

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

**Comment Document – Initial Submittal**

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

<b>PROJECT NAME:</b>	<b>HIDDEN WOODS RESERVE - FINAL ENGINEERING PLAN</b>	<b>PROJ #: 23-55200006</b>
APPLICATION FOR:	DR - SUBDIVISIONS FE	
APPLICATION DATE:	10/30/23	
RELATED NAMES:	EP ISAIAH COTTLE	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	11-21-29-300-0040-0000	
PROJECT DESCRIPTION	PROPOSED FINAL ENGINEERING PLAN FOR 22 SINGLE FAMILY RESIDENTIAL LOTS ON 9.42 ACRES IN THE PD ZONING DISTRICT	
NO OF ACRES	9.42	
BCC DISTRICT	3-Lee Constantine	
CURRENT ZONING	PD	
LOCATION	ON THE NORTH SIDE OF HIDDEN WOODS CV, SOUTH OF NORTH ST	
FUTURE LAND USE-	LDR	
SEWER UTILITY	NA	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
ISAIAH COTTLE GSL HOLDINGS I LLC 20 N ORANGE AVE STE 1100 ORLANDO FL 32801 (407) 926-0206 ADILIA@GREENSLATELAND.COM	LEE HALE, P.E HALE INNOVATION 111 S MAITLAND AVE STE 120 MAITLAND FL 32751 (304) 767-5165 LEE@HALEINNOVATION.COM	

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

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

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.*

**AGENCY/DEPARTMENT COMMENTS**

	REVIEWER	COMMENT	STATUS
1.	Buffers and CPTED	Please submit the landscape plans as submitted and approved during on Final Development Plan for review.	Not Met
2.	Buffers and CPTED	Add the landscape buffer information on the overall site plan. Include the buffer opacities, widths, and plant unit type for each buffer.	Not Met
3.	Buffers and CPTED	Dimension the landscape buffers on the overall site plan.	Not Met
4.	Buffers and CPTED	The 15' drainage easements that are indicated on the buffer tracts are inconsistent with the approved FDP. Staff is concerned with the proposed grading and drainage in the landscape buffers. Please revise so the plantings will not be impacted.	Not Met
5.	Environmental - Impact Analysis Becky	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Not Met
6.	Environmental Services	On Sheet C7.00 - Utility Plan, please remove the 8" potable water master meter assembly/RPZBFP. These residential lots are required to be individually metered with a double residential potable/irrigation meter on each lot. Provide appropriate callouts such as "8"x_" service saddle" or "6"x_" service saddle" for the potable/irrigation water service line connections off of the 8"/6" potable water main as well as appropriate callouts for the meters such as "_ " double residential potable/irrigation meter and "_ RPZBFP". Please ensure that all of these meters are located within Tract G and that Tract G is either dedicated to Seminole County or provided with a utility easement over it since Seminole County will own/maintain all of the meters as well as the 8"/6" potable water main upstream of the meters. See Seminole County Standard Details (SDs): 206 and 210 for reference on typical residential water meter layouts.	Not Met
7.	Environmental Services	On Sheet C0.00 - Cover, please update our contact information to the following: WATER & SEWER: SEMINOLE COUNTY UTILITIES 407-665-2024	Info Only
8.	Environmental Services	On Sheet C7.00 - Utility Plan, there is an existing 8" PVC potable water line running along the east side of Raymond Ave (including the paper road portions). We would prefer the potable water main connection to be near the intersection of Oakhurst St and Raymond Ave, also please include an appropriate connection callout such as "wet tap with an 8"x8" tapping sleeve and valve". See "Apple Valley WM Replacement record drawings in the Resources folder on ePLAN for reference. Please update Sheet C7.00 - Utility Plan, C1.00 - Oakhurst Street Existing Conditions Plan, C2.00 - Oakhurst Street Resurfacing Plan, and other sheets as needed to show the new location of the potable water main connection.	Not Met

