

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

Comment Document – Initial Submittal

PROJECT NAME:	VILLAGE ON THE GREEN - SITE PLAN	PROJ #: 24-06000014
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	2/20/24	
RELATED NAMES:	EP BROOKS STICKLER	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	03-21-29-5WA-0000-0010	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR AMENITY UPGRADES TO AN EXISTING RETIREMENT COMMUNITY ON 75.97 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF SABAL PALM DR, EAST OF WEKIVA SPRINGS RD	
NO OF ACRES	75.97	
BCC DISTRICT	3-Lee Constantine	
CURRENT ZONING	PD	
LOCATION	ON THE SOUTH SIDE OF SABAL PALM DR, EAST OF WEKIVA SPRINGS RD	
FUTURE LAND USE-	PD	
SEWER UTILITY	SUNSHINE WATER SERVICES	
WATER UTILITY	SUNSHINE WATER SERVICES	
APPLICANT:	CONSULTANT:	
NIKKI RUSSELL LIFESPACE COMMUNITIES INC 3501 OLYMPUS BLVD STE 300 COPPELL TX 75019 (214) 417-4600 NIKKI.RUSSELL@LIFESPACECOMMUNITIES.COM	BROOKS STICKLER, PE KIMLEY-HORN & ASSOCIATES, INC 200 S ORANGE AVE STE 600 ORLANDO FL 32801 (407) 409-7002 BROOKS.STICKLER@KIMLEY-HORN.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.

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.	Building Division	All structures that are required to be accessible per the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction, shall show the accessible route from the required accessible parking spaces to the accessible entrance to the structure.	Info Only
2.	Building Division	In accordance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction, at least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site.	Info Only
3.	Building Division	The location of accessible parking spaces, loading zones, sidewalks, and exit ramps shall meet requirements of the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.	Info Only
4.	Building Division	All site lighting on Commercial parcels require a building permit prior to commencement of work. This is a standalone permit separate from all other required permits.	Info Only
5.	Building Division	Vertical construction will require a separate Building permit and will be reviewed for, and shall be designed and built in accordance with the 8th ed. Florida Building Code, Chapters 3, 4, 5, 6, 7 and 9, for 1) USE, 2) Height and area limitations, 3) Construction types and horizontal separation distances, 4) Building element protection and 5) Sprinkler and Alarm requirements and all other code requirements.	Info Only
6.	Environmental Services	This development is not within Seminole County utility service area. Please coordinate with Sunshine Water Services if any utility service changes are needed for this development.	Info Only
7.	Planning and Development	On sheet 012 C4.2 Site, Grading, & Drainage, please dimension the newly proposed parking spaces to be a minimum parking size of 9' x 18'.	Unresolved
8.	Planning and Development	On the site plan sheets, all parking stalls that are being restriped must be a minimum of 9' x 18' parking.	Info Only
9.	Planning and Development	On the site plan pages, please hatch the proposed areas of work and dimension any newly proposed structures.	Unresolved
10.	Planning and Development	On the site plan pages under the site data, please provide the maximum and proposed F.A.R. for the site.	Unresolved
11.	Planning and	Please dimension the proposed boardwalk and pavilion	Unresolved

	Development	boardwalk.	
12.	Planning and Development	Please show the maximum square feet allowed for the clubhouse and the proposed square feet for the clubhouse on the site plan sheet under the site plan data table. Per the development order for the Village on the Green, the total allowable square footage for the accessory clubhouse is 35,076 square feet.	Unresolved
13.	Planning and Development	Please demonstrate on the site plan sheets, that the site is meeting the required twenty-five (25) percent open space.	Unresolved
14.	Planning and Development	Dumpsters will require a separate permit. Solid waste containers shall be in accordance with Seminole County Land Development Code Sec. 30.1233. Miscellaneous design standards.	Info Only
15.	Planning and Development	Any newly proposed signage will require a separate building permit.	Info Only
16.	Planning and Development	On the site plan sheets under the site data table please provide the maximum allowable height and the existing and proposed height of the buildings.	Unresolved
17.	Planning and Development	On the hardscape plans, please provide the dumpster screening details as well as the detail for the slide gate, and signage.	Unresolved
18.	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 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
19.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) The existing address on the property, parcel 0321295WA00000010 is 500 Village PL Longwood, 3279. Please ensure the address number(s) are posted on the structure and at the entrance to the property, if not visible from the street. *Address numbers are to be installed facing the street the structure is addressed to. SCLDC 90.5 (7)	Info Only
20.	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	Unresolved
21.	Public Safety - Fire Marshal	Provide the required needed fire flow calculations in accordance with Section 18.4 and table 18.4.5.2.1 of NFPA 1 for the fire hydrants. The resulting fire flow shall not be less than 1000 GPM.	Unresolved

