

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

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

PROJECT NAME:	SABAL POINT HOA - PRE-APPLICATION	PROJ #: 24-8000094
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	7/15/24	
RELATED NAMES:	EP MIKE STERLING	
PROJECT MANAGER:	YVONNE D'AVANZO (407) 665-7354	
PARCEL ID NO.:	33-20-29-511-0000-0260	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO RENOVATE THE ISLAND AT THE ENTRANCE OF CYPRESS LANDING VILLAGE FOR THE RIGHT-OF-WAY LOCATED ON WOODVIEW DR, AT N SABAL PALM DR	
NO OF ACRES	.	
BCC DISTRICT	3-LEE CONSTANTINE	
CURRENT ZONING	PD	
LOCATION	FOR THE RIGHT-OF-WAY LOCATED ON WOODVIEW DR, AT N SABAL PALM DR	
FUTURE LAND USE-	PD	
APPLICANT:	CONSULTANT:	
MIKE SPERLING SABAL POINT HOA 336 CYPRESS LANDING DR LONGWOOD FL 32779 (407) 463-5348 MIKE@REALTORMIKES.COM	JEFFREY MCMILLAN J&J'S LAWN & TREE 397 WEKIVA SPRINGS RD STE 201 LONGWOOD FL 32779 (407) 774-2076 JJTREEOFFICE1@GMAIL.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

THE SABAL POINT HOA, REQUEST TO REPLACE THE LANDSCAPE AND IRRIGATION IN THE LANDSCAPED ISLAND AT THE ENTRANCE OF CYPRESS LANDING AT SABAL POINT LOCATED WITHIN THE COUNTY RIGHT-OF-WAY ON WOODVIEW DR, AT N SABAL PALM DR.

PROJECT AREA ZONING AND AERIAL MAPS

FLU - PD

ZONING - PD



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress, and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
2.	Natural Resources	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
3.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
4.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
5.	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
6.	Natural Resources	Canopy trees used for replacement shall be a minimum of ten (10) feet in height and have a caliper no less than three (3) inches. SCLDC 60.9(d)(3)	Info Only
7.	Natural Resources	Palm trees listed in the recommended stock may be used as replacement trees with the following ratio: one (1) inch of palm caliper = 0.33 inches of canopy or understory tree. Palm trees may not account for more than twenty (20) percent of the required replacement trees. SCLDC 60.9(d)(5)	Info Only
8.	Natural Resources	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
9.	Natural Resources	Please submit the size (DBH) of the pine tree proposed for removal.	Info Only
10.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. 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	Info Only

		Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.	
11.	Public Safety - Fire Marshal	This project will require a minimum of 20 ft. clear width unobstructed for fire department access in accordance with NFPA 1, Chapter 18.2.3.5.1.1	Info Only
12.	Public Safety - Fire Marshal	Turning radius analysis based on aerial truck Specifications will be required. (Section 18.2.3.5.3. 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.	Info Only
13.	Public Safety - Fire Marshal	Additional comments may be generated based on resubmittal.	Info Only
14.	Public Works - Engineering	<p>The proposed work in the Woodview Drive median is entirely located within a Seminole County public "right-of-way"; therefore, a Right-of-Way Use Permit will be required.</p> <p>Per the recorded Plat for Cypress Landing at Sabal Point from 1978 (PB21 PG70), the streets and drives are dedicated to the Board of County Commissioners of Seminole County, for the perpetual use of the public for proper purposes. The applicant will need to demonstrate legal access to the site to perform the proposed repair work. If such legal access does not exist, a Temporary Construction Access Agreement will be required. A Permanent Maintenance Agreement between Seminole County BCC and Sabal Point Property Owners Association, Inc. will also be required, if such Agreement is not already in place.</p>	Info Only

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
Buffers and CPTED	No Review Required	Maya Athanas mathanas@seminolecountyfl.gov 407-665-7388
Building Division	No Review Required	Jay Hamm jhamm@seminolecountyfl.gov 407-665-7468
Comprehensive Planning	No Review Required	Maya Athanas mathanas@seminolecountyfl.gov 407-665-7388
Environmental Services	Review Complete	James VanAlstine jvanalstine@seminolecountyfl.gov 407-665-2014
Natural Resources	Review Complete	Sarah Harttung sharttung@seminolecountyfl.gov 407-665-7391
Planning and Development	Review Complete	Yvonne D'Avanzo ydavanzo@seminolecountyfl.gov 407-665-7354
Public Safety - Addressing	No Review Required	Jennifer Emanuel jmanuel@seminolecountyfl.gov 407-665-5190
Public Safety - Fire Marshal	Review Complete	Brenda Paz bpaz@seminolecountyfl.gov 407-665-7061
Public Works - Engineering	Review Complete	Vlad Simonovski vsimonovski@seminolecountyfl.gov 407-665-5762
Public Works - Impact Analysis	No Review Required	William Wharton wwharton@seminolecountyfl.gov 407-665-5730
Review Coordinator	No Review Required	Alexis Pelletier apelletier02@seminolecountyfl.gov 407-665-7775

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:

Altamonte Springs	(407) 571-8150	www.altamonte.org
Casselberry	(407) 262-7751	www.casselberry.org
Lake Mary	(407) 585-1369	www.lakemaryfl.com
Longwood	(407) 260-3462	www.longwoodfl.org
Oviedo	(407) 971-5775	www.cityofoviedo.net
Sanford	(407) 688-5140	www.sanfordfl.gov
Winter Springs	(407) 327-5963	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