

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

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

<b>PROJECT NAME:</b>	<b>ROLLING HILLS PARK- PRE-APPLICATION</b>	<b>PROJ #: 24-80000120</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	9/17/24	
RELATED NAMES:	EP RICHARD DURR	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	01-21-29-5CK-2500-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO DEVELOP A COUNTY PARK ON 98.16 ACRES IN THE PLI ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF W SR 434, NORTH OF NORTH ST	
NO OF ACRES	98.16	
BCC DISTRICT	3: CONSTANTINE	
CURRENT ZONING	PLI	
LOCATION	ON THE SOUTH SIDE OF W SR 434, NORTH OF NORTH ST	
FUTURE LAND USE-	REC	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
RICHARD DURR SEMINOLE COUNTY BCC 100 E 1ST ST SANFORD FL 32771 (407) 665-2160 RDURR@SEMINOLECOUNTYFL.GOV	AIMEE SHIELDS GAI CONSULTANTS INC 618 E SOUTH ST STE 700 ORLANDO FL 32801 (321) 319-3041 A.SHIELDS@GAICONSULTANTS.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](#).

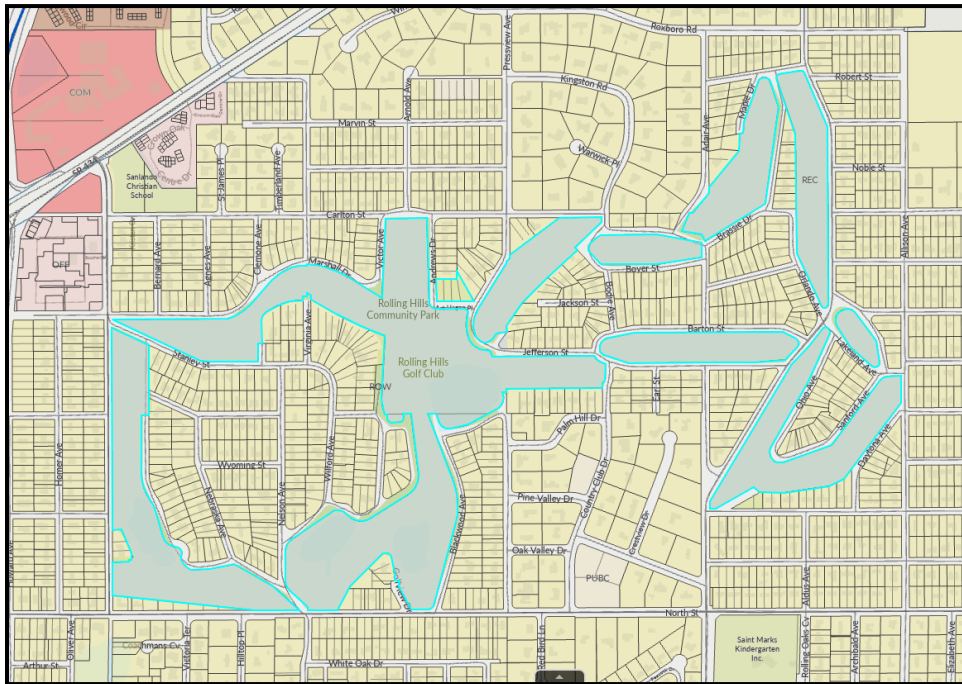
## PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use (FLU) designation of Recreation (REC) and is located within the Public Lands and Institutes (PLI) zoning district.
- The proposed project is subject to the Site Plan standards located within Chapter 40 of the Seminole County Land Development Code.

