

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

Comment Document – Initial Submittal

PROJECT NAME:	GENESIS HOME SUBDIVISION - PSP	PROJ #: 24-55100001
APPLICATION FOR:	DR - SUBDIVISIONS PSP	
APPLICATION DATE:	2/05/24	
RELATED NAMES:	EP RODOLFO SUCRE	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	19-21-31-300-008B-0000	
PROJECT DESCRIPTION	PROPOSED PRELIMINARY SUBDIVISION PLAN FOR 12 SINGLE FAMILY RESIDENTIAL LOTS ON 5.41 ACRES IN THE R-1AAA ZONING DISTRICT LOCATED ON THE WEST SIDE OF BROOKS LN, SOUTH OF RED BUG LAKE RD	
NO OF ACRES	5.41	
BCC DISTRICT	1-Bob Dallari	
CURRENT ZONING	R-1AAA	
LOCATION	ON THE WEST SIDE OF BROOKS LN, SOUTH OF RED BUG LAKE RD	
FUTURE LAND USE-	LDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
RODOLFO SUCRE RSP ENGINEERS, INC 111 N ORANGE AVE, STE 800 148 ORLANDO FL 32801 (407) 743-2754 RSUCRE@RSPENGINEERS.COM	RODOLFO SUCRE RSP ENGINEERS, INC 111 N ORANGE AVE, STE 800 148 ORLANDO FL 32801 (407) 743-2754 RSUCRE@RSPENGINEERS.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/urlit/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.	Buffers and CPTED	Please dimension the landscape buffers on the overall site plan and landscape sheets.	Unresolved
2.	Buffers and CPTED	List the buffer widths and opacities on the overall site plan, similar to how the building setbacks are listed under the site data section of the overall site plan.	Unresolved
3.	Buffers and CPTED	Indicate the plant unit type for each buffer of the landscape plan. See Sec. 30.1282. - Plant units. for plant unit types. The plant unit types have also been provided in a PDF in the resources folder of eplan.	Unresolved
4.	Buffers and CPTED	Only one calculation should be provided for the east ROW buffer. The access may be subtracted from the buffer length.	Unresolved
5.	Buffers and CPTED	The buffer calculations are not correct. Please see the example buffer calculation and revise accordingly. Please reach out to Maya Athanas at 407-665-7388 if you have questions.	Unresolved
6.	Buffers and CPTED	The required buffers are 0.3 opacity, 15' width on the north and west and 0.1 opacity, 10' width on the east. A 0.4 opacity may be provided on the north if desired but requires a 3' continuous hedge in addition to the required shrubs. Please provide the hedge or revise to use the 0.3 opacity for the north and west.	Unresolved
7.	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
8.	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
9.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Unresolved
10.	Environmental Services	On Sheet C-1: Cover Sheet, please update the Seminole County Environmental Services contact information block to the following: SEMINOLE COUNTY UTILITIES DEPARTMENT 500 W LAKE MARY BLVD. SANFORD,	Unresolved

		FL 32773 (407) 665-2024 Please remove the bottom contact information block titled Water and Sewer Utilities.	
11.	Environmental Services	On Sheet C-2: General Notes, under the Utility General Notes section, please update note 10 to "...SHALL MEET OR EXCEED SEMINOLE COUNTY UTILITIES DEPARTMENT STANDARDS". Under the As-Built Drawing Requirements section, please update note 3 to "...STIPULATED BY SEMINOLE COUNTY PUBLIC WORKS AND SEMINOLE COUNTY UTILITIES DEPARTMENT.	Unresolved
12.	Environmental Services	On Sheet C-2.1: General Notes, please update all "owner/developer name" placeholders to SEMINOLE COUNTY UTILITIES DEPARTMENT.	Unresolved
13.	Environmental Services	On Sheet C-5: Composite Utility Plan, please update the 10 ft wide utility easement along the frontage of Brooks Lane (the areas where the proposed/future gravity 8" PVC sewer main will go) to be 15 ft wide instead. This is needed to provide us more room for accessing the sewer lines and working around the proposed landscaping nearby.	Unresolved
14.	Environmental Services	On Sheet C-5: Composite Utility Plan, please remove the manhole to the north of lot 2 and lot 3. We do not allow "u-turns" within our manholes/sewer main lines. Instead, have the sewer laterals for lot 2 and lot 3 run farther to the north and connect into the sewer main line on the other side of the drainage pipe (where the sewer laterals for lot 8 and lot 9 are connecting to). Further review will be reserved until Final Engineering.	Info Only
15.	Environmental Services	On Sheet C-5: Composite Utility Plan, please review the proposed size of the water main to service this development. Can a 2" water main provide enough service/pressure for the domestic water service and irrigation for 12 homes? In addition, the Fire Department may require the installation of a fire hydrant. If that's the case, we will require the water main to be a minimum of 8" diameter since it for be a dead-end stretch of pipe. Further review will be reserved until Final Engineering.	Info Only
16.	Environmental Services	On Sheet C-5: Composite Utility Plan, please remove the proposed backflow preventer callout. Each lot will be required to have a double 3/4" potable water/irrigation meter with their own RPZ back flow preventers. See Seminole County standard details 206, 208, and 210 for reference. Further review will be reserved until Final Engineering.	Info Only
17.	Environmental Services	On Sheet C-5: Composite Utility Plan, a manhole appears to be needed at the southeast corner of this development so that the gravity 8" PVC sewer main can 45-degree bend towards the wet well of the public lift	Unresolved

