

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

PROJECT NAME:	JAMES DR TOWNHOMES - PRE-APPLICATION	PROJ #: 26-80000089
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	7/20/26	
RELATED NAMES:	EP ARTURS BERGS	
PROJECT MANAGER:	CHAD HARVEY (407) 665-7341	
PARCEL ID NO.:	29-21-31-501-0000-0140	
PROJECT DESCRIPTION	PROPOSED REZONE FROM R-1 TO PD FOR TOWNHOME DEVELOPMENT ON 1.02 ACRES LOCATED ON THE WEST SIDE OF JAMES DR, SOUTH OF SR 426	
NO OF ACRES	1.02	
BCC DISTRICT	1: DALLARI	
CURRENT ZONING	R-1	
LOCATION	ON THE WEST SIDE OF JAMES DR, SOUTH OF SR 426	
FUTURE LAND USE-	MDR	
APPLICANT:	CONSULTANT:	
ARTURS BERGS HUGO BERG DEVELOPMENT 2232 WESTBOURNE DR OVIEDO FL 32765 (206) 483-6049 [REDACTED]		N/A

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.

PROTECT YOURSELF FROM FRAUDULENT INVOICES

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County's logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

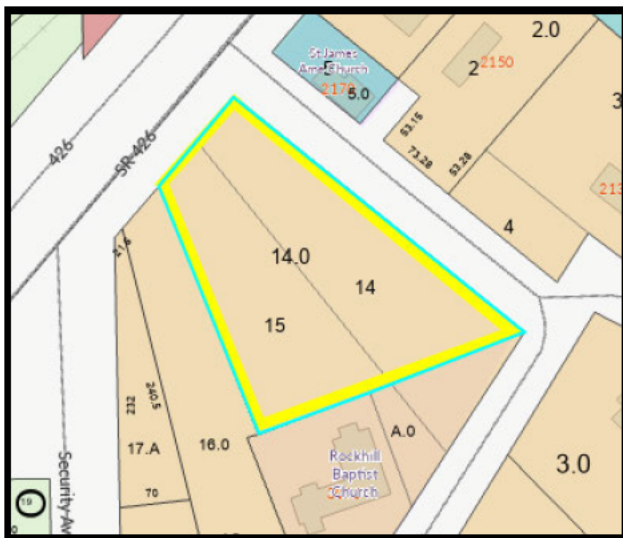
If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

