

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

**Comment Document – Initial Submittal**

<b>PROJECT NAME:</b>	<b>SANFORD AVENUE - SMALL SCALE FUTURE LAND</b>	<b>PROJ #: 23-10000002</b>
APPLICATION FOR:	PZ - LAND USE AMENDMENT (W/O REZONE)	
APPLICATION DATE:	9/08/23	
RELATED NAMES:	Z2023-02 09.23SS.02	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	07-21-30-507-0000-0070	
PROJECT DESCRIPTION	PROPOSED SMALL SCALE FUTURE LAND USE AMENDMENT FROM R-1 TO MDR FOR A SINGLE FAMILY LOT ON 0.37 ACRES LOCATED ON THE NORTH SIDE OF SANFORD AVE, WEST OF S RONALD REAGAN BLVD	
NO OF ACRES	0.37	
BCC DISTRICT	4: LOCKHART	
CURRENT ZONING	R-1	
LOCATION	ON THE NORTH SIDE OF SANFORD AVE, WEST OF S RONALD REAGAN BLVD	
FUTURE LAND USE-	PUBC	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
PENNY SEATER HABITAT FOR HUMANITY SEMINOLE PO BOX 181010 CASSELBERRY FL 32718 (407) 696-5855 CONSTRUCTION@HABITAT-SA.ORG	N/A	

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	TYPE	STATUS
1.	Comprehensive Planning	The future land use (FLU) is public-county owned (PUBC). The surrounding future land use is Medium Density Residential (MDR) which allows a maximum density of 10 dwelling units per net buildable acre.	INFORMATIONAL
2.	Comprehensive Planning	<p>COMPREHENSIVE PLAN AMENDMENT: Proposed Future Land Use Map Amendment from PUBC to MDR is compatible with FLU designation in the area. Please complete the Facility Capacity Impact Assessment worksheet</p> <p><a href="https://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/Future-Lane-Use-Attachment-A-Worksheets.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/Future-Lane-Use-Attachment-A-Worksheets.pdf</a> that will need to be provided with the Rezone/ Future Land Use Amendment application found here</p> <p><a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Rezone-LUA-Application-Package.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Rezone-LUA-Application-Package.pdf</a>.</p>	<b>NOT MET</b>
3.	Comprehensive Planning	The subject property is part of the East Altamont Target Area. See Policy FLU 4.3 of the Seminole County Comprehensive Plan for more information.	INFORMATIONAL
4.	Environmental Services	<p>Comment</p> <p>These lots are not within Seminole County's potable water service area. Please coordinate with the City of Altamonte Springs to service these lots in the future.</p>	INFORMATIONAL
5.	Environmental Services	<p>Comment</p> <p>These lots are not within any sanitary sewer service areas. However, these lots are just outside of the City of Altamonte Springs sanitary sewer service area (the border runs north/south along Sanford Ave) and may be able to be serviced by the City of Altamonte Springs' sanitary sewer lines in the area. If they were to service sanitary sewer to these lots, we could provide a letter stating that we have no objection to them doing so. Please coordinate with the City of Altamonte Springs to determine how best to service these lots.</p>	INFORMATIONAL
6.	Environmental Services	<p>Comment</p> <p>These lots are not within any sanitary sewer service areas and if the City of Altamonte Springs is not able to service them with any nearby sanitary sewer lines then onsite sewage treatment and disposal systems (OSTDS) aka septic systems would be needed to service these lots. Per House Bill 1379, these lots would need enhanced nutrient-reducing (ENR) capable OSTDS since they would be new construction, on lots one acre or less, and located in a Florida basin management action plan (BMAP) area. To apply for a OSTDS permit, follow link:</p>	INFORMATIONAL

		<p><a href="https://www.flrules.org/gateway/reference.asp?No=Ref-14359">https://www.flrules.org/gateway/reference.asp?No=Ref-14359</a>, download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location.</p>	
7.	Environmental Services	<p>Comment This lots are not within any reclaim water service areas. Irrigation would be provided by these lots' potable water systems.</p>	INFORMATIONAL
8.	Planning and Development	<p>Sec. 30.44: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions: <b>Community Meeting Procedures Section 30.49.</b></p> <p><b><u>Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.49 – Community Meeting Procedure (Ordinance #2021-30).</u></b> The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meeting in a location accessible to the public, near the subject property, and in a facility that is ADA compliant.</p>	<b>NOT MET</b>
9.	Planning and Development	<p>The Future Land Use Amendment Attachment A Text and Attachment A Worksheet must be completed by the Applicant and submitted as part of the application requirements. If you have any questions about how to complete the forms please contact Tyler Reed at <a href="mailto:treed@seminolecountyfl.gov">treed@seminolecountyfl.gov</a> or 407-665-7398.</p>	NOT MET
10.	Public Safety - Fire Marshal	<p>Library Comment Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.</p>	INFORMATIONAL
11.	Public Safety - Fire Marshal	<p>Library Comment 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</p>	INFORMATIONAL
12.	Public Safety - Fire Marshal	<p>Library Comment "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</p>	INFORMATIONAL

	<p>made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 212 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"</p>	
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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	No Review Required	Sarah Harttung <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>
Public Safety - Fire Marshal	Approved	Matthew Maywald <a href="mailto:mmaywald@seminolecountyfl.gov">mmaywald@seminolecountyfl.gov</a>
Environmental Services	Review Complete Recommend Approval	James Van Alstine <a href="mailto:jvanalstine@seminolecountyfl.gov">jvanalstine@seminolecountyfl.gov</a>
Impact Analysis Coordination	No Review Required	William Wharton <a href="mailto:wwharton@seminolecountyfl.gov">wwharton@seminolecountyfl.gov</a>
Planning and Development	Corrections Required	Joy Giles <a href="mailto:jgiles@seminolecountyfl.gov">jgiles@seminolecountyfl.gov</a>
Comprehensive Planning	Approved	Tyler Reed <a href="mailto:treed@seminolecountyfl.gov">treed@seminolecountyfl.gov</a>
Buffers and CPTED	No Review Required	Maya Athanas <a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a>
Public Works - Engineering	Approved	Jose Gomez <a href="mailto:jgomez@seminolecountyfl.gov">jgomez@seminolecountyfl.gov</a>

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:
10/26/2023	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Joy Giles, Tyler Reed
<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:  <b>Major Review (3+ reviewers remaining) – 50% of original application fee</b>  <b>Minor Review (1-2 reviewers remaining) – 25% of original application fee</b></p> <p>Summary of Fees: <a href="http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml">http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml</a></p> <p><b>NOTE:</b> 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	<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>