

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

Please review the comments; if you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to [devrevdesk@seminolecountyfl.gov](mailto:devrevdesk@seminolecountyfl.gov) or call (407) 665-7372 **no later than noon on Friday, 3/10/2023, in order to place you on the Wednesday, 3/15/2023 meeting agenda.**

**MEETINGS ARE NOW BEING HELD IN A HYBRID FORMAT (IN-PERSON AND VIRTUALLY ON ZOOM). IF YOU REQUEST A MEETING, YOU MUST INDICATE WHETHER YOU WOULD LIKE TO ATTEND THE MEETING IN-PERSON OR REMOTELY VIA ZOOM.**

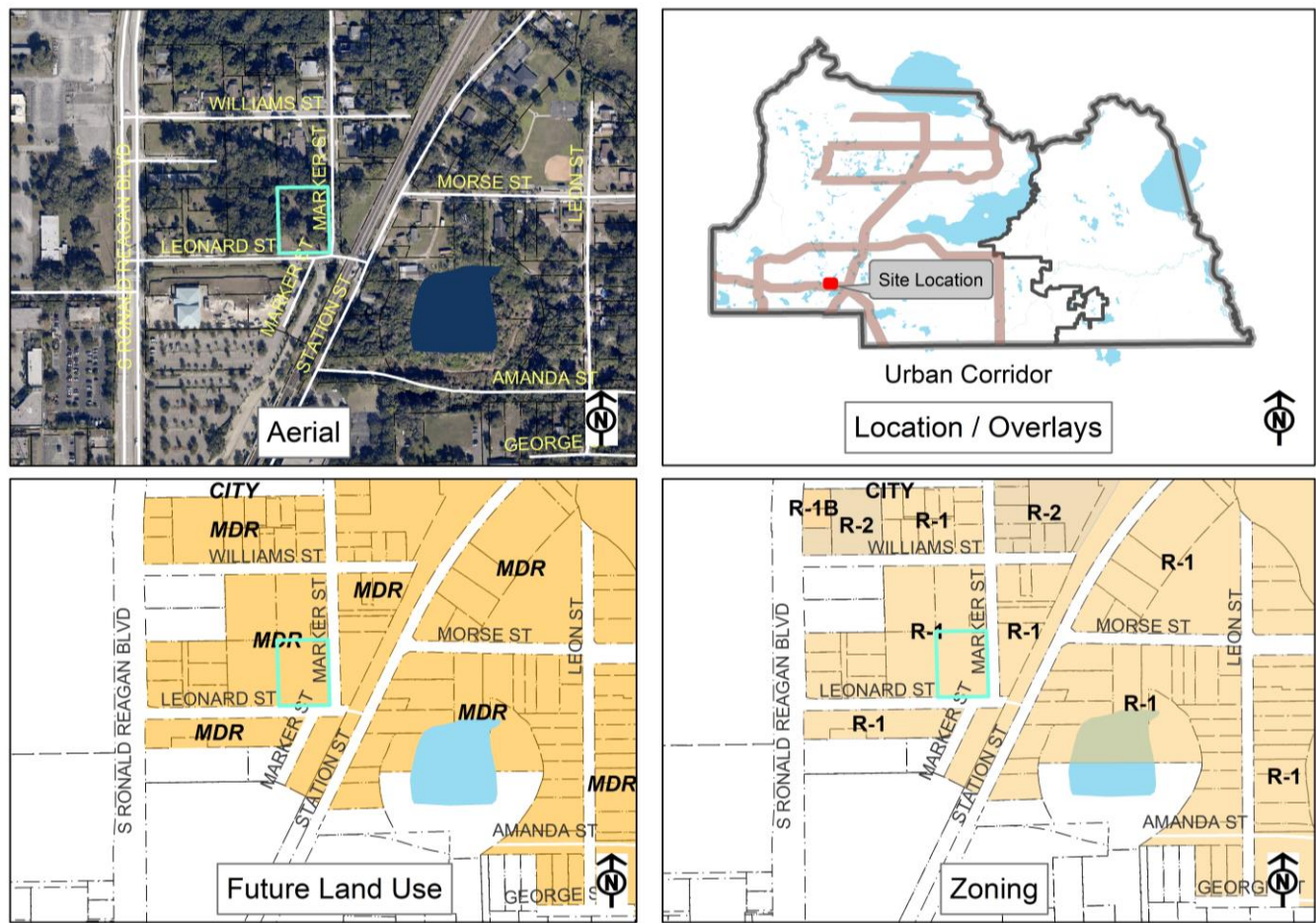
The DRC Agenda can be found [HERE](#).

