	Public Safety - Addressing Amy Curtis	A site plan that was approved through the Planning and Development site plan approval process is required to be submitted within the building permit application package, prior to permit approval. (Addressing Policy)	Info Only
131.	Public Safety - Addressing Amy Curtis	(SITE/FLOOR PLAN) Site plans will be addressed within (14) working days after the site plan has been approved and all addressing requirements have been completed. SCLDC 90.5 (8)(d)	Info Only
132.	Public Safety - Addressing Amy Curtis	(SITE/FLOOR PLAN) Developers of commercial sites with multiple occupants, such as multi-residential apartments or plazas that have been approved through the Development Review process are required to coordinate individual addressing, prior to submitting building permits. This can be accomplished by providing Addressing (email: Addressing@seminolecountyfl.gov) a floor plan layout which indicates all possible tenant divisions for each floor of the building. This is to be submitted at least (10) working days prior to the submission of the building permit application package. The Addressing Office will propose building addresses and indicate on the floor plans, unit numbers for each tenant space. The proposed unit numbers and building addresses are required to be placed on the plan sheets and submitted with the building permit application package. If the addresses and unit numbers are incorrect on the floor/construction plans permit submittal, it will be required to be corrected. (Addressing Policy)	Info Only
133.	Public Safety - Addressing Amy Curtis	(SITE/FLOOR PLAN) When submitting future site plans or building permits, please submit a proposed plan indicating and labeling on the plans all of the following: All existing and proposed structures on the parcel, description of use of the structure(s), parcel number of the subject property as well as the adjacent properties, posted address (es), street names, north arrow, drive aisles, front (main entry) and rear elevations of the building(s), where the work will take place within the building.	Info Only
134.	Public Safety - Addressing Amy Curtis	(ADDRESS ASSIGNMENT) All building/unit number(s) shall be issued by the Seminole County 911 Administration, Addressing Office. SCLDC 90.5	Info Only
135.	Public Safety - Addressing Amy Curtis	(ADDRESS ASSIGNMENT) Multi-tenant residential buildings will be issued a building number from the standard grid map and further assigned (3) digit unit numbers. SCLDC SEC 90.5(2)	Info Only

136.	Public Safety - Addressing Amy Curtis	(Combine Parcels) In order to avoid permitting confusion, when a site development includes more than one parcel identification number and the developer intends to unify multiple parcels into one site for that development, the developer/owner is requested to have the parcels/lots combined into one parcel identification number. For Addressing purposes, this is to be completed prior to building permit submittal. Contact the Seminole County Property Appraiser's Office at 407-665-7506 or visit www.scpafl.org ; Downloads/Real Property/Request for Parcel Combination or Request for Parcel Split -Form. (Addressing Policy)	Info Only
137.	Public Safety - Addressing Amy Curtis	(Development Name) Is Mosby Orange Blvd MF the name that will be on the signage for this complex? Please submit additional facility names for review and approval. The approved name is required to be labeled on all plan sheets prior to approval. The approved name shall be the only conspicuous name posted or advertised on signage.	Unresolved
138.	Public Safety - Addressing Amy Curtis	(Development Name) To avoid duplicate or similar names, the name by which a new development shall be legally known in the County, shall be submitted for compliance review to the E911 Administration, Attn: Addressing (email: addressing@seminolecountyfl.gov). Addressing checks the proposed name against the Seminole County Property Appraiser facility & subdivision names along with project names that are on reserve within the County. Potential names will be reviewed during Site Plan or Preliminary Subdivision Plan. The approved name shall be the only conspicuous name posted or advertised on signage and shall also be the title on the proposed plat (if applicable). Following approval of the site or final engineering plan, the applicant shall have one (1) year to commence construction. If no site construction has commenced within (1) one year, the project is considered expired and any approved development name, including street names, that have been reserved, will be removed from the reserve list and considered void. (90.10(b)(c)(e)), (Florida Statute 177.051)	Unresolved
139.	Public Safety - Addressing Amy Curtis	(Apartment Site Plans) Address fees are based on a tiered structure. There may be a cost savings if paying in advance, versus applying the address fee on the building permits. Final Addressing fees will be determined based on the floor plans submitted. Please contact addressing@seminolecountyfl.gov if the address fees will be paid prior to building permit submittal. We will need to review the floor plans before the address fees can be determined. This address fee includes a discount, if there are over 10 units. If the address fees are not paid prior to	Info Only

