

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

Comment Document – Initial Submittal

The DRC meeting allows 20 minutes per project to discuss and clarify any comments of concern. Additional comments or deletion of comments may result from discussions at the DRC meeting. The DRC Agenda can be found [HERE](#).

PROJECT NAME:	LAKE IRISH ESTATES - FINAL ENGINEERING PLAN	PROJ #:	23-55200004
APPLICATION FOR:	DR - SUBDIVISIONS FE		
APPLICATION DATE:	9/19/23		
RELATED NAMES:	EP DAU BANSAL		
PROJECT MANAGER:	JOY GILES (407) 665-7399		
PARCEL ID NO.:	35-19-29-300-027C-0000		
PROJECT DESCRIPTION	FINAL ENGINEERING PLAN FOR 10 SINGLE FAMILY RESIDENTIAL LOTS ON 23.37 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF MARKHAM RD, WEST OF MARKHAM WOODS RD		
NO OF ACRES	23.37		
BCC DISTRICT	5-HERR		
CURRENT ZONING	A-1		
LOCATION	ON THE NORTH SIDE OF MARKHAM RD, WEST OF MARKHAM WOODS RD		
SEWER UTILITY	SEMINOLE COUNTY UTILITIES		
WATER UTILITY	SEMINOLE COUNTY UTILITIES		
APPLICANT:		CONSULTANT:	
DAU BANSAL 450 VIA TUSCANY LOOP LAKE MARY FL 32746 (407) 779-8450 DAUBANSAL1@GMAIL.COM		LARRY POLINER RCE CONSULTANTS LLC 617 ARVERN DRIVE ALTAMONTE SPRINGS FL 32701 (407) 452-0633 LARRY@RCECONSULTANTS.NET	

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

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

For questions regarding the ePlan process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/ur1/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.

AGENCY/DEPARTMENT COMMENTS

STAFF		COMNENTS	STATUS
1.	Environmental - Impact Analysis	<p>Potable and Reclaimed water infrastructure was installed back in 2015. FDEP Water Clearance was issued on 7/22/2015. However, a Final inspection, 2 Year Maintenance Bond and Bill of Sale were not completed. Inspection of the Water infrastructure must occur. All other documents will be required prior to final acceptance. Please contact Becky Noggle 407-665-2143 for information concerning documentation and Dave McBroom 407-416-1575 to schedule inspections.</p>	Informational
2.	Environmental Services	<p>On Sheet 1: Cover Sheet, please add Reclaim to the utility provider section. For both Water and Reclaim, please update the contact information to the following: Seminole County, 500 W Lake Mary Blvd Sanford, FL 32773, Phone: (407) 665-2024</p>	Informational
3.	Environmental Services	<p>On Sheet 5: Plan & Profile, the existing pressurized 16" PVC potable water line and the pressurized 24" DI reclaim water line are mislabeled with each other. The line in the right of way that's labelled EX. 16" W is NOT a potable water line, that is a pressurized 24" DI reclaim water line. The line in the right of way that's labelled EX. 24" RW is NOT a reclaim water line, that is a pressurized 16" PVC potable water line. It's our understanding that the potable water and reclaim water mains were installed for this development in 2015. Please confirm the existing potable water and reclaim water main connections based off record drawings/as-built. Correct the line types/labels of the main lines in the right of way and move the water/reclaim tapping locations and callouts to their new, appropriate locations as needed.</p>	Not Met
4.	Environmental Services	<p>On Sheet 5: Plan & Profile, once the 4" x 24" reclaim water wet-tap is moved to its new location, please provide a pipe crossing callout or detail for the crossing of the 4" reclaim water line with the 16" PVC potable water line in the right of way.</p>	Not Met
5.	Environmental Services	<p>On Sheet 5 and Sheet 6: Plan & Profile, please relocate all potable water meters, reclaim water meters, and public fire hydrants into Tract B (Utility Easement/Right of Way) or provide a separate utility easement for them. See Standard Detail (SD) 206 and SD 215 for reference on typical potable water/reclaim water meters and fire hydrant assembly layouts.</p>	Not Met
6.	Environmental Services	<p>Are the fire hydrants located within this development private or public? Please label them accordingly on Sheet 5 and 6: Plan & Profile. Any private hydrants will include a security device as part of the fire hydrant assembly since they are not protected by upstream back flow prevention. See SD 216 for reference.</p>	Not Met
7.	Environmental Services	<p>Sheets 10 and 11: Utility Details have outdated details. Please update them by following the instructions on the Seminole County Utilities Engineering website to access our latest details/standards: https://www.seminolecountyfl.gov/departments-</p>	Not Met