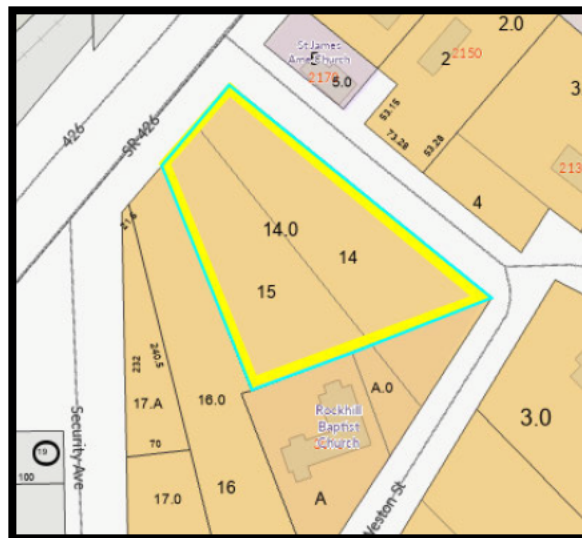
- The existing zoning is R-1 (Single-Family Dwelling) and the existing future land use designation is MDR (Medium-Density Residential).
- The applicant is proposing to rezone from R-1 to PD (Planned Development) in order to construct eight (8) build-to-rent townhome units on this property consisting of two (2) townhome buildings with four (4) units per building. Staff would not support this request based on the net buildable acreage for this site and the requirements of the PD zoning which could not reasonably be met based on a site that is only one acre in gross size.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Chad Harvey	A full buffer review will be done at time of site plan review or at rezoning if planning to rezone to a Planned Development (PD).	Info Only
2.	Buffers and CPTED Chad Harvey	If a PD is proposed: Per Sec. 30.8.5.3. - Review criteria. of the Land Development Code: "In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented though existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations." Please indicate with the rezone application if alternative landscaping is proposed that will result in greater benefits to the County.	Info Only
3.	Buffers and CPTED Chad Harvey	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
4.	Buffers and CPTED Chad Harvey	Approved plan species list. All plant material proposed to be installed on a site shall be site appropriate, and selected from the Approved Plant Species list set forth in Figure 14.1 of Chapter 30 of the Seminole County Land Development Code, or from the Florida Friendly Landscaping Guide to Plant Selection & Landscape Design. Use of any other species shall require prior approval by the Development Services Director. The plants listed in Figure 14.1 have demonstrated the ability to grow and thrive in the Central Florida Area.	Info Only
5.	Buffers and CPTED Chad Harvey	Crime Prevention Through Environmental Design (CPTED) CPTED is defined as "the proper design and effective use of the built environment that can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life." It is based on three overlapping strategies: 1. Natural access control 2. Natural surveillance 3. Territorial reinforcement The goal of CPTED is to reduce opportunities for crime that may be inherent in the design of structures and development sites. This goal is accomplished through the involvement of CPTED trained law enforcement officers in the planning and design review of development projects. CPTED uses various tools to evaluate environmental conditions, and look for ways to intervene to control human / criminal behavior and reduce the fear of crime. The comments provided below are intended to promote public safety on the property under review.	Info Only
6.	Buffers and CPTED Chad Harvey	Buffer information can be found here: http://www.municode.com/library/fl/seminole_county/code/s/land_development_code?nodeId=SECOLADECO_CH30_ZORE_PT67LASCBU	Info Only

7.	Buffers and CPTED Chad Harvey	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
8.	Buffers and CPTED Chad Harvey	Off-site trees do not count towards the landscape buffer requirements.	Info Only
9.	Buffers and CPTED Chad Harvey	Buffers can overlap into a retention area.	Info Only
10.	Buffers and CPTED Chad Harvey	Due to overhead utility lines along SR 426 (Aloma Avenue), only understory trees and shrubs may be planted along this portion of the property adjacent to this right of way.	Info Only
11.	Building Division Daniel Losada	Standard building permit will apply – Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fences/gate systems, signage, access control systems, pools, etc.	Info Only
12.	Building Division Daniel Losada	All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only
13.	Building Division Daniel Losada	Type of use and size of building requires fire sprinklers and fire alarms throughout the entire structure.	Info Only
14.	Comprehensive Planning David German	Proposed site has a Future Land Use of MDR (Medium Density Residential). Per Comprehensive Plan Policy FLU 5.2.2 Medium Density Residential: The Purpose and intent of this land use designation is to provide for a range of residential uses at a maximum density of 10 dwelling units per net buildable acre... A proposed density of 8 units on approximately 1.02 acres appears consistent with the MDR Future Land use Density of 10 DU/acre.	Info Only
15.	Comprehensive Planning David German	Per Comprehensive Plan Policy FLU 5.2.2 Medium Density Residential: Uses -Single family detached residences, patio homes, duplexes, multifamily units, mobile home parks/manufactured housing parks and factory built modular units at a maximum density of 10 dwelling units per net buildable acre; -Missing Middle housing typologies (except for live/work units), as defined in the Introduction Element at maximum density of 10 dwelling units per net buildable acre A proposed use of townhomes appears consistent with the MDR Future Land Use and needs to also be consistent with the underlying zoning.	Info Only
16.	Comprehensive Planning David German	Per OBJECTIVE FLU 4.4 PLANNED DEVELOPMENTS: The purpose and intent of this land use designation is to implement innovative arrangements of land development	Info Only