		building permit submittal, then the amount applied on the building permit will be applied based on the number of units within the building permit submittal and will not take into account the total of addresses for the development. Payment can be made via credit card online, through our website at https://scccap01.seminolecountyfl.gov/Address911WebPayment . You may also make payment via check or money order payable to Seminole County, either in person or by mail to: Seminole County Addressing Section, 3rd floor. Attn. Amy Curtis 150 Eslinger Way Sanford, FL 32773. In person payments accepted by appointment only. Please call 407-665-5045, 407-665-5191, 407-665-5190 or email addressing@seminolecountyfl.gov (Addressing Policy)	
140.	Public Safety - Addressing Amy Curtis	Will there be two entry and exits?	Question
141.	Public Safety - Addressing Amy Curtis	Please provide clarification as to the front of each of the building.	Question
142.	Public Safety - Addressing Amy Curtis	On the C4.5 & C4.6 Fire Truck Routing Plan, please correct the street name to West State Road 46 (add the directional) and add the street name Orange Boulevard.	Unresolved
143.	Public Safety - Addressing Amy Curtis	On C4.0 and C4.1 Site Plan, please correct the street name to West State Road 46 (add the directional).	Unresolved
144.	Public Safety - Addressing Amy Curtis	On C4.0 Site Plan, C4.1 Site Plan, C4.2 Site Plan, C4.3 Site Plan, please remove the reference to State Road 431 and the parentheses around Orange Boulevard. The correct street name is Orange Boulevard.	Unresolved
145.	Public Safety - Fire Marshal Matthew Maywald	Provide the required needed fire flow calculations in accordance with Section 18.4 and table 18.4.5.2.1 of NFPA 1 for the fire hydrants. The resulting fire flow shall not be less than 1000 GPM. Please provide NFF for all structures not just club house and maintenance building. Please break out to which each structure requires and please place all information on one sheet and not broken up over multiple sheets as the information is hard to follow being on multiple sheets.	Unresolved
146.	Public Safety - Fire Marshal Matthew Maywald	Please revise turning radius analysis to the follow apparatus specs. 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: 4.68 inches Tread Width: 16.3	Unresolved

		<p>inches Chassis Overhang: 78 inches Additional Bumper Depth: 26 inches Front Overhang: 137.6 inches Wheelbase: 266 inches Overall length: 576 inches Calculated Turning Radius: Inside Turn: 25 ft. 4 in. Curb to Curb: 41 ft. 1 in. Wall to Wall: 48 ft. 1 in. Overall length: 48 ft</p>	
147.	Public Safety - Fire Marshal Matthew Maywald	Please verify compliance with : The angle of approach and departure for any means of fire department access road shall not exceed 1 ft. drop in 20 ft. or the design limitations of the fire apparatus of the fire department, and shall be subject to approval by the AHJ. NFPA 1, 18.2.3.5.6.2.	Unresolved
148.	Public Safety - Fire Marshal Matthew Maywald	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. If the building is sprinklered, location of Point of Service, Backflow Preventer and/or Post Indicating valves, and Fire Department Connection are required on the Site Plan in order to complete the Review (NFPA 1)	Unresolved
149.	Public Safety - Fire Marshal Matthew Maywald	NO PARKING Signage and yellow striping for all fire department appliances such as FDC's, fire hydrants and fire department lanes shall be provided in accordance with NFPA 1, 18.2.3.6.1	Unresolved
150.	Public Safety - Fire Marshal Matthew Maywald	Hydrants/FDC/Backflow/PIV shall be located not less than 40 ft (12 m) from the buildings to be protected per NFPA 24, Seciton 7.2.3.	Unresolved
151.	Public Safety - Fire Marshal Matthew Maywald	Provide a fire test report and hydraulic graph for the proposed fire hydrants/water mains to ensure they will meet the requirements for the needed fire flow calculations for the structure.	Unresolved
152.	Public Safety - Fire Marshal Matthew Maywald	Please verify if there will be any gates. 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 also open to 20 ft wide.	Unresolved
153.	Public Safety - Fire Marshal Matthew Maywald	A full review was not conducted at this time due to the amount of missing information related to the fire mains, placement of fire department appliances, etc.	Unresolved
154.	Public Safety -	Additional comments may be generated based on	Unresolved