22.	Public Safety - Fire Marshal	New and existing fire hydrants shall be identified on plan to meet the requirements of section 18.5 of NFPA 1.	Unresolved
23.	Public Safety - Fire Marshal	Please provide a hydrant flow test in accordance with NFPA 291, within the last 12 months.	Unresolved
24.	Public Safety - Fire Marshal	Verify compliance with table 18.5.4.3 for maximum fire hydrant fire flow capacity distance to the building, and number of hydrants.	Unresolved
25.	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 2 1/2 in. NFPA 1, 18.5.7. 7. Hydrant shall be marked with a blue reflector that is placed 6" 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.	Unresolved
26.	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. 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 Overhang: 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. Overall length: 48 ft 6in.	Unresolved
27.	Public Safety -	Access to gated developments shall provide Fire	Unresolved

	Fire Marshal	Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2 for automated gates or knox padlock for manual gates. Please advise on the plans the type of slide gate access to the new storage building/shop.	
28.	Public Safety - Fire Marshal	Minimum gate width shall be 20ft clear opening. Please verify on the plans.	Unresolved
29.	Public Safety - Fire Marshal	Additional comments may be generated based on resubmittal.	Unresolved
30.	Public Works - Engineering	Provide a copy of approved SJRWMD ERP (or letter of exemption) required prior to pre-construction meeting. (informational)	Info Only

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".

31.	Natural Resources	The proposed tree protection meets requirements. However, you may employ wooden stakes and orange construction fencing installed at the dripline instead.	107 L1.50 LANDSCAPE DETAILS.pdf	Unresolved
32.	Planning and Development	On sheet 012 C4.2 Site, Grading, Drainage, please revise the parking spaces sizes to show 9' x 18' parking stall size.	012 C4.2 SITE, GRADING, & DRAINAGE PLAN.pdf	Unresolved
33.	Planning and Development	On sheet 012 C4.2 Site, Grading, and Drainage, there are buildings that are shown on the plan, but does not have a description of what it is. Please provide a call out to state either a proposed or existing _____.	012 C4.2 SITE, GRADING, & DRAINAGE PLAN.pdf	Unresolved
34.	Planning and Development	On the site plan sheet, please show the dimensions of the trash compactor.	012 C4.2 SITE, GRADING, & DRAINAGE PLAN.pdf	Unresolved
35.	Planning and Development	Please show the building dimensions and hatch the area where the proposed storage shop is at on site.	012 C4.2 SITE, GRADING, & DRAINAGE PLAN.pdf	Unresolved
36.	Planning and Development	Please provide the total square feet of area for each proposed item.	012 C4.2 SITE, GRADING, & DRAINAGE PLAN.pdf	Unresolved
37.	Planning and	On the site plan sheets under the site	012 C4.2 SITE,	Unresolved

	Development	data tables, please provide the existing Future Land Use and Zoning.	GRADING, & DRAINAGE PLAN.pdf	
38.	Planning and Development	On the site plan sheet 012 C3.2 Site, Grading, and Drainage, please provide the dumpster enclosure dimensions.	012 C4.2 SITE, GRADING, & DRAINAGE PLAN.pdf	Unresolved
39.	Planning and Development	On the existing site plan C3.1, please show the existing parking space that are being referenced under the site data table on sheet C4.1 as ten (10) parking spaces.	006 C3.1 EXISTING CONDITIONS AND DEMOLITION PLAN.pdf	Unresolved
40.	Planning and Development	Please include the proposed dock area under the proposed item list under the site plan data sheet.	112 L3.03 HARDSCAPE PLAN.pdf	Unresolved
41.	Planning and Development	On the site plan sheets, please show where the privacy screen is being placed on site and provide the type and height of the screen.	115 L3.50 HARDSCAPE DETAILS.pdf	Unresolved
42.	Planning and Development	Please state the type and height of the slide gate.	012 C4.2 SITE, GRADING, & DRAINAGE PLAN.pdf	Unresolved

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
Public Works - Impact Analysis	No Review Required	William Wharton 407-665-5730 wwharton@seminolecountyfl.gov
Natural Resources	Corrections Required	Sarah Harttung 407-665-7391 shartung@seminolecountyfl.gov
Environmental Services	No Review Required	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Buffers and CPTED	Approved	Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov
Public Safety - Fire Marshal	Corrections Required	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Approved	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Public Safety - Addressing	Approved	Tiffany Owens 407-665-5045 Towens04@seminolecountyfl.gov
Planning and Development	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Works - Water Quality	No Review Required	Shannon Wetzel 407-665-2455 swetzel@seminolecountyfl.gov
Building Division	Approved	Tony Coleman 407-665-7581 tcoleman@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:
4/11/24	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Annie, Matthew, Sarah

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

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

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

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