9.	Environmental Services	Please review and revise all profiles on Sheet C7.01 - Gravity Sewer Profiles for accuracy. There are multiple pipe crossings that do not match what is shown on Sheet C7.00 - Utility Plan on each profile. The force main profile makes references to other 4" HDPE pipe crossings where nothing appears to exist on Sheet C7.00 - Utility Plan.	Not Met
10.	Environmental Services	On Sheet C7.00 - Utility Plan, we would prefer the pipe material of the 6"/8" potable water main, the 6" fire hydrant assemblies, and the 4" sanitary sewer force main to be PVC instead of HDPE since they will be owned and maintained by Seminole County as opposed to being private utility infrastructure.	Not Met
11.	Environmental Services	On Sheet C7.00 - Utility Plan, are the fire hydrants located within this development private or public? Please update the callouts for them accordingly such as "public fire hydrant assembly". We would be interested in owning and maintaining these as public fire hydrants. If they are to be private fire hydrants, they will be required to include a security device as part of the fire hydrant assembly since they are not protected by upstream back flow prevention. See SDs 215/216 for reference.	Not Met
12.	Environmental Services	On Sheet C7.00 - Utility Plan, please provide a minimum 15 ft wide utility easement over the 4" force main and the 8" gravity sanitary sewer main that passes through Tract C and Tract H. Additionally, ensure that the gravity sanitary sewer lines are rerouted to stay outside of the lots unless a separate utility easement is intended to be provided for them (such as the line that runs from MH-2A to MH-2). Please provide callouts for the locations of the 4" force main air release valves as well as a callout for the 4" force main connection with the existing manhole on Raymond Oaks Court. Specifically, a force main connection callout such as "core bore 4" PVC force main into existing manhole per Seminole County SD 307"	Not Met
13.	Environmental Services	Sheets C8.01 and C8.02 - Details have outdated details. Please update them by following the instructions on the Seminole County Utilities Engineering website to access our latest details/standards: <a href="https://www.seminolecountyfl.gov/departments-services/environmental-services/utilities-engineering/utilities-details-standards.shtml">https://www.seminolecountyfl.gov/departments-services/environmental-services/utilities-engineering/utilities-details-standards.shtml</a> . Please include the following updated SDs: SD 101, SD 102, SD 104, SD 105, SD 106, SD 108, SD 109, SD 111, SD 112, SD 113, SD 114, SD 115, SD 204, SD 206, SD 208, SD 210, SD 215/216 (depending on if fire hydrants will be public or private), SD 301, SD 302, SD 304, SD 305, SD 307, and SD 310. Please just copy and paste our SDs into your detail sheets without modification to maintain all callouts/notes within and to ensure references to other details are understood (maintain numbering convention such as SD 301 is Sanitary Sewer Service Layout for example).	Not Met
14.	Environmental Services	Sheet C7.02 - Lift Station Plan and Section has outdated details. Please update them by following the instructions on the Seminole	Not Met

		County Utilities Engineering website to access our latest details/standards: <a href="https://www.seminolecountyfl.gov/departments-services/environmental-services/utilities-engineering/utilities-details-standards.stml">https://www.seminolecountyfl.gov/departments-services/environmental-services/utilities-engineering/utilities-details-standards.stml</a> . Please include the following updated SDs: SD 401, SD 402, SD 403, and SD 408. Please just copy and paste our SDs into your detail sheets without modification to maintain all callouts/notes within (with the exception of SD 401 as the table is intended to be filled out) and to ensure references to other details are understood (maintain numbering convention such as SD 401 is Pump Station Notes and Schedules for example).	
15.	Natural Resources	Please upload landscape plans for review.	Not Met
16.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	Not Met
17.	Natural Resources	The development of the site shall make the most advantageous use of topography and preserve mature trees and other natural features wherever possible. No site plan shall 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 shall be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Show location, size, and species of trees with minimum DBH of three (3) inches being removed and saved. SCLDC 60.22	Not Met
18.	Natural Resources	Show tree preservation procedures for construction and development. SCLDC 60.22(c)	Not Met
19.	Natural Resources	Show tree replacement table. An example has been uploaded in the Resources folder. SCLDC 60.22(f)	Not Met
20.	Natural Resources	Show the required mix of tree species for tree replacement. SCLDC 60.4(h)	Not Met
21.	Planning & Development	Please provide a detailed landscape plan. Plan should include the proposed amenities.	Not Met
22.	Planning & Development	Please show the location of the mail kiosk.	Not Met
23.	Planning & Development	Please submit a Threatened and Endangered Species Study that meets the intent of LDC of Seminole County Sec. 45.1. If an endangered species, a threatened species or a species of special concern is found to exist on a project site, the developer of the proposed development site shall provide the county with proof that	Not Met