		station. Additional 15 ft wide utility easement may be needed depending on how the gravity 8" PVC sewer main is routed for that final connection.	
18.	Environmental Services	On Sheet LA-2: Irrigation Plan, the common area irrigation line appears to connect a 2" well that was proposed to be abandoned/removed on the demolition plan. The common area irrigation line will require its own irrigation meter/RPZ back flow preventer. Please provide a callout for the potable irrigation meter size and point of connection location. Further review will be reserved for Final Engineering.	Info Only
19.	Environmental Services	On Sheet C-5: Composite Utility Plan, please have the proposed water main run on one side of the road (on the north side for example) and terminate where the lot lines of lots 5 and 6 meet instead of looping back around to Brooks Lane. The water service lines for the lots on the south side of the road will be run under the road. This would be preferable to the County to reduce the amount of pipe that needs to be maintained in the future. Further review will be reserved until Final Engineering.	Info Only
20.	Natural Resources	Please show a complete tree replacement table. See the Resources folder for an example.	Unresolved
21.	Natural Resources	Please clarify the diameter of the magnolia multi.	Unresolved
22.	Natural Resources	Based on the Trees To Be Removed table provided, the total number of trees to be removed is 41. However, the Tree Replacement table shows 126 trees to be removed. Please clarify.	Unresolved
23.	Natural Resources	Please show the existing vegetation that is proposed to be saved. Some landscape buffers utilize existing trees for buffering requirements. This sheet proposes for the entire site to be cleared.	Unresolved
24.	Natural Resources	Please show the location of tree protection fencing for the existing vegetation that will remain on site after construction.	Unresolved
25.	Natural Resources	Please show where the silt fence will be placed in relation to saved vegetation.	Unresolved
26.	Natural Resources	Please clearly mark all trees that will be removed. Some saved trees that will likely require removal are located within the stormwater pond and within the proposed building pad areas.	Unresolved
27.	Natural Resources	Please indicate the existing grades on the plan.	Unresolved
28.	Natural	Please accurately list the number of trees belonging to	Unresolved

	Resources	each species. Camphor is listed on the tree survey but does not appear in the Trees To Be Removed table. This species does not require replacement, but it must still be shown on the table.	
29.	Planning and Development	Please provide the parcel number on the coversheet.	Unresolved
30.	Planning and Development	On the Site Plan under the Site Data, please provide the net buildable acreage calculation breakdown. The site is not located within the Urban Boundary; therefore, Net Buildable is defined as: The total number of acres within the boundary of a development excluding areas devoted to road rights of way, transmission power line easements, natural lakes and wetlands or floodprone areas.	Unresolved
31.	Planning and Development	On the Site Plan, please provide the right-of-way and pavement width, both on and immediately contiguous to the subdivision.	Unresolved
32.	Planning and Development	Please provide a boundary survey.	Unresolved
33.	Planning and Development	Please provide complete dimensions of all lots, and please delete the arrows for the length and width on each and just provide the number.	Unresolved
34.	Planning and Development	Please show contour intervals of one (1) foot on the boundary survey.	Unresolved
35.	Planning and Development	Please place note on the site plan that states: A minimum five (5) foot side yard easement shall be provided along side property lines on all lots. No AC pads, pool equipment, or other encumbrances allowed within the easement.	Unresolved
36.	Planning and Development	On the Site Plan sheet under the Site Data table please provide the total acreage of the site, the net buildable calculation breakdown and density, the total number of lots, minimum width at building line, maximum building height and number of stories.	Unresolved
37.	Planning and Development	Please provide a note on the Site Plan sheet to state if the roads are public or private?	Unresolved
38.	Planning and Development	Please provide a tract table on the Site Plan sheet stating the ownership and maintenance of the easements, common areas, and internal roadway.	Unresolved
39.	Planning and Development	Homeowners association. All developments whose submitted plan indicates the existence of one (1) or more areas to be held in common by the property owners shall have established and maintained a homeowners association membership in which will be required for all	Info Only