	Fire Marshal Matthew Maywald	resubmittal.	
155.	Public Works – Engineering Jim Potter	The site is land locked and is required to hold the entire 100-year, 24-hour storm event onsite. The site discharges out of the inlets during this event. Revise design accordingly.	Unresolved
156.	Public Works – Engineering Jim Potter	There are multiple areas that discharge without being collected and treated. Please revise the site to collect all impervious area and as much of the site as possible to be treated and infiltrated into the ground. Revise the retaining walls to push drainage back into the site. Revise grading of the remaining areas to be collected and be treated.	Unresolved
157.	Public Works – Engineering Jim Potter	There appears to be offsite area that drainage to this site that is now being blocked. The onsite drainage would hold this area. Please collect and hold these areas.	Unresolved
158.	Public Works – Engineering Jim Potter	The site has substantial storage. This storage is required to be modeled in the predevelopment condition. This volume cannot be discharged from the site.	Unresolved
159.	Public Works – Engineering Jim Potter	The plans show the average water table elevation. The County requires that the site be designed to the seasonal high water table elevation. Please revise accordingly.	Unresolved
160.	Public Works – Engineering Jim Potter	The grading of the pond does not seem to match existing grade at the property line. The grading of the outside pond berm elevation is not clear. Provide a uniform elevation. The peak stage in the design storm is required to be 1' of freeboard. Please provide 1' of freeboard in the 100-year, 24-hour storm event. Revise all.	Unresolved
161.	Public Works – Engineering Jim Potter	The geotechnical report states in multiple places preliminary. Please provide a final signed and sealed geotechnical report.	Unresolved
162.	Public Works – Engineering Jim Potter	Based on the geotechnical report and karst evaluation it does appear that the wetland is a remanent karst feature with limited to almost no separation from the limestone layer at boring termination. The intent of the required buffer from the karst feature is to not allow stormwater from going into the karst feature. The soil profiles do not seem to provide sufficient clay or other confining layer to stop the pollutants from the stormwater from going into the aquifer. Please provide the required 50' buffer from the karst feature.	Unresolved
163.	Public Works – Engineering Jim Potter	Orange Boulevard is an Urban Major Collector roadway. A left turn lane is required for any full access driveway. Please show turn lanes where applicable. Based on the number of units and location to the intersection a right turn lane should be provided. Please show appropriate	Unresolved

		offsite turn lane improvements.	
164.	Public Works – Engineering Jim Potter	The northern access into the site impacts the existing turn lane transition. Please remove or make this access as right-in and right-out only. The south access impacts the existing south bound left turn lane to Wayside Drive. This access needs to be moved or made into right-in, right-out only as well. Please revise all accordingly.	Unresolved
165.	Public Works – Engineering Jim Potter	A sidewalk is required along the entire frontage of the property on Orange Boulevard. Please show sidewalk in the ROW. Additional ROW may be required for this and other improvements. Please show sidewalk, turn lanes and adjust the ROW as needed to facilitate these improvements. Be sure that the driveway crossings meet ADA requirements.	Unresolved
166.	Public Works – Engineering Jim Potter	The radii of both driveways do not meet County requirements. Please revise to 50' inbound and 35' outbound.	Unresolved
167.	Public Works – Engineering Jim Potter	Orange Boulevard currently discharges to the site and into the existing depression. The filling of the site will impact the Orange Boulevard Drainage. Please collect this drainage.	Unresolved
168.	Public Works – Engineering Jim Potter	There is some concern with clear zone requirements with the required improvements. Please be sure that all issues are addressed.	Unresolved
169.	Public Works – Engineering Jim Potter	While the pre-development condition is not specifically relevant as this is a landlocked basin, the predevelopment storage does not seem correct. There is a 67.43 or higher before leaving the wetland. It is also a much larger area. Please revise accordingly.	Unresolved
170.	Public Works – Engineering Jim Potter	The geotechnical borings are not sufficient in the exfiltration areas. Please provide at least 2 borings in each exfiltration and pond area.	Unresolved
171.	Public Works – Engineering Jim Potter	The base of the aquifer is shown at elevation 30'. There appears to be a reasonably dense layer at around 12'. The area at the karst is different. Please adjust the base to 12' or provide additional justification.	Unresolved
172.	Public Works – Engineering Jim Potter	There is concern with the exfiltration perimeters. Having 3 large exfiltration / pond areas that close together could be problematic. Please model this as one large pond area or provide a more detailed analysis showing the intermingling of flow.	Unresolved
173.	Public Works – Engineering Jim Potter	I do not see a variance in volumes based on depth for the exfiltration system. Typically, there is a difference in volume between the rock layer only and the pipe / rock layers. Please verify, show a volume detail section and adjust volumes accordingly.	Unresolved
174.	Public Works – Engineering	Clearly show method of getting under Orange Boulevard with the utilities. Open Cut is not allowed. Show method.	Unresolved