		services/environmental-services/utilities-engineering/utilities-details-standards.stml Please provide the following Standard Details (SDs): SD 101, SD 104, SD 105, SD 108, SD 109, SD 110, SD 111, SD 112, SD 115, SD 204, SD 206, SD 208, SD 209, SD 210, SD 215/216 (depending on if fire hydrants are public or private), SD 218, SD 504, SD 505, and SD 506.	
8.	Natural Resources	For development within the WRPA, a Wekiva Consistency review must be completed. The application form can be found at http://www.seminolecountyfl.gov/gm/devrev/pdf/WekivaConReview.pdf	Not Met
9.	Natural Resources	Show tree replacement table. SCLDC 60.22(f)	Not Met
10.	Natural Resources	Show the required mix of tree species for tree replacement. SCLDC 60.4(h)	Not Met
11.	Natural Resources	The preservation of any tree on the preferred tree replacement species list with a trunk diameter of twenty-four (24) inches and greater measured four and one-half (4.5) feet above the ground [Diameter at Breast Height (DBH)] may be considered as the basis for the Planning and Development Director, or his or her designee, granting a variance from the required replacement ratios or the literal application of the provisions of this chapter. Conditions of a variance so granted shall be made a part of the arbor permit. If you propose to remove a specimen tree, provide an evaluation from a Certified Arborist as to the condition.	Info Only
12.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A recent threatened and endangered study, completed within the last 5 years, along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	Not Met
13.	Natural Resources	Conservation easements dedicated to Seminole County and/or St. Johns River Water Management District will be required over the wetlands and required buffers, and all property within the 100 year flood plain. As most of the lots will contain wetlands and/or floodplain, please propose signage to communicate to the property owner that the area is in conservation and shall not be disturbed.	Not Met
14.	Natural Resources Sarah Harttung	The proposed project is within the Wekiva River Protection Area (WRPA). See SCLDC Chapter 30 Part 58 for requirements for development within the WRPA.	Informational
15.	Natural Resources Sarah Harttung	On the site plan, an average wetland and floodplain buffer width is denoted as 25 feet. However, in the WRPA, there is a 50 ft. average, 25 ft. minimum undisturbed setback from all wetlands, and 100-year flood plains. No development activities, including fill placement, will be allowed in wetlands or the 100 year flood plain.	Not Met

		Please correct. SCLDC 30.1111(b)	
16.	Planning and Development	On Site Plan sheet under Site Data table please list the parcel numbers with acreage of each parcel and total acreage.	Not Met
17.	Planning and Development	Under Site Data table please add Existing Zoning - A-1 (Agriculture).	Not Met
18.	Planning and Development	Under Site Data table please provide the Net Buildable Density Calculation Breakdown by providing the total number of acres within the boundary of a development, excluding areas devoted to road rights of way, transmission power line easements, natural lakes and wetlands or flood prone areas.	Not Met
19.	Planning and Development	Under Site Data table next to Minimum Lot Size, please add "Minimum Lot Width at Building Line = 150 feet.	Not Met
20.	Planning and Development	Under Site Data Table please provide a Tract/Lot Table. Table should list each Tract and Lot with square footage, use, and ownership.	Not Met
21.	Planning and Development	Please clearly define the boundary of Tract A.	Not Met
22.	Planning and Development	Please provide a current School Impact Analysis.	Not Met
23.	Planning and Development	Under Site Data please provide a school impact table.	Not Met
24.	Planning and Development	Please add the correct date under the title on the Cover Sheet.	Not Met
25.	Planning and Development	<p>Please add the following notes under the Site Data Table:</p> <ul style="list-style-type: none"> The site is located within the Wekiva River Protection Area (WRPA) and must comply with SCLDC Chapter 30 Part 58 for requirements for development within the WRPA. A 25 foot minimum, 50 foot overall average undisturbed buffer is required from all wetlands, and 100-year flood plains. No development activities, including fill placement, will be allowed in wetlands or the 100-year flood plain. This site is located within the Aquifer Recharge Protection Overlay and must comply with SCLDC Chapter 30, Park 54 - Aquifer Recharge Protection Overlay. The subject property is within the Markham Road, Longwood- Markham Road, and Lake Markham Road Scenic Road Corridor Overlay and must comply with 	Not Met