		features that are not possible with the use of standard land use designations and zoning districts. This land use designation provides for a variety of densities and/or intensities arranged within a development site to facilitate flexible and creative site design. These considerations shall be paramount in any given project utilizing the Planned Development land use designation; an increase in density/intensity alone shall not justify an alternative to conventional future land use designations such as LDR, MDR, etc.	
17.	Comprehensive Planning David German	Site is located in the Jamestown Target Area and may be able to develop units with the Community Development Block Grant (CDBG) program. This program allows for affordable housing initiatives. Please see Comprehensive Plan OBJECTIVE FLU 5.5 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM for more information.	Info Only
18.	Comprehensive Planning David German	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 4.1.1 Affordable and Workforce Housing Density and Intensity Bonuses. Information on Affordable Housing options can be found in Comprehensive Plan Policy FLU 5.6.1 Affordable and Workforce Housing Density Bonuses and Policy HSG 3.3 Affordable and Workforce Housing Density Bonuses.	Info Only
19.	Environmental Services Maliha Rahman	This development is within Seminole County's potable water service area and will be required to connect. The nearest connection point is a 6" PVC potable water main running along the north of James Dr and parcel 29-21-31-501-0000-0140.	Info Only
20.	Environmental Services Maliha Rahman	This development is within Seminole County's Sanitary sewer service area. There is a pressurized 8" PVC gravity main running along the south of James Dr. north of parcel 29-21-31-501-0000-0140. There is also a 16" PVC pressurized force main running along W State Road 426, west of parcel 29-21-31-501-0000-0140. The developer would have to build a private pump station to pressurize the sanitary sewer flow to connect to our force main system.	Info Only
21.	Environmental Services Maliha Rahman	This development is not within any reclaim irrigation service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
22.	Environmental Services Maliha Rahman	Be advised that W State Road 426 is an FDOT right of way so any utility construction work within this area will require an FDOT utility permit.	Info Only
23.	Environmental Services Maliha Rahman	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/secure-utility-files-download-registration	Info Only

		This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. Be advised that licensed professional engineer or professional surveyor will be required to provide their credentials for access. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	
24.	Environmental Services Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
25.	Natural Resources Christina Seckinger	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2.	Info Only
26.	Natural Resources Christina Seckinger	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater in DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of the tree has a rating over 3 or above, the tree must be inspected by the Natural Resource office prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
27.	Natural Resources Christina Seckinger	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1).	Info Only
28.	Natural Resources Christina Seckinger	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f).	Info Only
29.	Natural Resources Christina Seckinger	Trees less than six (6) inches DBH and palm trees are except from arbor regulations. SCLDC 60.4(h).	Info Only
30.	Natural Resources Christina Seckinger	Barriers for the designated protected trees must be in place prior to any land clearing occurring near protected trees designated to remain. The property owner shall guarantee survival of retained or replacement trees for one (1) year from the issuance of a certificate of completion, or until the issuance of a certificate of occupancy on a single-family residential lot. SCLDC 60.8(b).	Info Only
31.	Natural Resources Christina Seckinger	Protective barriers shall be placed at points not closer than six (6) feet from the base of the tree or at the radius of distance of one (1) foot radius for every one (1) inch of diameter of tree or stand of trees, whichever is greater to a maximum of twenty four (24) feet from the center of the tree. If circumstances exist that require encroachment of	Info Only

