

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

Please review the comments below. If you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee, please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, 11/3/2023, in order to place you on the **Wednesday, 11/8/2023** meeting agenda.

MEETINGS ARE NOW BEING HELD IN A HYBRID FORMAT (IN-PERSON AND VIRTUALLY ON ZOOM). IF YOU REQUEST A MEETING, YOU MUST INDICATE WHETHER YOU WOULD LIKE TO ATTEND THE MEETING IN-PERSON OR REMOTELY VIA ZOOM.

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

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| PROJECT NAME: | MULTIFAMILY TOWNHOMES - PRE-APPLICATION | PROJ #: 23-80000145 |
| APPLICATION FOR: | DR - PRE-APPLICATION DRC | |
| APPLICATION DATE: | 10/18/23 | |
| RELATED NAMES: | EP SOCRATE EXANTUS | |
| PROJECT MANAGER: | DOUGLAS ROBINSON (407) 665-7308 | |
| PARCEL ID NO.: | 22-19-29-300-0360-0000+++ | |
| PROJECT DESCRIPTION | PROPOSED SITE PLAN FOR A MULTIFAMILY TOWNHOME DEVELOPMENT ON 10.6 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF HILLVIEW DR, EAST OF S SR 434 | |
| NO OF ACRES | 10.6 | |
| BCC DISTRICT | 3-Lee Constantine | |
| CURRENT ZONING | A-1 | |
| LOCATION | ON THE SOUTH SIDE OF HILLVIEW DR, EAST OF S SR 434 | |
| FUTURE LAND USE- | LDR | |
| SEWER UTILITY | NA | |
| WATER UTILITY | NA | |
| APPLICANT: | CONSULTANT: | |
| SOCRATE EXANTUS ALL COUNTY CFL PROPERTY MGT 390 N ORANGE AVE STE 2300 ORLANDO FL 32801 (407) 674-5601 SOCRATE@ALLCOUNTYPPM.COM | RODOLFO SUCRE RSP ENGINEERS INC 111 N ORANGE AVE, STE 800 148 ORLANDO FL 32801 (407) 743-2754 RSUCRE@RSPENGINEERS.COM | |

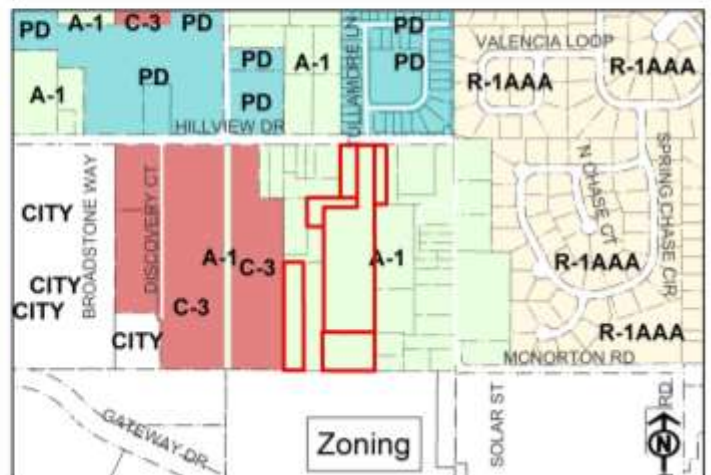
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and 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.

The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

Staff recommends that the Applicant contact the City of Altamonte Springs about potable water and sanitary sewer service connections and the potential for annexation.