	Jim Potter	Please turn on the roadway to determine where the utilities are in relation to the road. The FM may be under the pavement. This will require an open cut and mill and resurface 50' each way. Clearly show and detail all.	
175.	Public Works – Engineering Jim Potter	One or more of the ADA parking spaces do not meet slope requirements. Please verify and adjust all.	Unresolved
176.	Public Works – Engineering Jim Potter	The far west building on the north side is lower than the sidewalk to it. Please show positive grading away from the building. The FFE also seems incorrect. Please review all internal grading and adjust accordingly.	Unresolved
177.	Public Works – Engineering Jim Potter	Please provide better section lines and or provide a little overlap as it is not clear in a couple of spots.	Unresolved
178.	Public Works – Engineering Jim Potter	There is substantial fill and impact to the site. This has an overall impact to the natural resources of the property. Please describe how this site meets the requirements of the WRPA or revise. Note that additional Low Impact Design (LID) and Leadership in Energy and Environmental Design (LEED) type designs can be considered to offset some impacts.	Unresolved
179.	Public Works – Engineering Jim Potter	Overall, the plans are not sufficient for a review. The comments provided are intended to help with revision of the plans. Additional comments may be generated on the next review. Please review and revise accordingly.	Unresolved
180.	Public Works - Impact Analysis Arturo Perez	Section 5.3 Turn lane analysis needs to be expanded. Seminole County's Public Works Engineering Manual (Dated 7/24/2023) Section 1.3 stipulates the requirements for Auxiliary Lanes (Right and Left Turn Lanes). Add this analysis to the section, revise the TIS report as needed and resubmit.	Unresolved

Department Changemarks

184.	Natural Resources Sarah Harttung	Changemark Wekiva Consistency Form 1 Laurel oak (<i>Quercus laurifolia</i>) is a native species.	Wekiva Consistency Review Form.pdf	Unresolved
185.	Natural Resources Sarah Harttung	Changemark Wekiva Consistency Form 2 According to the Environmental Report, the wetland provides suitable nesting habitat for the sandhill crane. Please revisit this section of the form.	Wekiva Consistency Review Form.pdf	Unresolved
186.	Natural Resources Sarah Harttung	Changemark Wekiva Consistency Form 3 Please provide a water use analysis for a typical single-family home in this area of Seminole County. A 10 bedroom, 10 bathroom home is uncommon on a 1-acre lot. Alternatively, please provide the data source from which these home sizes were drawn.	Wekiva Consistency Review Form.pdf	Unresolved
187.	Natural Resources Sarah Harttung	Changemark Wekiva Consistency Form 4 Wetlands cannot be impacted within the Wekiva River Protection Area.	Wekiva Consistency Review Form.pdf	Unresolved
188.	Natural Resources Sarah Harttung	Changemark Wekiva Consistency Form 5 Although the wetland is hydrologically disconnected from the Wekiva River, this part of the form is asking how the project will be designed with the restrictions on the destruction of wetlands in mind. Please revisit this part of the form.	Wekiva Consistency Review Form.pdf	Unresolved
189.	Natural Resources Sarah Harttung	Changemark Wekiva Consistency Form 7 According to the environmental report, there is suitable foraging/nesting habitat for gopher tortoises, wood storks, and the Florida sandhill crane. Please revisit this section of the form.	Wekiva Consistency Review Form.pdf	Unresolved

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	STATUS	REVIEWER
Public Works - Engineering	Corrections Required	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Environmental - Impact Analysis	Review Complete Recommend Approval	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Environmental Services	Corrections Required	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Corrections Required	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Buffers and CPTED	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Planning and Development	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Safety - Fire Marshal	Corrections Required	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Comprehensive Planning	Corrections Required	Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov
Building Division	Review Complete Recommend Approval	Jay Hamm 407-665-7468 jhamm@seminolecountyfl.gov
Public Safety - Addressing	Corrections Required	Amy Curtis 407-665-5191 acurtis@seminolecountyfl.gov
Public Works - Impact Analysis	Corrections Required	Arturo Perez 407-665-5716 aperez@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:
7/17/2025	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Sarah, Annie, Maya, Matthew, Amy, James, Jim, Arturo
<p>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:</p> <p>Major Review (3+ reviewers remaining) – 50% of original application fee</p> <p>Minor Review (1-2 reviewers remaining) – 25% of original application fee</p> <p>Summary of Fees: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml</p> <p>NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)</p>		

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