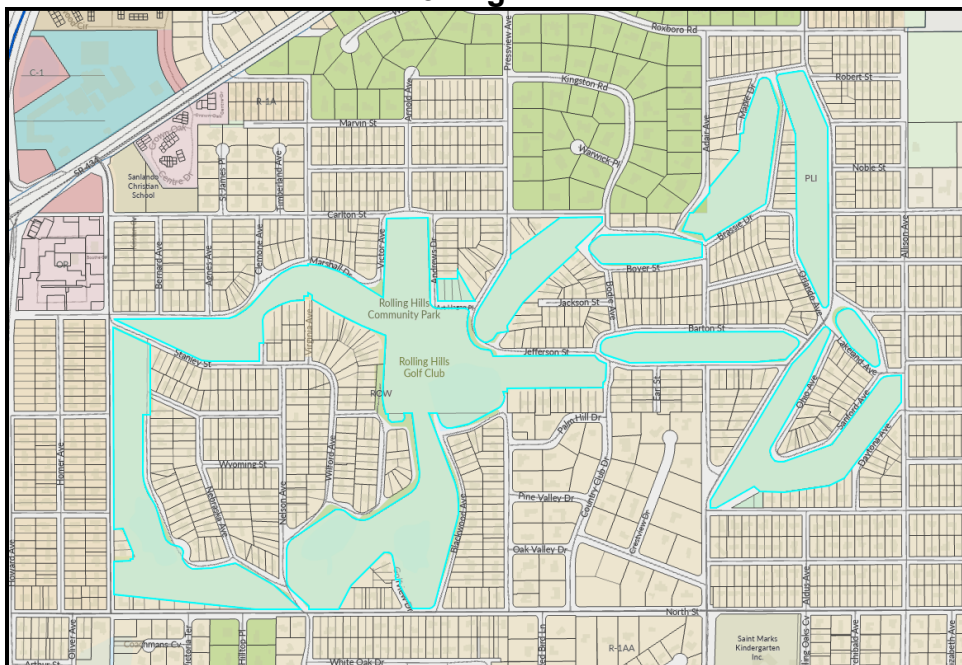
[https://library.municode.com/fl/seminole\\_county/codes/land\\_development\\_code?nodeId=SECOLADECO\\_CH40SIPLAP](https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH40SIPLAP)

## PROJECT AREA ZONING AND AERIAL MAPS

### FLU: REC



### Zoning: PLI



Aerial



### AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
2.	Buffers and CPTED	A full buffer review will be done at time of site plan review. Please be prepared to submit a landscape plan with proposed planting locations, size, species, and quantity. The complexity of this project may require innovative buffering techniques.	Info Only
3.	Buffers and CPTED	For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.	Info Only
4.	Buffers and CPTED	Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.	Info Only
5.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
6.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
7.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
8.	Comprehensive Planning	The Future Land Use Designation is Recreation (REC). The purposed and intent of this land use is to identify locations for Countywide public or private recreational facilities, park lands and open space preservation areas. Recreational areas are designated to ensure their protection, proper development, and future public uses. The maximum intensity permitted in this designation is 0.50 floor area ratio (FAR). The proposed use is allowed. Please include the proposed FAR on the site plan when submitted.	Info Only
9.	Environmental - Impact Analysis	Seminole County is the Water Only service provider for this project. Capacity reservation will be required.	Info Only
10.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. There are multiple available connection points throughout the area.	Info Only
11.	Environmental Services	This development is within Seminole County's sanitary sewer service area, but since we do not have any sanitary sewer lines nearby, onsite sewage treatment and disposal systems (OSTDS) aka septic systems will be needed to service it instead. To apply for an OSTDS permit, follow link: <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. Please contact the Florida Department of Health for more information on septic system sizing, standards, and any other questions/concerns that you may have.	Info Only
12.	Environmental Services	This development is not within any reclaim water service areas so irrigation will be provided by this development's	Info Only

		potable water system or by an alternative irrigation source such as a non-potable irrigation wells.	
13.	Natural Resources	The proposed development is within the Wekiva Study Area. Please see SCLDC 30.10.5.14 for regulations pertaining to this area.	Info Only
14.	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 Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>	Info Only
15.	Planning and Development	Any structures proposed must adhere to zoning setbacks. The setbacks for the PLI zoning district are: 25 feet Front Yard, 25 feet Rear yard, 25 feet Side Yard, 25 feet Side Street.	Info Only
16.	Planning and Development	The proposed use of a recreational site is permitted in the Public Lands and Institutes (PLI) Zoning District.	Info Only
17.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: <a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml</a>	Info Only
18.	Planning and Development	The property has a Future Land Use of Recreation (REC) and a zoning designation of Public Lands and Institutes (PLI).	Info Only
19.	Planning and Development	If outdoor lighting is proposed, a photometric plan will be required in compliance with all outdoor lighting standards. (SCLDC Part 15 Chapter 30, sec. 30.15.) <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE</a>	Info Only
20.	Planning and Development	At the time of Site Plan submittal, it will be required to label and dimension all structures. An overall Site Plan page will be required.	Info Only
21.	Planning and Development	All parking spaces should be dimensioned and be compliant in accordance with SCLDC Sec. 30.11.6 <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE_S30.11.6DEOREPASP">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE_S30.11.6DEOREPASP</a>	Info Only
22.	Planning and Development	Per SCLDC Sec. 30.14.8 A parking buffer shall be required where a parking lot, or parking structure, drive aisle, and/or loading dock is located within twenty-five (25) feet of the boundary of a residential district or Future Land Use designation. This would be additional to any other required buffer.	Info Only

