

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

Comment Document – Initial Submittal

PROJECT NAME:	CANOPY- FINAL ENGINEERING PLAN	PROJ #: 25-55200003
APPLICATION FOR:	DR - SUBDIVISIONS FE	
APPLICATION DATE:	6/26/25	
RELATED NAMES:	EP WILLIAM CRAWFORD	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	23-21-30-300-0210-0000+++	
PROJECT DESCRIPTION:	PROPOSED FINAL ENGINEERING PLAN FOR 31 SINGLE FAMILY RESIDENTIAL LOTS ON 17.42 ACRES IN THE R-1AA ZONING DISTRICT	
NO OF ACRES:	17.42	
BCC DISTRICT:	1-DALLARI	
CURRENT ZONING:	R-1AA	
LOCATION:	ON THE SOUTH SIDE OF MUSTANG WAY, WEST OF DODD RD	
FUTURE LAND USE:	LDR	
SEWER UTILITY:	SEMINOLE COUNTY UTILITIES	
WATER UTILITY:	SEMINOLE COUNTY UTILITIES	
APPLICANT:		
CONSULTANT:		
WILLIAM CRAWFORD 151 SOUTHHALL LANE MAITLAND FL 32751 (407) 227-5798 BILL.CRAWFORD@BEAZER.COM		DAVID STOKES 431 E. HORATIO AVENUE SUITE 260 MAITLAND FL 32751 (407) 629-8330 NICOLE@MADDEN-ENG.COM

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

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

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

See comments within the comment document for any fees due, as fees may be due for different aspects of your development project. Fees showing in ePlan reflect Planning & Development review or revision fees only.

State Permits that may be required:

FDOT, FDEP- UTILITIES, SJRWMD, ENVIRONMENTAL REPORTS, ARCHEOLOGICAL REPORTS, FDEP- ENVIRONMENTAL, SJRWMD- ENVIRONMENTAL, FFW, IF APPLICABLE.

AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Environmental - Impact Analysis Becky Noggle	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Unresolved
2.	Environmental Services Bill White	On C101: It appears the easement for ingress, egress, and utilities over the adjacent parcel 23-21-30-300-025B-0000 will revert to grantor upon ingress and egress ceasing. If this is the case, a utility easement over the east portion of this parcel (NE corner of site) would be required to make connection.	Unresolved
3.	Environmental Services Bill White	On C002: Please revise note No. 5 under Sanitary Sewer to read, minimum access diameter of 24-inches.	Unresolved
4.	Environmental Services Bill White	On C201: Note FM connection, tapping sleeve and valve with Plug valve per County Std., please include detail 314 on sheet C913.	Unresolved
5.	Environmental Services Bill White	On C201: FM point of connection to existing 4" main is shown in adjacent 15-foot parcel. County's as-built data notes existing 4" FM to be located within 15-ft easement north and adjacent to this parcel within the Belle Meade subdivision, north of the existing fence noted on plan. Please verify the FM location and revise plan as necessary.	Unresolved
6.	Environmental Services Bill White	On C201: The 4" FM is noted as level and noted to be installed at elevation 56.0 at R/W line which is at 57.8 grade. FM is to be installed at a minimum 3-ft depth, the FM will have a transition slope along lot line. Please note appropriately to ensure installation will be 3-ft min depth following final grading (see C502 profile).	Unresolved
7.	Environmental Services Bill White	On C201: Shift MH #SS001 west to approx. STA 12+83 so lateral is no more than a 45-deg angle to MH to eliminate the greater than 90-deg change in direction. Shift MH #SS005 north approximately 45-ft so lateral is no more than a 45-deg angle to MH from PL.	Unresolved
8.	Environmental Services Bill White	LS Report: A roughness coefficient of 120 is to be used for piping headloss per Utilities Engineering Manual, please revise and provide updated calculations. Additionally, it appears there is an error with the Station Piping Total K values which do not seem to be reflected in the head curve calculations, please verify/adjust with updated submittal.	Unresolved
9.	Environmental Services Bill White	On C911: Please complete detail 104, EOR to provide restraint joint lengths.	Unresolved
10.	Natural Resources Sarah Harttung	Please provide an updated tree data table. This one refers to beech, which does not grow natively in central Florida.	Unresolved