		all required federal and state permits, or appropriate exemptions, have been issued or granted prior to issuance of a county final development permit. Gopher tortoises are protected by state law, Chapter 68A - 27.003, FL Administrative Code. If you have gopher tortoises on your property, you need to get a FWC relocation permit before disturbing the burrows. A disturbance includes any type of work within 25 feet of a gopher tortoise burrow	
24.	Planning & Development	The project name was submitted as "Hidden Woods Reserve"; however, some sheets, included the cover sheet reads "Hidden Woods Cove". Please amend all sheets to be consistent. If the desired name for the development is "Hidden Woods Cove", please amend the name on the application to reflect that.	Not Met
25.	Planning & Development	On Site Plan sheet under Site Data table please remove the reference for Proposed Zoning and Proposed FLU. Please amend the "Current Zoning" to PD (Planned Development).	Not Met
26.	Planning & Development	On Site Plan sheet under Tract Table, please remove the label "Tract B" for the residential lots, and relabel the tracts accordingly.	Not Met
27.	Planning & Development	On Site Plan sheet please provide a line segment legend. Please provide clear line segments differentiating lot and tract boundary lines from easements.	Not Met
28.	Planning & Development	On Site Plan sheet please clearly designate the location of the 15 foot wide drainage easement along north, east, and south perimeter.	Not Met
29.	Planning & Development	Please demonstrate that proposed drainage easements will not interfere with the required landscape buffers and plantings.	Not Met
30.	Public Safety - Addressing	(POSTING) Address numbers shall be made of durable weather resistant material, shall be permanently affixed to the structure and posted fronting the street the structure is addressed to. The colors of the numbers shall contrast the surrounding background of the structure, so it stands out and is clearly visible from both directions of the addressed street. SCLDC SEC 90.5(a). Addresses are entered into the 911 map and used directly by the 911 communications call center. *Address numbers are to be permanently installed facing the street the structure is addressed to.	Info Only
31.	Public Safety - Addressing	(POSTING) Residential address numbers are to be a minimum of 4" inches height and half inch width. SCLDC SEC 90.5(7)	Info Only
32.	Public Safety - Addressing	(STREET SIGN/NAME) PLEASE NOTIFY HOME BUILDER/CONTRACTOR THAT ALL STREET SIGNS FOR THE DEVELOPMENT NEED TO BE INSTALLED AND HAVE PAST ADDRESSINGS INSPECTION, PRIOR TO ANY TYPE OF BUILDING PERMIT SUBMITTAL (FENCES/LIFT STATIONS/ WALLS, ETC), OTHERWISE THE PERMIT WILL BE REJECTED	Info Only

		<p>AND SENT BACK FOR CORRECTIONS. We have uploaded the street sign specs into the documents folder. 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). 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 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. Contact E911 Addressing, email: <a href="mailto:addressing@seminolecountyfl.gov">addressing@seminolecountyfl.gov</a>, 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 &amp; SCLDC 90.6(A-L).</p>	
33.	Public Safety - Addressing	<p>(PLAT) Subdivisions will be pre-addressed within (14) working days after recording the plat in the public records. Until the plat is recorded any addresses associated to the project are subject to change. SCLDC 90.5.6 (d). You are welcome to email: <a href="mailto:addressing@seminolecountyfl.gov">addressing@seminolecountyfl.gov</a> a copy of the recorded plat, with the plat book and page number inscribed and we may be able to release addresses sooner provided, the fees have been paid.</p>	Info Only
34.	Public Safety - Addressing	<p>(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(2)</p>	Info Only
35.	Public Safety - Addressing	<p>(Development Name) The subdivision name HIDDEN WOODS RESERVE, has been previously approved and added to the Reserve List. The approved name shall be the only conspicuous name posted or advertised on signage and shall also be the title on the proposed plat (if applicable). 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)</p>	Info Only
36.	Public Safety - Addressing	<p>(Subdivision Plats) The addressing fee for 22 lots, 1 Lift Station and 1 entrance address is \$440.00. Prior to the final approval of the plat and recording, the addressing fee shall be paid. We are now accepting credit card payments online. The fee can be paid via credit card through our website <a href="https://internet2.seminolecountyfl.gov:6443/Address911WebPayment/">https://internet2.seminolecountyfl.gov:6443/Address911WebPayment/</a>. You may also make payment via check or money order payable</p>	Info Only

