

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:	HEATHROW COUNTRY CLUB DRIVING RANGE - SITE PLAN	PROJ #: 23-06000057
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	10/03/23	
RELATED NAMES:	EP JOHN LEPAK	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	12-20-29-300-001L-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO ADD AN OPEN-AIR CANOPY, LIGHTING, FANS ON 185.9 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE EAST SIDE OF HEATHROW BLVD, NORTH OF W LAKE MARY BLVD	
NO OF ACRES	185.9	
BCC DISTRICT	Andria Herr	
CURRENT ZONING	PD	
LOCATION	ON THE EAST SIDE OF HEATHROW BLVD, NORTH OF W LAKE MARY BLVD	
FUTURE LAND USE-	PD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
JOHN LEPAK TRINITY R & C INCE 1382 PALM AVE WINTER PARK FL 32789 (407) 427-3832 JLEPAK@TRINITYRANDC.COM	ANNE ROUN KPM FRANKLIN 6300 HAZELTINE DR STE 118 ORLANDO FL 32822 (407) 410-8624 AROUN@KPMFRANKLIN.COM	

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

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

AGENCY/DEPARTMENT COMMENTS

	REVIEWER	COMMENT	STATUS
1	Building Division	Vertical construction will require a separate Building permit and will be reviewed for, and shall be designed and built in accordance with the current edition of the Florida Building Code, Chapters 3, 4, 5, 6, 7 and 9, for 1) USE, 2) Height and area limitations, 3) Construction types and horizontal separation distances, 4) Building element protection and 5) Sprinkler and Alarm requirements and all other code requirements.	Informational
2	Planning and Development	On the Geometry Site Plan sheet please add a Site Data table with the following information: Parcel Number Future Land Use - Planned Development Zoning - PD (Planned Development) Use of Property - Description of Proposed Structure - Is this a pavilion over grass or does it have an impervious floor? Proposed New Impervious -? Size and Height of Proposed Structure -	Not Met
3	Planning and Development	On the Cover Sheet please add the following information: Parcel number and legal description. Add "Site Plan" to the title. List name and contact information for the property owner, Engineer, Consultant, Applicant & Firm. List the utility providers.	Not Met
4	Planning and Development	On Geometry Site Sheet please darken the lines for the existing driveway and drive aisles, parking area, existing structures, ect.	Not Met

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
Buffers and CPTED	No Review Required	Maya Athanas
Planning and Development	Corrections Required	Joy Giles jqiles@seminolecountyfl.gov
Environmental Services	Review Complete Recommend Approval	James Van Alstine
Public Safety - Addressing	Approved	Amy Curtis
Public Works - Impact Analysis	No Review Required	Jose Gomez
Public Safety - Fire Marshal	Approved	Matthew Maywald
Environmental - Impact Analysis	No Review Required	Becky Noggle

Natural Resources	No Review Required	Sarah Harttung
Public Works - Engineering	Approved	Jose Gomez
Building Division	Approved	Tony Coleman

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

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
11/01/2023	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Joy Giles,

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

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

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

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

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

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

Cities:

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

Other Agencies:

- Florida Dept of Transportation **FDOT** www.dot.state.fl.us

Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwm.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