|                                                                                                                                                   |                                                                                                                                                                                 |                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| PROJECT NAME:                                                                                                                                     | LEONARD STREET PARTNERS - PRE-APPLICATION                                                                                                                                       | PROJ #: 23-80000031 |
| APPLICATION FOR:                                                                                                                                  | DR - PRE-APPLICATION DRC                                                                                                                                                        |                     |
| APPLICATION DATE:                                                                                                                                 | 2/24/23                                                                                                                                                                         |                     |
| RELATED NAMES:                                                                                                                                    | EP SILVIO CAPELETTI                                                                                                                                                             |                     |
| PROJECT MANAGER:                                                                                                                                  | DOUGLAS ROBINSON (407) 665-7308                                                                                                                                                 |                     |
| PARCEL ID NO.:                                                                                                                                    | 18-21-30-509-0000-0270                                                                                                                                                          |                     |
| PROJECT DESCRIPTION                                                                                                                               | PROPOSED REZONE FROM R-1 TO R-3 AND SITE PLAN FOR A 10 UNIT MULTI-FAMILY COMPLEX ON .091 ACRES IN THE R-1 ZONING DISTRICT LOCATED NORTHWEST OF MARKER STREET AND LEONARD STREET |                     |
| NO. OF ACRES                                                                                                                                      | 0.91                                                                                                                                                                            |                     |
| BCC DISTRICT                                                                                                                                      | 4-AMY LOCKHART                                                                                                                                                                  |                     |
| CURRENT ZONING                                                                                                                                    | R-1                                                                                                                                                                             |                     |
| LOCATION                                                                                                                                          | NORTHWEST OF MARKER STREET AND LEONARD STREET                                                                                                                                   |                     |
| FUTURE LAND USE                                                                                                                                   | MDR                                                                                                                                                                             |                     |
| SEWER UTILITY                                                                                                                                     | CITY OF ALTAMONTE SPRINGS                                                                                                                                                       |                     |
| WATER UTILITY                                                                                                                                     | ALTAMONTE SPRINGS                                                                                                                                                               |                     |
| APPLICANT:                                                                                                                                        | CONSULTANT:                                                                                                                                                                     |                     |
| SILVIO CAPELETTI<br>CAPELETTI ENTERPRISES LLC<br>1006 WEST 25TH STREET<br>SANFORD FL 32771<br>(321) 438-1377<br>CAPELETTIENTERPRISESLLC@GMAIL.COM |                                                                                                                                                                                 |                     |

Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.

The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

| Ref. # | Group Name        | Reviewer Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.     | Buffers and CPTED | Please be prepared to submit a landscape plan with the site plan application. The landscape plan must include the buffer widths, opacities, plant units, and calculations. Also include the number of existing and proposed plants within each buffer and the species and caliper inches.                                                                                                                                                                                                                                                                                                                                    |
| 2.     | Buffers and CPTED | Buffer information can be found here: <a href="http://www.seminolecountyfl.gov/core/fileparse.php/3295/urlt/bufferingbooklet.pdf">http://www.seminolecountyfl.gov/core/fileparse.php/3295/urlt/bufferingbooklet.pdf</a> Buffer regulations (SCLDC Part 67) can be found with the Municode link in the Resources Tab of your eplan task or the link provided below: <a href="https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU">https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU</a> |
| 3.     | Buffers and CPTED | Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