		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 <a href="mailto:addressing@seminolecountyfl.gov">addressing@seminolecountyfl.gov</a> (Addressing Policy)	
37.	Public Safety - Addressing	Please label the street name Oakhurst Street (do not abbreviate the street designator) on the proposed street.	Not Met
38.	Public Safety - Addressing	911 Addressing does not need to review building permits for fences or walls. Therefore, these potential items should be discussed with the Developer, on which parcels the fence or wall work will be done. It is suggested to contact the Building Division prior to submitting your permit at 407-665-7050, as the Building Division will determine how many permits are required for each affected parcel. The Information Kiosk web map found at the following link may be helpful. <a href="https://www.seminolecountyfl.gov/departments-services/information-services/gis-geographic-information-systems/">https://www.seminolecountyfl.gov/departments-services/information-services/gis-geographic-information-systems/</a> The maps direct link is: <a href="https://seminolegis.maps.arcgis.com/apps/webappviewer/index.html?id=668252d321334112be7534024b972bc6">https://seminolegis.maps.arcgis.com/apps/webappviewer/index.html?id=668252d321334112be7534024b972bc6</a> . Please forward this comment to the home builder & potential contractors.	Info Only
39.	Public Safety - Addressing	Since the roadway will align to the existing Oakhurst Street, the new single families will be addressed to Oakhurst Street.	Info Only
40.	Public Safety - Addressing	We were notified that this will be a privately maintained road, with no planned entry gate. The road will align with the existing Oakhurst Street. For Dead End- Private Road sign specs, please contact Willie Allen in Traffic Engineering 407-665-5643 or email <a href="mailto:wallen@seminolecountyfl.gov">wallen@seminolecountyfl.gov</a>	Info Only
41.	Public Safety - Fire Marshal	Provide NO PARKING Signage and yellow stripping for all fire department appliances, FDC's, fire hydrants and fire department lanes shall be provided in accordance with NFPA 1, 18.2.3.6.3 (2018)(FFPC 7th)	Not Met
42.	Public Safety - Fire Marshal	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. Please acknowledge on the plans.	Not Met
43.	Public Safety - Fire Marshal	Additional comments may be generated based on resubmittal.	Not Met
44.	Public Works - Engineering	There are one or more references to other municipalities. Note Sheet C0.01, Site Grading note 2. for reference. Please review all notes etc, and revise accordingly on all sheets.	Not Met
45.	Public Works - Engineering	The Oakhurst Street plans are not complete. The plans state to mill but there are no specific plans on how to widen to 20'. The road seems to meander some. It would be best to straighten the road as much as possible. The detail shows a typical section. This road	Unresolved

		most likely does not meet this section at all. Provide cores of the road and show that the road is to County Standard. If it is not to county standards show how it can be improved to meet minimum structural number for a local road. It may be best to do a full depth reclamation of the road to a consistent section that at least meets minimum structural standards. This way it may be easier to widen and straighten the road as well. Please revise accordingly.	
46.	Public Works - Engineering	Provide a geotechnical evaluation for the. Site. This will include borings on the Oakhurst swales as well as onsite.	Not Met
47.	Public Works - Engineering	Please provide a full stormwater report for review. Note that there is onsite storage that will have to be modeled in the pre-development condition. The plan seems to show discharge to the FDOT ROW the site is in a land locked basin and has to hold the entire 100-year, 24-hour storm event onsite without discharge. (even with an FDOT Drainage Connection Permit) There is known downstream flooding at the small pond that is the ultimate receiving point. Most likely infiltration can be used during the storm event unless there is something in the geotechnical report that would not allow it. A hydraulic analysis will be required for the roadway collection system.	Not Met
48.	Public Works - Engineering	Provide a signed and sealed boundary and topographic survey for review.	Not Met
49.	Public Works - Engineering	Please give more than 7-day notice for mailbox removal. Preferably at least 14-days. Every effort should be made to co-ordinate with them to relocate the mailboxes where possible not notify them. However non-compliant mailboxes cannot be replaced, and a US postal Service compliant box will have to be installed. Please revise accordingly.	Not Met
50.	Public Works - Engineering	Please provide a transition from the Hidden Woods Cove to the existing dirt road. 50' minimum	Not Met
51.	Public Works - Engineering	Please move the existing Hidden Woods Cove to a minimum 5' into the ROW at the corner. Better detail the removal and replacement of the road.	Not Met
52.	Public Works - Engineering	Please show the Hidden Woods Cove on the site plan and Grading plan. Clearly show that the road is completely in the Tract D, show relocation of the road or dedicate additional ROW for Tract D to have the road in the ROW.	Not Met
53.	Public Works - Engineering	The gate needs to be further into the site. Will there be a call box? It will have to be internal to the property. There is required to be a bypass / turn around to leave if they cannot get into the gate. Note that the site can remain private and not have a gate.	Not Met
54.	Public Works - Engineering	The grading plan is not sufficient. There needs to be lot grading designations for all lots. There is required to be detailed grading for	Not Met