11.	Natural Resources Sarah Harttung	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
12.	Natural Resources Sarah Harttung	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater 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 tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
13.	Natural Resources Sarah Harttung	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
14.	Natural Resources Sarah Harttung	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 single-family residential lots. SCLDC 60.8(b)	Info Only
15.	Natural Resources Sarah Harttung	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
16.	Natural Resources Sarah Harttung	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
17.	Natural Resources Sarah Harttung	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)	Info Only
18.	Natural Resources Sarah Harttung	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees	Info Only

		preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement.	
19.	Natural Resources Sarah Harttung	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)	Info Only
20.	Natural Resources Sarah Harttung	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)	Info Only
21.	Natural Resources Sarah Harttung	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.	Info Only
22.	Natural Resources Sarah Harttung	Please provide language restricting removal of trees that are to be saved on individual lots and within the tree save tracts. Only trees that are dead, dying, diseased, or dangerous shall be permitted for removal. If live, healthy trees are removed, specify how they will be replaced. Please place this note on sheet L-001-LANDSCAPE SCHEDULE & DETAILS.	
23.	Planning and Development Annie Sillaway	INFORMATIONAL: You must submit a revision of your Final Engineering Plans based upon comments of the various reviewers.	Info Only
24.	Planning and Development Annie Sillaway	On sheet C001 Coversheet, please revise the name "Nodding Pines" to "Canopy".	Unresolved
25.	Planning and Development Annie Sillaway	On the site plan sheet, please include the wetland buffer calculations to demonstrate that the buffer meets the required average of twenty-five (25) feet, minimum fifteen (15) feet.	Unresolved
26.	Planning and Development Annie Sillaway	An Approved School Concurrency "SCALD" letter will be required before concurrency will be approved. All questions on School Concurrency should be directed to Joy Ford at 407-320-0069 or joy_ford@scps.k12.fl.us.	Unresolved
27.	Planning and Development Annie Sillaway	On the site plan sheet under the site data, please provide the gross density calculation.	Unresolved
28.	Planning and Development Annie Sillaway	On the site plan sheet, please show the location and dimensions of the subdivision sign.	Unresolved
29.	Planning and Development Annie Sillaway	On the site plan sheet, please add this note, "A mandatory homeowners association shall be created to provide for management of all common areas and facilities".	Unresolved
30.	Planning and Development Annie Sillaway	On the site plan sheet under the site data table, please provide the proposed building height.	Unresolved

31.	Planning and Development Annie Sillaway	On the site plan sheet, please show the driveways on each lot. The length of the driveway shall be a minimum of twenty (20) feet from the garage to the edge of the sidewalk.	Unresolved
32.	Planning and Development Annie Sillaway	Is a wall and/or fence proposed for the subdivision? If so, please indicate its location on the site plan and specify the material, type, and height.	Unresolved
33.	Planning and Development Annie Sillaway	On the site plan sheet, please provide a school table.	Unresolved
34.	Public Safety - Addressing Amy Curtis	(POSTING) Address numbers shall be made of durable weather resistant material, shall be permanently affixed to the structure and posted fronting the street the structure is addressed to. The colors of the numbers shall contrast the surrounding background of the structure, so it stands out and is clearly visible from both directions of the addressed street. SCLDC SEC 90.5(a). Addresses are entered into the 911 database and used directly by the 911 communications call center. *Address numbers are to be permanently installed facing the street the structure is addressed to.	Info Only
35.	Public Safety - Addressing Amy Curtis	(POSTING) Residential address numbers are to be a minimum of four (4) inches in height and 1/2" inch in width. SCLDC SEC 90.5(7)	Info Only
36.	Public Safety - Addressing Amy Curtis	(STREET SIGN/NAME) ****All Street Signs for the Development need to be installed and have passed Addressing Inspection prior to Building Permit approval**** The street sign specs have been uploaded into the documents folder. As noted and commented to the Developer during the Development Review Process, it is the developer/owners responsibility to install all street signs for the development, prior to building permit approval. Street signs must be installed and inspected for all new developments, as the address for any type of building permit will be assigned to the internal street(s). (Seminole County Code of Ordinance / Chapter 40 - Building and Construction / Part 10. - Street Signs / Sec 40.231 Street signs/building permits.)	Info Only
37.	Public Safety - Addressing Amy Curtis	(STREET SIGN/NAME) All street signs require cross blades with the names of the intersecting streets. As determined by E911 Addressing, the sign blades must have the approved street name/spelling, proper street designation and be placed in a location facing/fronting the correct street. No use of punctuation (hyphen, period, apostrophe) on street signs. If the street(s) are not built and permits are being submitted, signage can be placed at the main entry to the development and as roads are built, the street signs can be moved to their correct location.	Info Only