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

| REF # | REVIEWED BY | TYPE |
|-------|------------------------|---|
| 1. | Buffers and CPTED | Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeld=SECOLADECO_CH30ZORE_PT67LASCBU |
| 2. | Buffers and CPTED | Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units. |
| 3. | Buffers and CPTED | Parking lot landscaping will be required in accordance with SCLDC Sec. 30. 1292. |
| 4. | Buffers and CPTED | Since R-3 is rezoned to a site plan, the buffers must be determined with the rezone. Please be prepared to submit a landscape plan indicating buffer widths, opacities, plant unit calculations, species, size, quantity, and location of plantings. |
| 5. | Buffers and CPTED | Based on a preliminary review, staff estimates the 25' proposed buffer should meet the minimum buffer requirements. A 0.6 opacity, 25' width buffer may be required on the east |
| 6. | Building Division | Any building construction and/or modification will require Building permits and engineered plans to meet the current 7th ED (2020) Florida Building Codes. |
| 7. | Building Division | Type of use and size of building may require fire sprinklers and fire alarms. |
| 8. | Comprehensive Planning | The current Future Land Use is Low Density Residential (LDR). The proposed Future Land Use of High Density Residential (HDR) is not compatible with the surrounding LDR future land use properties. However, some of the listed properties are adjacent to City of Altamonte Springs, and with the County Industrial (IND) Future Land Use. Discuss with staff about pre-annexation with the City of Altamonte. |
| 9. | Comprehensive Planning | The proposed Zoning Map Amendment from A-1 to R-3 is consistent with the proposed HDR FLU designation but may not be compatible with the zoning in the area. Follow the link to complete the Facility Capacity Impact Assessment worksheet: https://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/Future-Lane-Use-Attachment-A-Worksheets.pdf and to complete the Rezone/ Future Land Use Amendment application found here: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Rezone-LUA-Application-Package.pdf |
| 10. | Environmental Services | This development is within Seminole County's potable water service area, but we do not have any potable water lines nearby. The City of Altamonte Springs may have potable water lines nearby capable of servicing this development. If they were to service potable water to this development, 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 this development. |
| 11. | Environmental Services | This development is within Seminole County's sanitary sewer service area, but we do not have any sanitary sewer lines nearby. The City of Altamonte Springs may |

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| | | have sanitary sewer lines nearby capable of servicing this development. If they were to service sanitary sewer to this development, 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 this development. |
| 12. | Environmental Services | This development is not within any reclaim water service areas. Irrigation would be provided by this development's potable water system. |
| 13. | Environmental Services | If no sanitary sewer connections can be made to this development via the City of Altamonte Springs, onsite sewage treatment and disposal systems (OSTDS) aka septic systems would be needed to service the individual lots of this development. 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: https://www.flrules.org/gateway/reference.asp?No=Ref-14359 , 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. |
| 14. | 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) |
| 15. | Natural Resources | The proposed project is within the Wekiva Study Area. See SCLDC Chapter 30 Part 58 for requirements for development within this area. |
| 16. | 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 with site plan submission. SCLDC 60.22 |
| 17. | Natural Resources | Show tree replacement table with site plan submission. SCLDC 60.22(f) |
| 18. | Planning and Development | COMMUNITY MEETINGS: Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf |

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| 19. Planning and Development | <p>PUBLIC NOTIFICATION: Public Notification is required for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link below for the requirements: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf</p> |
| 20. Planning and Development | <p>The subject site is contiguous to the city limits of Altamonte Springs. The City of Altamonte Springs may require annexation of the site to obtain utilities. We recommend that the applicant contact the City of Altamonte Springs Planning & Development Department about completing a pre-annexation agreement. The Planning & Development Department can be reached at (407) 571-8150 or by email at gm@altamonte.org.</p> |
| 21. Planning and Development | <p>If the subject property were to develop in the County, a Small Scale Future Land Use Amendment (SSFLUA) and Rezone may take four (4) to six (6) months and involves a community meeting and public hearings with the Planning and Zoning (P&Z) Commission and the Board of County Commissioners (BCC).</p> |
| 22. Planning and Development | <p>One of the six properties is not contiguous to the other five. Staff would not support building an access road across the ingress/egress easement (as shown in the development concept) to connect the outlying parcel to the west.</p> |
| 23. Planning and Development | <p>The subject property is adjacent to the City of Altamonte Springs. Seminole County will provide an intergovernmental notice to the adjacent city.</p> |
| 24. Planning and Development | <p>Staff would not likely support a future land use map amendment to High Density Residential (HDR) because it is not compatible with the single-family properties located to the east. Staff may consider an amendment to allow Medium Density Residential (MDR) Future Land Use as a transition from Low Density Residential (LDR) located to the east.</p> <p>The MDR Future Land Use designation would potentially allow up to ten (10) dwelling units per acre without affordable housing or twelve (12) dwelling units per acre, if affordable housing is proposed as part of the project.</p> |
| 25. Planning and Development | <p>The subject property is within the County's Urban Bear Management Area and must comply with the requirements outlined in Chapter 258 of the Seminole County Code of Ordinances (2015-33). https://www.seminolecountyfl.gov/core/fileparse.php/4073/urlt/Bear-Management-Ordinance-Final-Approved-DocumentADA.pdf</p> |
| 26. Planning and Development | <p>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</p> |
| 27. Public Safety - Fire Marshal | <p>Type of use and size of building may require fire sprinklers and fire alarms.</p> |