		SCLDC Chapter 30 Part 59 and FLU Policy 12.6 and 12.7.	
26.	Public Safety - Addressing	(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 map and used directly by the 911 communications call center. *Address numbers are to be permanently installed facing the street the structure is addressed to.	Informational
27.	Public Safety - Addressing	(POSTING) Residential address numbers are to be a minimum of 4" inches height and half inch width. SCLDC SEC 90.5(7)	Informational
28.	Public Safety - Addressing	The plat name LAKE IRISH ESTATES REPLAT is approved for use as it matches LAKE IRISH ESTATES PB 60, PG 67. The street name LAKE IRISH PT is approved and will be utilized with this subdivision. The address fees for 10 lots was paid during a previous review. The street sign LAKE IRISH PT is installed. These comments will be provided with the Final Plat Review.	Informational
29.	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100' Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in. Overall length: 48 ft 6in.	Not Met
30.	Public Safety - Fire Marshal	Please show how the fire trucks will access lot 9 and lot 10.	Not Met
31.	Public Safety - Fire Marshal	Additional comments may be generated based on resubmittal.	Not Met
32.	Public Works - Water Quality	Please be advised that this project is located within the Wekiva River Basin Management Action Plan area and a portion of the project is adjacent to Lake Irish and its wetlands. The County would encourage the incorporation of additional nutrient reduction best management practices, such as, additional native buffers, berms and swales and/or other nutrient reducing design elements.	Informational
33.	Public Works Engineering	A detailed maintenance schedule is required for the swales behind the lots. The aesthetic maintenance will have to be the homeowner. The functional maintenance is required to be by the HOA. We also need notes to say no impacts to the swale is	Not Met

		required. Please show the notes on the grading plan.	
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AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	STATUS	REVIEWER
Public Safety - Addressing	Approved	Amy Curtis acurtis@seminolecountyfl.gov
Environmental - Impact Analysis	Approved	Becky Noggle bnoggle@seminolecountyfl.gov
Buffers and CPTED	Approved	Maya Athanas mathanas@seminolecountyfl.gov
Public Works - Water Quality	Review Complete Recommend Approval	Shannon Wetzel swetzel@seminolecountyfl.gov
Natural Resources	Corrections Required	Sarah Harttung sharttung@seminolecountyfl.gov
Planning and Development	Corrections Required	Joy Giles igiles@seminolecountyfl.gov
Environmental Services	Corrections Required	James Van Alstine jvanalstine@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	William Wharton wwharton@seminolecountyfl.gov
Public Safety - Fire Marshal	Corrections Required	Matthew Maywald mmaywald@seminolecountyfl.gov
Public Works - Engineering	Corrections Required	Jim Potter jpotter@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:
10/26/23	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Joy Giles, Matthew Maywald, James Van Alstine, Sarah Harttung, Jim Potter

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

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

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

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

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

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

Cities:

Altamonte Springs	(407) 571-8000	www.altamonte.org
Casselberry	(407) 262-7700	www.casselberry.org
Lake Mary	(407) 585-1449	www.lakemaryfl.com
Longwood	(407) 260-3440	www.longwoodfl.org
Oviedo	(407) 971-5555	www.cityofoviedo.net
Sanford	(407) 688-5000	www.sanfordfl.gov
Winter Springs	(407) 327-1800	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT	www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	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