		Contact E911 Administration, Addressing, email: addressing@seminolecountyfl.gov , after street signs are installed, as they require an inspection. Incorrect signs will be required to be corrected. For street sign requirements or questions, please contact Seminole County Traffic Engineering Division at 407-665-5677. Chapter 40.231 updated 4-27-2021 & SCLDC 90.6(A-L).	
38.	Public Safety - Addressing Amy Curtis	(STREET SIGN/NAME) Do not abbreviate street name designations on the Final Engineering and the Final Plat. The street designations are required to be abbreviated on the street signs. The approved street name designations and their proper abbreviations is: (Loop (LOOP)).	Info Only
39.	Public Safety - Addressing Amy Curtis	(ADDRESS ASSIGNMENT) Town homes/single family residences/single tenant commercial building will be issued individual addresses from the standard grid map. SCLDC SEC 90.5(3)	Info Only
40.	Public Safety - Addressing Amy Curtis	(ADDRESS ASSIGNMENT) Corner lots are addressed to the street best suited for emergency responders. This generally is where the front main entry door to the structure appears to be located. If the front main entry door is not visible; the building is obscured from the road; the building is unable to be accessed due to landscaping, road conditions, or for emergency purposes it is best reached where the driveway intersects the road, then it will be addressed to the named street where the driveway intersects. SCLDC 90.2	Info Only
41.	Public Safety - Addressing Amy Curtis	(ADDRESS ASSIGNMENT) The existing address on the property, parcel 23-21-30-506-0000-0160 is 1061 Nodding Pines Way, Casselberry, FL 32707. Please contact the E911 Administration, Addressing Office by email: addressing@seminolecountyfl.gov after demolition of the structure and we will remove the address from our database.	Info Only
42.	Public Safety - Addressing Amy Curtis	(Development Name) The subdivision name CANOPY has been approved for use. Please correct the name from NODDING PINES to CANOPY on all plan pages. The approved name shall be the only conspicuous name posted or advertised on signage and shall also be the title on the proposed plat. Following approval of the site or final engineering plan, the applicant shall have one (1) year to commence construction. If no site construction has commenced within (1) one year, the project is considered expired and any approved development name, including street names, that have been reserved, will be removed from the reserve list and considered void. (90.10(b)(c)(e)177.051) (email: addressing@seminolecountyfl.gov).	Unresolved
43.	Public Safety -	(Subdivision Plats) The addressing fee for 31 Lots, 1 Lift	Info Only

	Addressing Amy Curtis	Station & 1 entry address \$530.00. Prior to the final approval of the plat and recording, the addressing fee shall be paid. Payment can be made via credit card online, through our website at https://sccc01.seminolecountyfl.gov/Address911WebPayment . You may also make payment via check or money order payable to Seminole County, either in person or by mail to: Seminole County Addressing Section, 3rd floor. Attn. Amy Curtis 150 Eslinger Way Sanford, FL 32773. In person payments accepted by appointment only. Please call 407-665-5045, 407-665-5191, 407-665-5190 or email addressing@seminolecountyfl.gov (Addressing Policy)	
44.	Public Safety - Addressing Amy Curtis	(STREET SIGN/NAME) Prior to street name submittals, please review the uploaded attachment in the documents folder: Street Sign and Street Naming Info Combined, which explains how to select a street name. In addition, the street sign specs are also included in this document. SCLDC 90.6 (A-L)	Info Only
45.	Public Safety - Addressing Amy Curtis	(STREET SIGN/NAME) Approved Street names will be placed on a reserved street name list and will be held until the project is approved or recorded. Prior to approval, the approved street names are required to be labeled on final Site Plans, Engineering Plans and Recorded plats. Once the project has been approved or recorded, the unused street names will be deleted from the list. If the plan approval expires, the street names shall require additional review and approval at the time of re-submittal. (Addressing Policy)	Info Only
46.	Public Safety - Addressing Amy Curtis	(STREET SIGN/NAME) This project will require 1 street name. Please submit proposed street names to E911 Administration, Addressing Office for approval. Email: addressing@seminolecountyfl.gov . The approved street name designation is: Loop	Unresolved
47.	Public Safety - Addressing Amy Curtis	Please add the street names Nodding Pines Way and the approved street name for this subdivision. The street naming process has begun.	Unresolved
48.	Public Works - Engineering Jim Potter	There is some offsite area that seems to flow to the property. Specifically, from the north into the site. The grading and sections show this area to be blocked from going into the site. Please allow this area to enter the site or bypass it to a positive drainage path around the site.	Unresolved
49.	Public Works - Engineering Jim Potter	There is substantial cut in some areas of the site. Please do a cut and fill analysis showing no more than 5000 cubic yards of export from the site.	Unresolved
50.	Public Works - Engineering	There are concerns with the water table estimate from the Geotechnical Engineer and the amount of cut in some	Unresolved