		purchasers of lots or parcels of land within the plat. Said association shall be established by the developer at the time, and as a condition, of platting and shall be acceptable to County. Upon request of the developer and a showing of undue hardship, the Board of County Commissioners, at its sole discretion, may waive the requirement of this provision.	
40.	Planning and Development	Please provide the outer perimeter boundary dimensions of the site.	Unresolved
41.	Planning and Development	On the Site Plan sheet under the General Notes table, please place a note stating, "The Project will comply with Seminole County Land Development Code".	Unresolved
42.	Planning and Development	On the Site Plan sheet under the General Notes, please place a note stating, " Water and Sewer will comply with Seminole County Requirements".	Unresolved
43.	Planning and Development	On the Site Plan sheet under the General Notes, please place a note stating, " A mandatory HOA shall be created to provide for management of all common areas, facilities, and corresponding easements".	Unresolved
44.	Planning and Development	On the Site Plan sheet under the General Notes, please place a note stating, "All stormwater ponds will be designed to Seminole County standards".	Unresolved
45.	Planning and Development	Please amend the title on the cover sheet and site plan sheet to reflect, "Preliminary Subdivision Plan".	Unresolved
46.	Planning and Development	On the Site Plan sheet, please show all the required landscape buffers in Tracts.	Unresolved
47.	Planning and Development	If the internal right-of-way is proposed to be private, and a subdivision gate is being proposed, the gate will need to be shown at the time of Final Engineering.	Info Only
48.	Public Safety - Addressing	(STREET SIGN/NAME) ****All Street Signs for the Development need to be installed and have passed Addressing Inspection prior to Building Permit approval**** The street sign specs have been uploaded into the documents folder. As noted and commented to the Developer during the Development Review Process, 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).	Info Only
49.	Public Safety - Addressing	(STREET SIGN/NAME) 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 street designation and be placed in a location facing/fronting the correct street. No use of punctuation (hyphen, period,	Info Only

		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 Administration, Addressing, email: addressing@seminolecountyfl.gov , 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 & SCLDC 90.6(A-L).	
50.	Public Safety - Addressing	(STREET SIGN/NAME) Prior to street name submittals, please review the uploaded attachment in the documents folder: Street Sign and Street Naming Info Combined, which explains how to select a street name. In addition, the street sign specs are also included in this document. SCLDC 90.6 (A-L)	Info Only
51.	Public Safety - Addressing	(STREET SIGN/NAME) Approved street names will be placed on a reserved street name list and will be held until the project is approved or recorded. Prior to approval, the approved street names are required to be labeled on final Site Plans, Engineering Plans and Recorded plats. Once the project has been approved or recorded, the unused street names will be deleted from the list. If the plan approval expires, the street names shall require additional review and approval at the time of re-submittal. (Addressing Policy)	Info Only
52.	Public Safety - Addressing	(STREET SIGN/NAME) This project will require one street name. Please submit proposed street names to E911 Administration, Addressing Office for approval. Email: addressing@seminolecountyfl.gov . The approved street name designation is as follows: Court, Cove or Point (choose one).	Info Only
53.	Public Safety - Addressing	(STREET SIGN/NAME) Do not abbreviate street name designations on the Final Engineering and the Final Plat. The street designations are required to be abbreviated on the street signs. The approved street name designation and its proper abbreviation is as follows: one street name and street designation either- Court (CT), Cove (CV) or Point (PT).	Info Only
54.	Public Safety - Addressing	Please provide an aerial image showing an overlay of where the streets and buildings will be located. This will help us to determine the correct location to add the address points and draw in the street centerline in the 911 database.	Info Only
55.	Public Safety - Addressing	(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	Info Only