23.	Planning and Development	The PLI zoning district requires a minimum of 25% open space, open space calculations will be required to be shown at the time of the site plan review for the whole site.	Info Only
24.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
25.	Public Safety - 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.	Info Only
26.	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	Info Only
27.	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 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"	Info Only
28.	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.	Info Only
29.	Public Works - Engineering	Based on FEMA FIRM Map a small section of the site (southeast corner of the proposed site) appears to be within the floodplain (Zone A). Seminole County does not allow fill in the floodplain without equal volumetric compensation. Based on the available County data, a small section of the site (wet retention pond at the southeast corner of the proposed site) appears to be in wetlands. Please be advised that the County wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field	Info Only

		determination can be made by a qualified environmental scientist. Wetland boundaries need to be delineated by a wetlands specialist and approved by Seminole County and staff of FDEP if residential not in the WRPA or SJRWMD if residential in the WRPA or if in a Commercial plat. The plat must show the approved wetland line and provide the date and name of the SJRWMD reviewer. A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	
30.	Public Works - Engineering	The proposed project is entirely located within the Little Wekiva (Cranes Roost) Drainage Basin.	Info Only
31.	Public Works - Engineering	Based on the USDA Web Soil Survey, the site has predominantly Urban Land, 0 to 2 percent slopes (100%), Map Unit Symbol 34. Urban Land, 0 to 2 percent slopes, are not classified by the USDA as drainage soils. Urban Land constitute 85% of the Map Unit Composition. The USDA Web Soil Survey does not estimate the Depth to Water Table for these soils and does not designate the Hydrologic Soil Group. Minor Components (St. Augustine, Matlacha, Immokalee, Brynwood, Adamsville, EauGallie, Cypress Lake, Myakka, Pomello, Apopka, and Paola) constitute 15% of the Map Unit Composition.	Info Only
32.	Public Works - Engineering	Based on the available one (1) foot contours, the topography of the site appears to vary in different sections, with major deviations in grade. The highest ground elevation appears to be 75.0 feet (west/northwest) and the lowest 40.0 feet (east/southeast).	Info Only
33.	Public Works - Engineering	Based on the preliminary review, the site appears to outfall to a wet retention pond located at the southeast section of the proposed site. This retention area appears to be a landlocked basin, without positive outfall. Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a landlocked retention or detention facility with no positive outfall requires the Stormwater Quantity Analysis to meet a 100-Year, 24-Hour storm event total retention or a 25-Year, 96-Hour Pre/Post Volumetric Discharge with appropriate receiving system, with County Engineer approval. Stormwater Quality Analysis shall meet the St. Johns River Water Management District (SJRWMD) requirements. A detailed Drainage Plan will be required at permitting. A detailed Drainage Analysis will be required at Final Engineering.	Info Only
34.	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 area, or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .	Info Only
35.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one (1) acre. ( <a href="http://cfpub.epa.gov/npdes/home.cfm?program_id=45">http://cfpub.epa.gov/npdes/home.cfm?program_id=45</a> )	Info Only
36.	Public Works - Engineering	The primary access to the proposed site is through Andrews Drive, which is owned and maintained by Seminole County. Andrews Drive is functionally classified as Local Road and	Info Only