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|-----|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4.  | Buffers and CPTED        | Based on best available information, staff estimates a 0.5 opacity buffer (25' width) will be required on the north and west, and a 0.2 opacity buffer (10' width) will be required on the west and south. This is subject to change as more information becomes available.                                                                                              |
| 5.  | Building Division        | Any building construction and/or modification will require Building permits and engineered plans to meet the current 7th ED (2020) Florida Building Codes.                                                                                                                                                                                                               |
| 6.  | Building Division        | Type of use and size of building will require fire sprinklers and fire alarms.                                                                                                                                                                                                                                                                                           |
| 7.  | Building Division        | A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.                                                                                                                                                                                                                               |
| 8.  | Building Division        | All ground floor units will be required to meet fair housing standards.                                                                                                                                                                                                                                                                                                  |
| 9.  | Building Division        | If government funding is used, (HUD) housing and urban development, handicap accessible units will be required.                                                                                                                                                                                                                                                          |
| 10. | Comprehensive Planning   | The Future Land Use is Medium Density Residential (MDR), which allows multi-family units at a maximum density of 10 dwelling units per acre. Residential dwelling units may be permitted up to a density of 12 dwelling units per net buildable acre in compliance with the provisions of Policy FLU 10.1 Affordable and Workforce Housing Density and Intensity Bonuses |
| 11. | Comprehensive Planning   | Multi-family developments require the provision of on-site amenities including active recreation areas, usable open space and pedestrian walkways as a component of development design.                                                                                                                                                                                  |
| 12. | Comprehensive Planning   | The subject property is in the East Altamonte target area. The County shall continue to administer Community Development Block Grant (CDBG) funded programs for target areas. See Policy FLU 4.1 in Comprehensive Plan.                                                                                                                                                  |
| 13. | Natural Resources        | Show location, size, and species of trees with minimum DBH of three (3) inches being removed and saved with site plan submission. SCLDC 60.22                                                                                                                                                                                                                            |
| 14. | Natural Resources        | Show tree replacement table with site plan submission. An example has been uploaded to the Resources folder. SCLDC 60.22(f)                                                                                                                                                                                                                                              |
| 15. | Planning and Development | The subject property is near the City of Altamonte Springs. Seminole County will provide an intergovernmental notice to the City of Altamonte Springs.                                                                                                                                                                                                                   |
| 16. | Planning and Development | The City of Altamonte Springs provides water and sewer services to the subject property. We recommend that the applicant contact the City of Altamonte Springs Planning & Development Department about completing a pre-annexation agreement. The Planning & Development Department can be reached at (407) 571-8150 or by email at gm@altamonte.org.                    |
| 17. | Planning and Development | A Rezone may take three (3) to four (4) months and involves public hearings with the Planning and Zoning (P&Z) Commission and the Board of County Commissioners (BCC).                                                                                                                                                                                                   |

|     |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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| 18. | Planning and Development     | Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link in the Resources tab located at the top of your ePlan task window or below for the requirements that the applicant must meet.<br><a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf</a>  |
| 19. | Planning and Development     | New Public Notification Procedures are required for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link in the Resources tab located at the top of your ePlan task window or below for the requirements:<br><a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf</a> |
| 20. | Planning and Development     | The subject property is located within the East Altamonte Springs SunRail Station Planning Study area. Please visit following website for plan details:<br><a href="https://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/FinalReportDraft-08212014.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/FinalReportDraft-08212014.pdf</a>                                                                                                                                                               |
| 21. | Planning and Development     | The subject property is located within the City of Altamonte Springs' East Town Vision Plan area: Please visit the following website for further details: <a href="https://www.altamonte.org/695/East-Town-Vision-Plan">https://www.altamonte.org/695/East-Town-Vision-Plan</a>                                                                                                                                                                                                                                                |
| 22. | Planning and Development     | The subject property is within the Urban Centers and Corridors Overlay (along certain roadways per FLU Element, Urban Centers and Corridors Overlay - Exhibit-6). Also see Seminole County Comprehensive Plan <a href="#">Future Land Use Element</a> , Policy FLU 5.17                                                                                                                                                                                                                                                        |
| 23. | Public Safety - Fire Marshal | Type of use and size of building may require fire sprinklers and fire alarms.                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 24. | Public Safety - Fire Marshal | Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.                                                                                                                                                                                                                                                                                                                                                                                        |
| 25. | Public Safety - Fire Marshal | Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1                                                                                                                                                                                                                                                                                                                                                                      |