		the drip-line, the Development Services Director, or designee may use discretion in allowing the barriers to be placed closer to the tree trunk. No attachments or wires other than those of a protective or nondamaging nature shall be attached to any tree. SCLDC 60.8(c)	
32.	Natural Resources Christina Seckinger	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f).	Info Only
33.	Natural Resources Christina Seckinger	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).	Info Only
34.	Natural Resources Christina Seckinger	The canopy trees listed in Chapter 30 Part 14 Approved Plant List Table or from the Florida Friendly Landscaping Guide may be used as replacement stock without prior approval. SCLDC 60.9(a).	
35.	Natural Resources Christina Seckinger	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of trees to be removed to the cumulative caliper of trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1).	Info Only
36.	Natural Resources Christina Seckinger	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2).	Info Only
37.	Natural Resources Christina Seckinger	Please provide a tree mitigation table. SCLDC 60.10(b)(2f).	Info Only
38.	Natural Resources Christina Seckinger	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d).	
39.	Natural Resources Christina Seckinger	No subdivision may be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit will be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Special consideration will be given for waterfront features and shoreline protection as specified in Chapter 71 of this Code. SCLDC 35.61(b)	Info Only
40.	Natural Resources Christina Seckinger	Special consideration must be given in the layout of streets, lots, blocks, buildings, and easements to the preservation of large and specimen individual trees. Special consideration must also be given to preserving natural drainage methods and natural topography and landscape. Special consideration must be given to	Info Only

		providing special screening, buffers, or berms where developments abut noncompatible land uses. SCLDC 35.61(f).	
41.	Natural Resources Christina Seckinger	Based on preliminary analysis, there may be threatened and endangered wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required.	Info Only
42.	Natural Resources Christina Seckinger	The site has favorable conditions for gopher tortoises. It is highly recommended to have a cursory gopher survey performed along with a threatened and endangered species survey. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction. http://myfwc.com/license/wildlife/gopher-tortoise-permits/permitting-guidelines/	Info Only
43.	Natural Resources Christina Seckinger	Erosion Control methods will need to be illustrated on the main site plan, or a separate erosion control site plan/survey. This involves showing a single row of silt fence placed at the limits of disturbance on the site plan for erosion control. Silt fence must be trenched into the ground.	Info Only
44.	Planning and Development Chad Harvey	County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. 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. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
45.	Planning and Development Chad Harvey	If outdoor lighting is proposed, a photometric plan may be required per Chapter 30, Part 15 of the SCLDC.	Info Only
46.	Planning and Development Chad Harvey	No dwelling unit shall be located more than seven hundred fifty (750) feet from designated open space per Sec. 30.1344(C)(4) of the SCLDC.	Info Only
47.	Planning and Development Chad Harvey	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Info Only
48.	Planning and Development Chad Harvey	Tree removal and replacement standards are addressed with the Site Plan serving as the arbor permit. An Arbor Permit shall be required for removal of any trees 3 in. diameter or above. The Ordinance encourages a minimum	Info Only

		25% of the existing trees and any specimen tree 20 inches and over to be retained. (Chapter 60.)	
49.	Planning and Development Chad Harvey	<u>Community Meeting Procedures Section 30.3.5.3</u> • Prior to staff scheduling the required public meetings, the Applicant must conduct a community meeting in compliance with SCLDC Sec. 30.3.5.3 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. • Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2€ - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign -in sheet, and addresses.	Info Only
50.	Planning and Development Chad Harvey	Sec. 30.3.4: Public Notice Procedure for Amendments to the Future Land use Map, Zoning Map, Non-Residential Variances and Special Exceptions: <u>Placards</u> Placards shall be a minimum of 24" X 36" in size. A minimum of two (2) placards shall be required per property or project. At the discretion of the Division Manager the number of placards on a property or project may be increased. Placards shall be posted at least fifteen (15) days prior to a scheduled public hearing; Placards shall state the time and place of the hearing and the nature of the matter to be discussed; Affidavit of proof of the required publication and placards posting shall be presented to staff prior to the public hearing by the applicant/petitioner/appellant and shall be made a part of the record of the proceeding.	Info Only
51.	Planning and Development Chad Harvey	The Planned Development (PD) District is intended to promote flexibility and innovation to meet the needs of County residents and businesses by facilitating innovative design solutions and development plans, that may be difficult to achieve under conventional zoning regulations. Examples of development concepts that may be appropriate for PD zoning include, but are not limited to, enhanced protection of natural resource areas, mixed use or transit-oriented development, and infill development or redevelopment. An increase in density or intensity alone shall not be a sufficient justification for seeking an alternative to conventional zoning districts. The Applicant is required at the time of the application for the PD rezone, to provide a narrative addressing the review criteria below.	Info Only