Public Safety -
28. Fire Marshal

Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.

Public Safety -
29. 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 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"

Public Safety -
30. 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.

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| 31. | 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 |
| 32. | Public Safety - Fire Marshal | 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 or facility (Section 18.2.3.2.2 and 18.2.3.2.2.1 NFPA 1) |
| 33. | Public Safety - Fire Marshal | Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1 |
| 34. | Public Works - Engineering | Based on FEMA FIRM Map the southern portions of the site appear to lie in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation. |
| 35. | Public Works - Engineering | The proposed project is located within the Little Wekiva drainage basin within Tributary F. |
| 36. | Public Works - Engineering | Based on SCS Soil Survey GIS overlays, the site generally has A/D class soils. |
| 37. | Public Works - Engineering | Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the pre development rate of discharge for the 25-year,24-hour storm event if viable outfall is verified. If viable outfall to the ultimate receiving body cannot be verified, the entire 25-year, 24-hour storm event volume will need to be retained. |
| 38. | Public Works - Engineering | Based on 1 ft. contours, the topography of the site appears to slope to the south. |
| 39. | Public Works - Engineering | Based on a preliminary review, the site appears to outfall to a wetland system to the south. |
| 40. | Public Works - Engineering | A detailed drainage analysis will be required at final engineering. |
| 41. | Public Works - Engineering | 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 . |
| 42. | Public Works - Engineering | A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45) |

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| 43. Public Works - Engineering | The property is adjacent to Hillview St which currently programmed to be improved according to the County 5-year Capital Improvement Program (Seminole County CIP No. 02007092). Plans are available for review. |
| 44. Public Works - Engineering | The developer shall provide a pedestrian sidewalk along Hillview St frontage or may provide payment into the Sidewalk Fund in accordance with Ordinance #2019-46 in lieu of sidewalk construction since sidewalk is planned through proposed CIP project. |

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 | REVIEWER | STATUS | CONTACT INFORMATION |
|------------------------------|-------------------|--------------------|--|
| Buffers and CPTED | Maya Athanas | Review Complete | Phone: 407-665-7388 Email: mathanas@seminolecountyfl.gov |
| Building Division | Tony Coleman | Review Complete | Phone: 407-665-7581 Email: acoleman@seminolecountyfl.gov |
| Comprehensive Planning | Tyler Reed | Review Complete | Phone: 407-665-7398 Email: treed@seminolecountyfl.gov |
| Environmental Services | James Van Alstine | Review Complete | Phone: 407-665-2024 Email: jvanalstine@seminolecountyfl.gov |
| Impact Analysis Coordination | William Wharton | No Review Required | Phone: 407-665-5730 Email: wwarton@seminolecountyfl.gov |
| Natural Resources | Sarah Harttung | Review Complete | Phone: 407-665-7391 Email: sharttung@seminolecountyfl.gov |
| Planning and Development | Doug Robinson | Review Complete | Phone: 407-665-7308 Email: drobinson03@seminolecountyfl.gov |
| Public Safety - Fire Marshal | Matthew Maywald | Review Complete | Phone: 407-665-5177 Email: mmaywald@seminolecountyfl.gov |
| Public Works - Engineering | Jose Gomez | Review Complete | Phone: 407-665-7383 Email: jgomez@seminolecountyfl.gov |

RESOURCE INFORMATION

Seminole County Land Development Code:

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

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/>

Wekiva Consistency form:

<http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf>

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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| 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:

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|-----------------------------------|---------------|----------------|--|
| 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:

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| 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 |