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|-----|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 26. | Public Safety - Fire Marshal | "All the following items shall be acknowledged and added to the site plan sheets as note:1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4).2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads.3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1).4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3).5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing.6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 212 in. NFPA 1, 18.5.7.7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10.8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2" |
| 27. | Public Safety - Fire Marshal | The requirements below shall be on all site plans as notes for sprinkled buildings: a. At minimum, a Class Five contractor is required to install fire lines. Fire lines shall begin at the point in which the piping is used exclusively for fire protection and end at a point 1-foot above the finished floor. b. The fire line for sprinkled buildings starts at the double detector check valve. c. No other water connection shall be off of the fire line. d. The Fire Department Connection shall be with-in 100 feet of the fire hydrant if standpipe system is provided. e. Any fire line charged by the FDC shall be DR-14 pipe. f. The only valve allowed in the FDC line is a check valve. g. All fire lines shall be inspected by the Fire Inspection Dept. before being covered.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 28. | Public Works - Engineering   | The proposed project is located within the Little Wekiva drainage basin, Cranes Roost sub basin.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 29. | Public Works - Engineering   | Based on SCS Soil Survey GIS overlays, the site generally has moderately well draining soils.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 30. | Public Works - Engineering   | Based on preliminary review, the site is considered to be land locked. The site will be required to hold water quality and retain the entire 100-year, 24-hour storm event onsite without discharge.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 31. | Public Works - Engineering   | Based on 1 ft. contours, the topography of the site appears to slope west                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 32. | Public Works - Engineering   | A detailed drainage analysis will be required at final engineering.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 33. | Public Works - Engineering   | Driveway location/separation is not in accordance with the County Access Management Standards. The separation is required to be 200-foot on a local roadway. 330' on a Collector or Arterial roadway.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 34. | Public Works - Engineering   | The developer shall provide a pedestrian sidewalk along Market Street frontage or may provide payment into the Sidewalk Fund in accordance with Ordinance #2019-46 in lieu of sidewalk construction.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

## 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                   | Reviewer        | Email                            | Status             | Reviewer Comments                    |
|------------------------------|-----------------|----------------------------------|--------------------|--------------------------------------|
| Buffers and CPTED            | Maya Athanas    | mathanas@seminolecountyfl.gov    | Review Complete    | (407) 665-7388                       |
| Building Division            | Tony Coleman    | acoleman@seminolecountyfl.gov    | Review Complete    |                                      |
| Comprehensive Planning       | Tyler Reed      | treed@seminolecountyfl.gov       | Review Complete    |                                      |
| Environmental Services       | Paul Zimmerman  | pzimmerman@seminolecountyfl.gov  | No Review Required | Paul Zimmerman, PE<br>(407) 665-2040 |
| Impact Analysis Coordination | William Wharton | wwharton@seminolecountyfl.gov    | No Review Required |                                      |
| Natural Resources            | Sarah Harttung  | sharttung@seminolecountyfl.gov   | Review Complete    | Phone:<br>407-665-7391               |
| Planning and Development     | Doug Robinson   | drobinson03@seminolecountyfl.gov | Review Complete    | (407) 665-7308                       |
| Public Safety - Fire Marshal | Matthew Maywald | mmaywald@seminolecountyfl.gov    | Review Complete    |                                      |
| Public Works - Engineering   | Jennifer Goff   | jgoff@seminolecountyfl.gov       | Review Complete    | Jennifer Goff<br>407-665-7336        |

## RESOURCE INFORMATION

### Seminole County Land Development Code:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/>

### Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.shtml>

### Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

### Wekiva Consistency form:

<http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf>

### Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

### Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.shtml>

### FEMA LOMR (Letter of Map Revision):

[www.fema.gov](http://www.fema.gov)

### Cities:

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

### Other Agencies:

|                                   |               |                |                                                              |
|-----------------------------------|---------------|----------------|--------------------------------------------------------------|
| Florida Dept of Transportation    | <b>FDOT</b>   |                | <a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a> |
| Florida Dept of Enviro Protection | <b>FDEP</b>   | (407) 897-4100 | <a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a> |
| St. Johns River Water Mgmt Dist   | <b>SJRWMD</b> | (407) 659-4800 | <a href="http://www.sjrwmd.com">www.sjrwmd.com</a>           |
| Health Department                 | <b>Septic</b> | (407) 665-3621 |                                                              |

### Other Resources:

|                                 |                                                                                                                                  |
|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Flood Prone Areas               | <a href="http://www.seminolecountyfl.gov/gm/building/flood/index.aspx">www.seminolecountyfl.gov/gm/building/flood/index.aspx</a> |
| Watershed Atlas                 | <a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>                                             |
| Seminole Co. Property Appraiser | <a href="http://www.scpafl.org">www.scpafl.org</a>                                                                               |