		areas. The seasonal high water table estimate was between 3' and 6' but the water table is shown closer to 10' down in some areas. The roadway base cannot be in the seasonal high-water table. If underdrains are proposed, they cannot flow for more than 6 months. Please revise design to keep road out of the water table and use the natural topography of the land better.	
51.	Public Works - Engineering Jim Potter	More than 1 tree save area shows extensive grading that would not allow the trees to survive and the drainage to work. Please show the trees to be saved. Show the natural grad around those trees to not be disturbed to at least the drip line. Show the drainage to be addressed to be meet County requirements. If you need to do blow ups of these areas, please do so.	Unresolved
52.	Public Works - Engineering Jim Potter	The plans show the road to flood in the 100-year storm event. Please raise the grade so that no part of the road and lots are below the pond 100-year, 24-hour storm peak stage elevation.	Unresolved
53.	Public Works - Engineering Jim Potter	A portion of lots 12 and 25 will not get into the retention pond with a berm shown at elevation 55'. The berm could be easily lowered and collect these areas. Please lower the berm or revise the lot grading accordingly.	Unresolved
54.	Public Works - Engineering Jim Potter	While the FEMA 100-year flood elevation is close to elevation 52', staff recommends that the lots close to the low side of the site be raised as much as reasonably possible. Howell Creek has a floodway with rapid flooding. It staged over the 100-year flood during recent hurricanes and would like to see additional finished floor height if possible. Specifically, lots 12 and 13.	Unresolved
55.	Public Works - Engineering Jim Potter	Please revise the 100-year, 25-hour peak stage on the grading plan to 24-hour.	Unresolved
56.	Public Works - Engineering Jim Potter	Provide erosion protection for the outfall from the pond. Provide a spreader swale or move the outfall to the compensating storage area.	Unresolved
57.	Public Works - Impact Analysis Arturo Perez	No TIS Report is Required, PM peak trips generated (31) are less than requirement (50).	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	STATUS	REVIEWER
Natural Resources	Corrections Required	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Public Safety - Fire Marshal	Approved	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Public Safety - Addressing	Corrections Required	Amy Curtis 407-665-5191 acurtis@seminolecountyfl.gov
Environmental - Impact Analysis	Corrections Required	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Public Works - Engineering	Corrections Required	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Planning and Development	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 aperez@seminolecountyfl.gov
Buffers and CPTED	No Review Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Building Division	Review Complete Recommend Approval	Jay Hamm 407-665-7468 jhamm@seminolecountyfl.gov
Environmental Services	Corrections Required	Bill White 407-665-2021 bwhite@seminolecountyfl.gov

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

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
7/30/2025	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Sarah, Amy, Becky, Jim, Annie, Bill
<p>The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows:</p> <p>Major Review (3+ reviewers remaining) – 50% of original application fee</p> <p>Minor Review (1-2 reviewers remaining) – 25% of original application fee</p> <p>Summary of Fees: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml</p> <p>NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)</p>		

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

Cities:

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

Other Agencies:

Florida Dept of Transportation	FDOT	www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100 www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800 www.sjrwmd.com
Health Department	Septic	(407) 665-3621

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org