		associated to the project are subject to change. SCLDC 90.5.6 (d). You are welcome to email: addressing@seminolecountyfl.gov 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.	
56.	Public Safety - Addressing	(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(3)	Info Only
57.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) The existing address on the property, parcel 19-21-31-300-008B-0000 is 1480 Brooks Lane Oviedo, 32765. Will the existing single family home be demolished? Please contact the E911 Administration, Addressing Office by email: addressing@seminolecountyfl.gov after demolition of the structure and we will remove the address from our database.	Info Only
58.	Public Safety - Addressing	(Development Name) The subdivision name GENESIS HOMES SUBDIVISION, has been approved for use. Will this name be the name displayed on the subdivision sign? Will it be displayed as GENESIS HOMES SUBDIVISION, GENESIS HOMES OR GENESIS? Depending on the response, the name to be displayed shall be the name referenced on future submittals (Final Engineering and Final Plat). 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)	Info Only
59.	Public Safety - Addressing	(Development Name) To avoid duplicate or similar names, the name by which a new development shall be legally known in the County, shall be submitted for compliance review to the E911 Administration, Attn: Addressing (email:addressing@seminolecountyfl.gov). Addressing checks the proposed name against the Seminole County Property Appraiser facility & subdivision names along with project names that are on reserve within the County. Potential names will be reviewed during Site Plan or Preliminary Subdivision Plan. 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	Info Only

		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)), (Florida Statute 177.051)	
60.	Public Safety - Addressing	(Subdivision Plats) The addressing fee for 12 lots and one entry address is \$295.00. Prior to the final approval of the plat and recording, the addressing fee shall be paid. Payment can be made via credit card online, through our website at https://internet2.seminolecountyfl.gov:6443/Address911WebPayment/ . Payment can be made via credit card online, through our website at https://internet2.seminolecountyfl.gov:6443/Address911WebPayment/ . You may also make payment via check or money order payable 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 addressing@seminolecountyfl.gov (Addressing Policy)	Info Only
61.	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. https://www.seminolecountyfl.gov/departments-services/information-services/gis-geographic-information-systems/ . The maps direct link is: https://seminolegis.maps.arcgis.com/apps/webappviewer/index.html?id=668252d321334112be7534024b972bc6 . Please forward this comment to the home builder & potential contractors.	Info Only
62.	Public Safety - Addressing	The address 1480 Brooks Lane shall not be referenced on future submittals (Final Engineering or Final Plat).	Info Only
63.	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	Unresolved

		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.	
64.	Public Safety - Fire Marshal	Please revise turning radius analysis to follow the truck specs below : * 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
65.	Public Safety - Fire Marshal	NO PARKING Signage and yellow striping for all fire department appliances such as FDC's, fire hydrants and fire department lanes shall be provided in accordance with NFPA 1, 18.2.3.6.1	Unresolved
66.	Public Safety - Fire Marshal	Provide a fire test report and hydraulic graph for the proposed fire hydrants/water mains to ensure they will meet the requirements for the needed fire flow calculations for the structure.	Unresolved
67.	Public Safety - Fire Marshal	Just verifying that the main road through the subdivision will be 40 feet wide as measured on the Site plan.	Unresolved
68.	Public Safety - Fire Marshal	Per NFPA 1. 18.4.5.1.1 The minimum fire flow and flow duration requirements for one- and two-family dwellings having a fire flow area that does not exceed 5000 ft2 (464.5 m2) shall be 1000 gpm (3785 L/min) for 1 hour. Please verify with a note on the plans.	Unresolved