		all lots showing a minimum 1-percent slope on all lots. Provide finished floor elevations for all lots. Provide cross-sections for all swales at critical locations. Swales per code have to have 4-foot bottoms and no steeper than 4 to 1 slopes.	
55.	Public Works - Engineering	An FDOT drainage connection permit is required for any discharge to the FDOT I-4 ROW. Provide a copy of the FDOT drainage connection permit prior to the pre-construction meeting.	Info Only
56.	Public Works - Engineering	Provide a copy of approved SJRWMD ERP (or letter of exemption) required prior to pre-construction meeting. (informational)	Info Only
57.	Public Works - Engineering	Due to the number and nature of the comments additional comments may be forthcoming once a complete submittal is received.	Not Met
58.	Public Works - Engineering	Structure S-1 in not labeled on the plan. Please add.	Not Met
59.	Public Works - Engineering	No landscaping is allowed in the swales, ponds or pond berms. Be sure to show swales and piping on the landscape plans. No trees are allowed over drainage pipes.	Not Met

#### AGENCY/DEPARTMENT MARK UP COMMENTS

*Comments within this section of the comdoc are from mark-ups on the individual plan sheets or documents in the ePlan system that correspond with the file identified in column "File Name".*

REVIEWER	EDIT COMMENT	STATUS
Planning and Development Joy Giles 11/30/23 12:42 PM	Changemark Changemark #01 Please amend "Total Developable" to "Net Developable Acreage"	Not Met
Planning and Development Joy Giles	Changemark Changemark #02 Please amend to "Net Developable Acreage".	Not Met
Planning and Development Joy Giles	Changemark Changemark #03 Acreage should match exactl to net developable acreage under Site Data table.	Not Met
Planning and Development Joy Giles	Changemark Changemark #04 Please define what this solid line represents.	Not Met
Planning and Development Joy Giles	Changemark Changemark #05 Please define what this solid line represents.	Not Met

Planning and Development Joy Giles	Changemark Changemark #06 Please define what this solid line represents.	Not Met
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## AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	STATUS	REVIEWER
Natural Resources	Corrections Required	Sarah Harttung <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>
Environmental - Impact Analysis	Corrections Required	Becky Noggle <a href="mailto:bnoggle@seminolecountyfl.gov">bnoggle@seminolecountyfl.gov</a>
Building Division Review Coordinator		Tony Coleman
Public Safety - Fire Marshal	Corrections Required	Matthew Maywald <a href="mailto:mmaywald@seminolecountyfl.gov">mmaywald@seminolecountyfl.gov</a>
Planning and Development	Corrections Required	Joy Giles <a href="mailto:jgiles@seminolecountyfl.gov">jgiles@seminolecountyfl.gov</a>
Buffers and CPTED	Corrections Required	Maya Athanas <a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a>
Public Safety - Addressing	Corrections Required	Amy Curtis <a href="mailto:acurtis@seminolecountyfl.gov">acurtis@seminolecountyfl.gov</a>
Public Works - Impact Analysis		Comments are forthcoming
Public Works - Engineering	Corrections Required	Jim Potter <a href="mailto:jpotter@seminolecountyfl.gov">jpotter@seminolecountyfl.gov</a>
Environmental Services	Corrections Required	James Van Alstine <a href="mailto:jvanalstine@seminolecountyfl.gov">jvanalstine@seminolecountyfl.gov</a>
Building Division	No Review Required	Tony Coleman

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

☒ 1<sup>st</sup> RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
11/30/23	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Joy Giles, Sarah Harttung, Becky Noggle, Matthew Maywald, Maya Athanas, Amy Curtis, Jim Potter, James Van Alstine,
<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: <a href="http://www.seminolecountyfl.gov/departments-services/development-">http://www.seminolecountyfl.gov/departments-services/development-</a></p>		

<services/planning-development/fee-information/fee-summary.shtml>

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

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

**Cities:**

Altamonte Springs	(407) 571-8000	<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>