represents a rural section roadway (18-feet to 19-feet wide pavement, no curb and gutter, and no pedestrian concrete sidewalk). The roadway geometry and structure do not meet the current Seminole County standards (minimum pavement width of 20-feet for, both, rural and urban roadway sections). Andrews Drive was last resurfaced in 1988, it has Pavement Condition Index (PCI) value of 62, and is currently programmed to be improved according to the Seminole County 5-year Capital Improvement Program. Per the Seminole County Public Works Engineering Manual - Section 1.2.7 (Number and Spacing of Driveways), spacing between driveways must conform to the Table 1.2.7.A., which is based on functional classification. The required minimum separation for Local Road is 200 feet. Distance is measured from nearest edge of pavement to edge of pavement (Detail T-1). Driveways on opposite sides on any undivided street classified local must either be aligned on the same centerline or be offset a minimum of 200 feet measured from edge of pavement to edge of pavement (SC Public Works Engineering Manual - Section 1.2.7.C). Parcels located in the corner of two or more roadways where at least one of the roads is a public facility must locate access drives no closer than 330 feet from the intersection. Access may be provided at 200 feet from the intersection, where approved by the County Engineer; Detail T-1 (SC Public Works Engineering Manual - Section 1.2.8.A). If the corner parcel accesses one or more arterial or collector roadways, full access is limited to 660 feet from the intersection on the arterial or collector. A right-in/right-out is permitted at 330 feet from the intersection; Detail T-1 (SC Public Works Engineering Manual - Section 1.2.8.B). Street stubs in excess of 150 feet must be provided with a minimum stabilized turnaround in accordance with the Florida Fire Prevention Code or as approved by the County Engineer (SC Public Works Engineering Manual - Section 1.2.3.A.4). Auxiliary lanes, median modifications and other design features may be required, including cross-access agreements (SC Public Works Engineering Manual - Section 1.2.3.A.5). A permanent access easement is granted for service and emergency vehicles and for maintenance of public and semi-public utilities (SC Public Works Engineering Manual - Section 1.2.3.A.6.b). All lots must front on a paved road. A development must abut, or have as its primary access, a street constructed to County standards as established herein. All abutting roadways providing direct access to the development must be paved to the nearest public paved road. Where paving is required on the abutting roadway beyond the development frontage, then paving only to the development access points may be allowed provided that in no case may the length of required paving be less than the length of the developments frontage along the abutting roadway (SC Public Works Engineering Manual - Section 1.2.3.A.7). A right-of-way use permit is required for any construction in, utility usage of or access to a County right-of-way. Such construction must meet all County standards and permitting procedures can be found at the Seminole County



		website. Permit fees are established by the Board of County Commissioners (SC Public Works Engineering Manual - Section 1.2.3.A.8.c).	
37.	Public Works - Engineering	Per the Seminole County Public Works Engineering Manual - Section 1.10.5 (Sidewalks), construction of sidewalks is required on all roadways providing access to a development and all other roadways adjacent and contiguous to a proposed development. Therefore, pedestrian concrete sidewalk shall be constructed along the entire property frontage (south side of E. Red Bug Road). The applicant can pay into the County Sidewalk Fund in lieu of the required sidewalk construction, if the County Engineer determines the construction of the sidewalk is not feasible. In such case, in addition to paying into the County Sidewalk Fund, the developer will need to prepare/grade the "right-of-way" for the construction of the future pedestrian concrete sidewalk. Concrete sidewalks must be constructed with minimum 3,000 (psi) concrete. Sidewalk must be a minimum of five (5) feet in width (six (6) feet on arterials & collectors) and four (4) inches thick (six (6) inches thick in driveways and in front of common areas). On sidewalks and alternative path systems, all sidewalk ramps must be constructed in compliance with current ADA requirements and must include detectable warning device (truncated domes). Dead end sidewalks must have signage to indicate the end of the sidewalk. At Final Engineering approval, a note to the plans that states "Any sidewalk less than 5 feet wide (6 feet along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with the Seminole County regulations.	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.

<b>Department</b>	<b>Reviewer</b>	<b>Email</b>	<b>Reviewer Comments</b>
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Vladimir Simonovski	vsimonovski@seminolecountyfl.gov	407-665-5762
Public Works - Impact Analysis	William Wharton	wwharton@seminolecountyfl.gov	407-665-5730

## 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](http://www.fema.gov)

#### **Cities:**

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