69.	Public Safety - Fire Marshal	Per NFPA 1, 18.5.2 Detached One- and Two-Family Dwellings. Fire hydrants shall be provided for detached one- and two-family dwellings in accordance with both of the following: (1) The maximum distance to a fire hydrant from the closest point on the building shall not exceed 600 ft (183 m). (2) The maximum distance between fire hydrants shall not exceed 800 ft (244 m). Unable to locate any fire hydrants on the utility plan. Please provide and ensure the hydrants meet the above requirements.	Unresolved
70.	Public Safety - Fire Marshal	If there is any proposed gate to the subdivision it shall be provided with a knox key switch and SOS system for fire department access. Also the gate shall be a minimum 20' wide and provide a minimum 13' 6" vertical clearance. Per NFPA 1, chapter 18.	Unresolved
71.	Public Safety - Fire Marshal	Additional comments may be generated based on resubmittal.	Unresolved
72.	Public Works - Engineering	There are one or more references to other municipalities. The Cover Sheet references City of Oviedo Requirements. Please review and revise all to specifically Seminole County FL.	Unresolved
73.	Public Works - Engineering	The County does not typically allow inverted Crown for its roadways. Please revise to a standard crown section.	Unresolved
74.	Public Works - Engineering	The road measures 40' of pavement. Is this the intention? Is parallel parking proposed? Please show a typical ROW section including up to 24' of pavement Miami Curbing, landscape / utility strip and 5' sidewalk. If there is a reason for additional impervious, please justify.	Unresolved
75.	Public Works - Engineering	The pond does not seem to meet requirements. Please show a section of the pond. Please show pond type, inside slope, berm width (10' Minimum) and grading back to natural grade.	Unresolved
76.	Public Works - Engineering	Note that there is some concern with the outfall from this area. A positive legal outfall with appropriate conveyance capacity is required to be demonstrated or the site will have to hold up to total retention for the 25-year, 24-hour storm event onsite. Please show how the pond will outfall. An overflow to the south is not acceptable. at minimum a connection to the ditch on Brooks Lane will be required. Please show connection to Brooks Lane at minimum for PSP. At final engineering the pond may be required to be made larger which may require loss of one or more lots.	Unresolved
77.	Public Works - Engineering	There appears to be as much as 8 feet of fill proposed for the site. This is more than typically reasonable. All impervious area has to be collected and routed to the pond. All property lines adjacent to offsite has to be able	Unresolved

		to reasonably deal with the existing drainage. Swales will be required at these outside property line to address this drainage. No landscaping is allowed in this area.	
78.	Public Works - Engineering	Please add a note stating that the plans will meet SJRWMD and Seminole County Drainage requirements.	Unresolved
79.	Public Works - Engineering	Please note that the driveway cannot be more than 5% slope per fire requirements. The sidewalk cannot be over 2% cross slope. Please be sure that this is addressed at final engineering.	Info Only
80.	Public Works - Engineering	If a gate is proposed then there needs to be at least 80' from the call box to the edge of road.	Unresolved
81.	Public Works - Engineering	Please remove all engineering detailed information from the plans. Please show pond, and piping but remove specific elevation information.	Unresolved
82.	Public Works - ROW Review	The half right-of-way width for Brooks Lane (adjacent to the subject parcel) as depicted on the boundary & topographical survey from Canvas Land Surveying and with the latest revision date of 9/11/2023 concurs with our records.	Resolved

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".

83.	Planning and Development	On the Site Plan under the Site Data table please state the intent of the proposed project.	Unresolved
84.	Planning and Development	On the Site Plan under the Site Data table please delete the proposed land use	Unresolved
85.	Planning and Development	On the Site Plan under the Site Data, please move the subject site Zoning above the existing land use.	Unresolved
86.	Planning and Development	Per Sec. 30.1344 (a)(2) - Please delete the open space. Open space is not required for the R-1AAA subdivision.	Unresolved
87.	Planning and Development	Please delete the adjacent zoning under the site data. Please place on the Site Plan showing the adjacent properties parcel number, zoning, future land use, and/or plat book and page number (if platted).	Unresolved
88.	Planning and Development	On the Site Plan sheet, Lot 7 is less than the minimum lot size requirement of 13,500 square feet. Please revise the Site Plan to demonstrate that all lots within the proposed subdivision meet the minimum lot size requirements.	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 Safety - Fire Marshal	Corrections Required	Matthew Maywald 407-665-5177
Buffers and CPTED	Corrections Required	Maya Athanas 407-665-7388
Public Works - ROW Review	Approved	Neil Newton
Environmental Services	Corrections Required	James Van Alstine 407-665-2014
Natural Resources	Corrections Required	Sarah Harttung 407-665-7391
Planning and Development	Corrections Required	Annie Sillaway 407-665-7936
Public Works - Impact Analysis	No Review Required	William Wharton
Environmental - Impact Analysis	Corrections Required	Becky Noggle 407-665-2143
Building Division	Review Complete Recommend Approval	Jay Hamm
Public Safety - Addressing	Approved	Amy Curtis
Public Works - Engineering	Corrections Required	Jim Potter 407-665-5764

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

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
2/28/24	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Annie, Matthew, Maya, Sarah, Becky, Jim, James

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