		Per SCLDC Sec. 30.8.5.3 Review Criteria - • Sec. 30.8.5.3(a) Comprehensive Plan Consistency. In approving a planned development, the Board of County Commissioners shall affirm that the proposed development is consistent with the Comprehensive Plan, and effectively implements any performance criteria that the Plan may provide. • Sec. 30.8.5.3(b) Greater Benefit and Innovation Criteria. In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented through existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following: • Natural resource preservation. • Crime Prevention (CPTED). • Neighborhood/community amenities. • Provision of affordable or workforce housing. • Reduction in vehicle miles traveled per household. • Transit-oriented development. • Provision of new multimodal connectivity. • Innovation in water or energy conservation. • Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan. In Addition, Per SCLDC Sec. 30.8.5.3(c): Any proposed development under the PD ordinance must address the following goals: (1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis. (2) Minimize transportation impacts through design elements, which may include but are not limited to: multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural design; accommodation or neighborhood electric vehicles; transportation demand management; or permitting complementary uses. The PD application shall include a narrative addressing the following: (1) How the proposed development addresses the goals of the Comprehensive Plan. (2) Why the proposed development cannot be achieved under an existing conventional or special zoning district. (3) How the proposed development provides an innovative approach to land development.	
--	--	---	--

		(4) A description of benefits to the County that cannot be achieved under the existing provisions of this Code.	
52.	Planning and Development Chad Harvey	Approval for a planned development (PD) is obtained through a two-step process. 1st step is approval of the PD Rezone which includes the Master Development Plan (MDP). This involves a public hearing with Planning & Zoning (P&Z), followed by a public hearing with the Board of County Commissioners (BCC). May take between 4-5 months depending on the review and agenda date deadlines. 2nd step is approval of the Final Development Plan (FDP) as an Engineered Site plan, which is approved on a staff level. Information on PD Rezoning can be found at: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.st	Info Only
53.	Planning and Development Chad Harvey	A PD Rezone may take between 4-6 months and involves a public hearing with the Planning & Zoning Commission followed by a public hearing with the Board of County Commissioners.	Info Only
54.	Planning and Development Chad Harvey	Per section 30.11.3 – Quantities of Parking (Table 11.3-A: Minimum Parking Required) of the SCLDC, a minimum of 1.5 spaces per dwelling unit less than 1,000 sq. ft. and a minimum of 2 spaces per dwelling unit 1,000 sq. ft. or greater in size.	Info Only
55.	Planning and Development Chad Harvey	Net Buildable Definition: 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.	Info Only
56.	Planning and Development Chad Harvey	The required open space is twenty-five (25) percent.	Info Only
57.	Planning and Development Chad Harvey	Specific information related to Planned Developments (PD) including, but not limited to, open space requirements, net buildable acreage, etc., can be found in Section 30.8.5 of the SCLDC.	Info Only
58.	Public Safety - Fire Marshal Brenda Paz	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
59.	Public Safety - Fire Marshal Brenda Paz	Hose Lay: Fire Department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first floor of the building is located not more than 150 FT (450 FT if equipped with an AUTOMATIC FIRE SPRINKLER SYSTEM) from Fire Department access roads measured by an approved route around the exterior of the building (Section 18.2.3.2.2 NFPA1).	Info Only
60.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 of	Info Only

	Brenda Paz	NFPA 1. If no municipal water supply is available, onsite water storage will be required for fire protection.	
61.	Public Safety - Fire Marshal Brenda Paz	Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.5.3. 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 Overhand: 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.	Info Only
62.	Public Safety - Fire Marshal Brenda Paz	This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.5.1.1.	Info Only
63.	Public Safety - Fire Marshal Brenda Paz	All the following items shall be acknowledged and added to the stie 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 inch clear space shall be maintained around the circumference of fire hydrants and clear space of not less than 60 inches (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 212 inches NFPA 1, 18.5.7. 7. Hydrant shall be marked with blue reflector that is placed in the roadway in accordance with NFPA 1, chapter 18.5.10.	Info Only

		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.	
64.	Public Works – County Surveyor Raymond Phillips	As the townhomes are going to be single ownership rentals I have no input as it does not require platting.	Info Only
65.	Public Works Engineering Andrew Broxton	The proposed project is located within the Howell Creek drainage basin.	Info Only
66.	Public Works Engineering Andrew Broxton	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils.	Info Only
67.	Public Works Engineering Andrew Broxton	Based on preliminary review, at a minimum, the site will be required to hold water quality and not exceed the predevelopment rate of discharge for up to the 25-year, 24-hour storm event.	Info Only
68.	Public Works Engineering Andrew Broxton	Based on 1 ft. contours, the topography of the site appears to slope north east.	Info Only
69.	Public Works Engineering Andrew Broxton	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
70.	Public Works Engineering Andrew Broxton	The National Pollutant Discharge Elimination System (NPDES) permit is required for all projects that disturb greater than one acre.	Info Only
71.	Public Works Engineering Andrew Broxton	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. A common driveway should be constructed to service all proposed lots.	Info Only
72.	Public Works Engineering Andrew Broxton	Dedication of additional right-of-way shall be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalks, drainage and FDOT "Florida Greenbook" clear zone requirements.	Info Only
73.	Public Works Engineering Andrew Broxton	The developer shall provide a pedestrian sidewalk along James Dr frontage or may provide payment into the Sidewalk Fund in accordance with Ordinance #2019-46 in lieu of sidewalk construction.	Info Only
74.	Public Works Engineering Andrew Broxton	A detailed drainage analysis will be required at final engineering.	Info Only
75.	Public Works Engineering Andrew Broxton	Based on a preliminary review, the site appears to outfall to roadway drainage system. At final engineering, sufficiency of ditch will have to be evaluated.	Info Only
76.	Public Works Impact Analysis Arturo Perez	No Review Required.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

This section shows the reviewers of this project from the various departments.

Department	Reviewer	Email	Contact	Status
Public Works - Engineering	Andrew Broxton	abroxton@seminolecountyfl.gov	407-665-0311	Info Only
Planning and Development	Chad Harvey	charvey02@seminolecountyfl.gov	407-665-7341	Info Only
Public Safety - Fire Marshal	Brenda Paz	bpaz@seminolecountyfl.gov	407-665-7061	Info Only
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386	Info Only
Buffers and CPTED	Chad Harvey	charvey02@seminolecountyfl.gov	407-665-7341	Info Only
Environmental Services	Maliha Rahman	mrahman@seminolecountyfl.gov	407-665-2033	Info Only
Natural Resources	Christina Seckinger	cseckinger@seminolecountyfl.gov	507-665-7391	Info Only
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-5716	Info Only
Public Works – Impact Analysis	Arturo Perez	aperez07@seminolecountyfl.gov	407-665-5716	Info Only

If upon reviewing the comments 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 or call (407) 665-7775 no later than noon on Friday, August 7, 2026, in order to place you on the Wednesday, August 19, 2026 meeting agenda.

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

RESOURCE INFORMATION

Seminole County Land Development Code:

https://library.municode.com/fl/seminole_county/codes/land_development_code

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

<https://map.scpafl.org/>

Seminole County Wetland Information:

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

Wekiva Consistency form:

<https://www.seminolecountyfl.gov/docs/default-source/pdf/WekivaRiverAreaConsistencyFormNovember2024ADA.pdf>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8150	www.altamonte.org
Casselberry	(407) 262-7751	www.casselberry.org
Lake Mary	(407) 585-1369	www.lakemaryfl.com
Longwood	(407) 260-3462	www.longwoodfl.org
Oviedo	(407) 971-5775	www.cityofoviedo.net
Sanford	(407) 688-5140	www.sanfordfl.gov
Winter Springs	(407) 327-5963	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) 665-3605	www.floridahealth.gov

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu