

**SEMINOLE COUNTY GOVERNMENT**  
 1101 EAST FIRST STREET, 2ND FLOOR, WEST WING  
 SANFORD, FLORIDA 32771  
**Comment Document – Initial Submittal**

|   |  |                            |
|---|--|----------------------------|
| <b>PROJECT NAME:</b>  | <b>ENCORE AT HILLVIEW - REZONE</b>   | <b>PROJ #: 24-20000005</b> |
| APPLICATION FOR:  | PZ - REZONE (EXCL PD)  |                            |
| APPLICATION DATE:   | 3/15/24  |                            |
| RELATED NAMES:  | EP KIM FISCHER   |                            |
| PROJECT MANAGER:  | ANNE SILLAWAY (407) 665-7936   |                            |
| PARCEL ID NO.:  | 22-21-29-300-0180-0000   |                            |
| NO OF ACRES   | 3.42   |                            |
| BCC DISTRICT  | 3-LEE CONSTANTINE  |                            |
| LOCATION  | ON THE NORTH SIDE OF HILLVIEW DR, EAST OF SR 434   |                            |
| FUTURE LAND USE-  | HDR  |                            |
| <b>APPLICANT:</b>   | <b>CONSULTANT:</b>   |                            |
| ZACH MILLER<br>8241 VIA BONITA ST<br>SANFORD FL 32771<br>(407) 222-0692 | KIM FISCHER<br>CYCORP ENGINEERING<br>1614 WHITE DOVE DRIVE<br>WINTER SPRINGS FL 32708<br>(407) 405-7819<br>KIM@CYCORPENGINEERS.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/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.*

**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 | The 0.5 opacity buffer on the west is required to have a 6' masonry wall. The wall must be on the interior edge of the 25' width, with the plantings on the exterior of the wall. Since the wall is required on the interior of the width, the pond will not be able to impact the buffer area. Show either the fence or wall on the plan and resolve conflict with the pond.  | Unresolved |
| 2.  | Buffers and CPTED | The 0.5 opacity buffer on the south is required to have a 6' masonry wall but may be reduced to three (3) foot metal decorative fence and three (3) foot hedge. Since the fence/wall is required to be on the interior edge of the buffer width, the pond will not be allowed to impact the buffer area. Show either the fence or wall on the plan and resolve conflict with the pond.                                     | Unresolved |
| 3.  | Buffers and CPTED | The plant units listed for buffer East 3 in the buffer table is shown as 2.6' but should be 2.60. Please correct.  | Unresolved |
| 4.  | Buffers and CPTED | Add the required enhancements (6' wall on west and wall or fence on south) in the buffer table.  | Unresolved |
| 5.  | Building Division | All structures that are required to be accessible per the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction, shall show the accessible route from the required accessible parking spaces to the accessible entrance to the structure.  | Info Only  |
| 6.  | Building Division | In accordance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction, at least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site.  | Info Only  |
| 7.  | Building Division | The location of accessible parking spaces, loading zones, sidewalks, and exit ramps shall meet requirements of the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.  | Info Only  |
| 8.  | 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  |
| 9.  | 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  |
| 10. | Building Division | Each garage shall have a minimum of 1 accessible parking space. 208.2 Minimum Number. Parking spaces complying with 502 shall be provided in accordance with Table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where  | Info Only  |

|     |                        |  |            |
|-----|------------------------|--|------------|
|     |                        | <p>more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility. Advisory 208.2 Minimum Number. The term parking facility is used in Section 208.2 instead of the term parking lot so that it is clear that both parking lots and parking structures are required to comply with this section. The number of parking spaces required to be accessible is to be calculated separately for each parking facility; the required number is not to be based on the total number of parking spaces provided in all of the parking facilities provided on the site.</p>  |            |
| 11. | Comprehensive Planning | <p>Please explain what site design features are proposed to ensure compatibility with single-family dwelling to the west and east of the subject site.</p> <p>FLU Exhibit-1: COMPATIBLE TRANSITIONAL LAND USES - Future Land Use to the east is Low Density Residential (LDR). High Density Residential Future Land Use can be a compatible transitional use through the application of sensitive site design such as transitioning lot sizes, sufficient buffers, limited building heights, architectural controls and limited hours of operation, limiting adjacent uses to passive, unobtrusive uses (.e.g., no dump sites, loading areas, lighting, noise, odor or hazardous materials). May require MXD or PD zoning instead of R4 to address these issues.</p>   | Unresolved |
| 12. | Comprehensive Planning | <p>The purpose and intent of the HDR Future Land Use designation is to provide for a range of residential development at a maximum density of 20 dwelling units per net buildable acre. High Density Residential Development should be located adjacent to major collectors and arterial roadways to minimize traffic on local and minor collector roadways and to provide convenient access to transit facilities. This land use can act as an effective transitional use between nonresidential and Medium Density Residential uses. Uses</p> <p>A - Condominiums, townhouses, apartment hotels, boarding and lodging houses, and motels;</p> <p>B - Public elementary schools, public middle schools and public high schools; and</p> <p>C - Special exception uses such as houses of worship, utilities, group homes, hospitals, convalescent and nursing homes, and accessory office uses.</p> <p>D - Residential densities may be permitted up to a maximum of 22 dwelling units per net buildable acre in accordance with the provisions of Policy FLU 10.1 and Policy HSG 3.3 (affordable and workforce housing density bonuses)</p> | Info Only  |
| 13. | Comprehensive Planning | <p>FLU Exhibit-38: Services and Facilities by Classification: This land use requires a full range of urban services and facilities,</p>  | Info Only  |

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|     |                        | including central water, central sewer, internal and external sidewalks, streetlights. The HDR FLU designation may also require transit facilities.  |           |
| 14. | Comprehensive Planning | Policy POT 5.12: Concurrency Requirements for Potable Water Adequate water supplies, and potable water facilities shall be in place and available to serve new development no later than the issuance by the County of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the County shall consult with the applicable water supplier to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the County of a certificate of occupancy or its functional equivalent.  | Info Only |
| 15. | Comprehensive Planning | Policy FLU 5.1.7 URBAN CENTERS AND CORRIDORS OVERLAY: Proposed development is eligible for density/intensity bonuses provided that (a) Subject property is located within the Urban Centers and Corridors Overlay as referenced in Policy FLU 5.17; and (b) Meets development criteria as described in Policy FLU 5.17, including but not limited to employment in mixed development, infill/redevelopment, walkability, and affordable housing.   | Info Only |
| 16. | Environmental Services | We have no objection to the proposed rezone.   | Info Only |
| 17. | Environmental Services | This development is within Seminole County's utility service area, but since we have no nearby utility lines, we would have no objection to the City of Altamonte Springs servicing utilities to this development. Please note the Sunshine Water Services may be able to service utilities to this development as well, but that this would require them to expand their service area boundaries with the Public Services Commission which is an arduous process. We could provide a letter stating that we have no objection to either of them servicing utilities to this development if requested. Please coordinate with the City of Altamonte Springs and Sunshine Water Services to determine how best to service this development. | Info Only |
| 18. | 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)  | Info Only |
| 19. | Natural Resources      | Special consideration must be given in the layout of streets, lots, blocks, buildings, and easements to the preservation of large and specimen individual trees. Special consideration must also be given to preserving natural drainage methods and natural topography and landscape. Special consideration must be given to providing special screening, buffers, or   | Info Only |

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|     |                   | berms where developments abut noncompatible land uses. SCLDC 35.61(f)  |           |
| 20. | Natural Resources | The proposed development is partially or wholly contained within the Aquifer Recharge Overlay Zoning Classification. Please see SCLDC 30.10.1 for regulations pertaining to this overlay.  | Info Only |
| 21. | Natural Resources | Reasonable efforts shall be made in the design and construction of all site improvements and alterations to save existing trees and native vegetation. Existing native vegetation that is specified to remain shall be preserved in its entirety with all trees, understory and ground cover left intact. Every effort shall be made to minimize alteration of the existing topography to preserve existing vegetation and maintain natural flow regimes. SCLDC 30.10.1.6(a)(3)  | Info Only |
| 22. | Natural Resources | The proposed development is partially or wholly contained within the Wekiva Study Area. Please see SCLDC 30.10.5.14 for regulations pertaining to this area.   | Info Only |
| 23. | Natural Resources | Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)   | Info Only |
| 24. | Natural Resources | The Development Services Director, or his or her designee, may grant deviations from any provision of this Chapter 60 where the strict application of the provisions to a particular site would create a substantial economic hardship. In all cases, reasonable efforts must be made to preserve trees as specified in this Chapter 60. The Development Services Director, or designee, may grant deviations from any provision of this Chapter 60 only when the applicant demonstrates that the purposes of this Chapter 60 will be or have been achieved by other means. If the Development Services Director or designee denies a request for deviation from this Chapter 60 because the applicant did not demonstrate that the purposes of the article will be or have been achieved by other means, then the applicant may appeal the decision to the Board of County Commissioners. SCLDC 60.7(a) | Info Only |
| 25. | Natural Resources | Upon application by the property, the preservation of any tree identified as a protected tree over twenty-four (24) inches may be considered as the basis for granting of a variance from the literal application of the provision of this Chapter. Pursuant to the County's land development regulations, a variance to site development and landscape requirements may be granted to allow for the preservation of a healthy specimen tree as defined in this Chapter 60. SCLDC 60.7(b)  | Info Only |
| 26. | Natural Resources | To cover the cost of replacing the trees, including materials and labor, fees will be paid into the Arbor Trust Fund and are established at a rate per caliper inch of \$125.00. Trees removed without a permit or destroyed, or which received  | Info Only |

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|     |                   | major damage in violation of Chapter 60 will require a replacement fee two (2) times the fee established above. SCLDC 60.7(g)   |           |
| 27. | Natural Resources | Protective barriers shall be placed at points not closer than six (6) feet from the base of the tree or at the radius of distance of one (1) foot radius for every one (1) inch of diameter of tree or stand of trees, whichever is greater to a maximum of twenty four (24) feet from the center of the tree. If circumstances exist that require encroachment of the drip-line, the Development Services Director, or designee may use discretion in allowing the barriers to be placed closer to the tree trunk. No attachments or wires other than those of a protective or nondamaging nature shall be attached to any tree. SCLDC 60.8(c) | Info Only |
| 28. | Natural Resources | Protective barriers shall consist of three (3) foot tall temporary fencing with posts spaced six (6) feet apart and linked together with brightly colored net fence fabric. SCLDC 60.8(d)   | Info Only |
| 29. | Natural Resources | Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)  | Info Only |
| 30. | Natural Resources | The canopy trees listed in Chapter 30 Part 14 Approved Plant List Table or from the Florida Friendly Landscaping Guide may be used as replacement stock without prior approval. SCLDC 60.9(a)   | Info Only |
| 31. | Natural Resources | Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)   | Info Only |
| 32. | Natural Resources | If approved for removal by the Development Services Director or designee, specimen trees shall be replaced at a ratio of two (2) to one (1) of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. Commercial lots under ten thousand (10,000) square feet shall be required to replace specimen trees at a one-to-one ratio of the cumulative caliper of the trees installed to the cumulative DBH of the trees removed. SCLDC 60.9(c)   | Info Only |
| 33. | 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 |

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| 34. | Natural Resources | No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)                      | Info Only |
| 35. | 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 |
| 36. | Natural Resources | Understory trees shall not make up more than twenty-five (25) percent of the total number of trees planted to meet the required replacement for the site. Understory trees used for replacement shall be a minimum of four (4) feet in height and have a caliper no less than one and a half inches. SCLDC 60.9(d)(4)                   | Info Only |
| 37. | 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 |
| 38. | Natural Resources | The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a)   | Info Only |
| 39. | Natural Resources | If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)  | Info Only |
| 40. | Natural Resources | When ten (10) or more trees are required to be planted on a site to meet the requirements of Chapter 60, a mix of trees shall be provided at least one (1) of which shall be native to the Central Florida Region and no single tree species may constitute more than fifty (50) percent of the trees planted. SCLDC 60.9(d)(9)         | Info Only |
| 41. | Natural Resources | In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2) | Info Only |
| 42. | Natural Resources | Each application for a permit to remove, relocate or replace trees covered under this Chapter 60 must be accompanied by a written statement indicating the reasons for removal, relocation or replacement of trees. SCLDC 60.10(d)  | Info Only |
| 43. | 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 |

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| 44. | Planning and Development | Please provide a separate legal description.   | Unresolved |
| 45. | Planning and Development | The subject property is within the Counties Urban Bear Management Area and must comply with the requirements outlined in Chapter 258 of the Seminole County Code of Ordinances (2015-33).<br><a href="http://www.seminolecountyfl.gov/core/fileparse.php/4073/urlt/Bear-Management-Ordinance-Final-Approved-Document.pdf">http://www.seminolecountyfl.gov/core/fileparse.php/4073/urlt/Bear-Management-Ordinance-Final-Approved-Document.pdf</a> . Please place a note on the Development Plan that states verbatim: 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). | Unresolved |
| 46. | Planning and Development | The boundary survey acreage is not consistent with the total acreage site on the Development Plan. Please amend the Development Plan to be consistent with the boundary survey.  | Unresolved |
| 47. | Planning and Development | Please amend all of the calculations for off-street parking, open space, impervious, lot coverage, and net buildable calculation, etc., once the total acreage of the site has been revised on the development plan.   | Unresolved |
| 48. | Planning and Development | Before scheduling a Community Meeting, please email the project manager the community meeting flyer to review that will be distributed to the adjacent property. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).   | Unresolved |
| 49. | Planning and Development | On the development plan sheet, please state under the site data what will be counted toward open space.  | Unresolved |
| 50. | Planning and Development | On the Development Plan sheet, please list the owner, consultant and engineers' information.   | Unresolved |
| 51. | Planning and Development | Please amend the color of all line work and text on the plan to black.   | Unresolved |
| 52. | Planning and Development | Staff recommends the Applicant obtain an Alta Survey to ensure all easements and potential encumbrances are shown.   | Info Only  |
| 53. | Planning and Development | Based on Policy FLU 13.2 (b) since it is within the Wekiva Study Area- Please show that the total impervious area for this proposed use does not exceed sixty (60) percent.  | Unresolved |
| 54. | Planning and Development | The site is located in the Aquifer High Recharge Area. Policy FLU 13.2 (3) (b) - "With the exception of handicapped parking spaces, no more than twenty-five (25) percent of the total number of required off-street parking spaces shall not be paved". Please provide a note under the site data table demonstrating compliance with this policy.  | Unresolved |
| 55. | Planning and             | ***SUBMITTAL INFORMATION FOR "ALL" RESIDENTIAL   | Unresolved |



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|     | Development              | PROJECTS: A School Concurrency Application (SIA) must be submitted to the Seminole County School Board at the same time concurrency is submitted to P&D for review. An Approved School Concurrency "SCALD" letter will be required before concurrency will be approved. All questions on School Concurrency should be directed to Jordan Smith at 407-320-0168 or smithjs@scps.k12.fl.us. Please provide a SIA letter from the Seminole County School Board. |            |
| 56. | Planning and Development | On the development plan sheet, please place a note stating verbatim: "The proposed development is within the Wekiva Study Area and will comply with Policy FLU 13 in the Seminole County Comprehensive Plan".  | Unresolved |
| 57. | Planning and Development | Please provide utility capacity letters from the City of Altamonte Springs and Sunshine water.   | Unresolved |
| 58. | Planning and Development | On the development plan sheet, please place a note verbatim stating: All project signage shall comply with the Seminole County Land Development Code.  | Unresolved |
| 59. | Planning and Development | On the development plan sheet under the notes please state verbatim: Sidewalks will be constructed in compliance with Seminole County.   | Unresolved |
| 60. | Planning and Development | On the development plan sheet under the notes please state verbatim: The developer will provide an internal pedestrian circulation system giving access to all portions of the development.  | Unresolved |
| 61. | Planning and Development | On the development plan sheet under the notes please state verbatim: Project will be constructed in one phase.   | Unresolved |
| 62. | Planning and Development | On the development plan sheet under the notes please state verbatim: The project will meet the screening requirements per Sec. Sec. 30.1294 (a) (1-2) for the mechanical units.  | Unresolved |
| 63. | Planning and Development | Please provide a digitally signed and sealed boundary survey.  | Unresolved |
| 64. | Planning and Development | At the time of Site Plan review the Applicant will be required to follow the updated Seminole County Land Development Code requirements.   | Info Only  |
| 65. | Planning and Development | Based on Sec. 30.4.9.3 (c) - The covered and/or enclosed storage for vehicles is provided, garage doors may not be visible from a public right-of-way.   | Info Only  |
| 66. | Planning and Development | Per Sec. 30.264 - Please provide a letter from the FAA stating the forty (40) foot height of the proposed apartments is ok for development.  | Unresolved |
| 67. | Planning and Development | Per Sec. 30.11.2.2(c) - All unpaved parking spaces shall be clearly delineated on the site plan and shall be organized using wheel stops or other physical markers indicating their designated use. Unpaved areas to be used for parking and/or traffic circulation shall have a gravel, mulch, grass, turf block  | Unresolved |

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|     |                              | or other durable dust-free surface acceptable to the Public Works Director and shall be graded for drainage and maintenance. These areas shall not be counted as part of required buffers or open space, and the applicable on-site retention standard for stormwater drainage shall apply. Please demonstrate where all the unpaved parking space will be provided on site.   |            |
| 68. | Planning and Development     | On the development plan sheet, please demonstrate landscaping around the dumpster enclosure and around the proposed garages.   | Unresolved |
| 69. | Planning and Development     | On the development plan, please label all the proposed garage locations and state under the site data how many garages are being proposed.   | Unresolved |
| 70. | Planning and Development     | On the development plan sheet, please show the location of the apartment complex sign and the mailbox kiosk.   | Unresolved |
| 71. | Planning and Development     | Please place a note on the plans stating verbatim: Outdoor light poles shall be no higher than sixteen (16) feet and shall be located no less than fifty (50) feet from any property having a residential future land use designation or residential zoning classification.  | Unresolved |
| 72. | Planning and Development     | Please place a note on the plan that states verbatim: No wetlands are on site.   | Unresolved |
| 73. | Public Safety - Fire Marshal | Type of use and size of building may require fire sprinklers and fire alarms.  | Info Only  |
| 74. | 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  |
| 75. | 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  |
| 76. | Public Safety - Fire Marshal | 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 Gates shall have a minimum 20 ft clear width opening.  | Info Only  |
| 77. | 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   | Info Only  |
| 78. | 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 | Info Only  |

|     |                                 | NFPA 1)   |            |
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| 79. | Public Safety -<br>Fire Marshal | Dead end fire department access roads in excess of 150 ft in length shall be provided with approved provisions for the fire apparatus to turn around per section 18.2.3.5.4 of NFPA 1   | Info Only  |
| 80. | Public Safety -<br>Fire Marshal | NO PARKING Signage and yellow striping for all fire department appliances such as FDCs, fire hydrants and fire department lanes shall be provided in accordance with NFPA 1, 18.2.3.6.1   | Info Only  |
| 81. | Public Safety -<br>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  |
| 82. | Public Works -<br>Engineering   | Please provide a north arrow and scale on the plan.   | Unresolved |
| 83. | Public Works -<br>Engineering   | Note that the drainage in this area is deficient and additional drainage may be required. The County has a drainage project in the area and will have to be shown if adjacent to the site at final engineering.   | Info Only  |
| 84. | Public Works -<br>Engineering   | Note that there is some grade change across the property. The pond boundary as shown will have to be adjusted at final engineering to meet all requirements. This includes pond berm and grading back to natural grade. Note that no landscaping is allowed in the pond berm.   | Info Only  |
| 85. | Public Works -<br>Engineering   | Please add stop bars and stop signs to the plan.  | Unresolved |

### 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".

|     |                          |   |                         |            |
|-----|--------------------------|---|-------------------------|------------|
| 86. | Natural Resources        | Please change the soil type from Urban Lane to Urban Land   | 01-DEVELOPMENT PLAN.pdf | Unresolved |
| 87. | Planning and Development | Please remove the proposed future land use.   | 01-DEVELOPMENT PLAN.pdf | Unresolved |
| 88. | Planning and Development | On the Development Plan sheet under the site data, please state the type of multi-family (i.e. - apartments) and provide the total number of units that are less 1,000 square feet and the total number of units that are 1,000 square feet plus that being proposed.   | 01-DEVELOPMENT PLAN.pdf | Unresolved |
| 89. | Planning and Development | Under permitted uses, please state the use (apartment building), maximum number of apartments, the number of stories, total number of the type of unit (i.e. - 48 Two bedroom, 2 Four Bedrooms).  | 01-DEVELOPMENT PLAN.pdf | Unresolved |
| 90. | Planning and Development | Please revise to state "maximum lot coverage of dwelling structures" and provide the "proposed lot coverage".   | 01-DEVELOPMENT PLAN.pdf | Unresolved |
| 91. | Planning and Development | The recreation acreage was added into the maximum lot coverage for dwelling structures, is there a proposed dwelling structure on this recreation area? If not, please remove recreation from the maximum lot coverage and revise the maximum lot coverage calculation. | 01-DEVELOPMENT PLAN.pdf | Unresolved |
| 92. | Planning and Development | Sec. 30.266 (b) - Please revise the open space calculation to be calculated based on the number of units.   | 01-DEVELOPMENT PLAN.pdf | Unresolved |
| 93. | Planning and Development | Please provide the maximum net density and revise the proposed net buildable calculation based on the correct acreage stated in the boundary survey.  | 01-DEVELOPMENT PLAN.pdf | Unresolved |
| 94. | Planning and Development | Please show the full parking calculation to include the total number of units that are 1,000 square feet and less and the total number of units that are greater than 1,000 square feet and the correct total number of required parking                                | 01-DEVELOPMENT PLAN.pdf | Unresolved |

|      |                          |  |                         |            |
|------|--------------------------|--|-------------------------|------------|
|      |                          | spaces.  |                         |            |
| 95.  | Planning and Development | Based on the parking space breakdown it is not consistent with the proposed number of parking spaces, please revise to show a clear calculation of how many spaces are being provided. | 01-DEVELOPMENT PLAN.pdf | Unresolved |
| 96.  | Planning and Development | Please revise the impervious number to show the complete impervious calculation. Please provide permeable calculation.   | 01-DEVELOPMENT PLAN.pdf | Unresolved |
| 97.  | Planning and Development | Please separate open space and buffers to show each total square feet and the total acreage.   | 01-DEVELOPMENT PLAN.pdf | Unresolved |
| 98.  | Planning and Development | On the Development plan sheet, please provide a scale and a north arrow.   | 01-DEVELOPMENT PLAN.pdf | Unresolved |
| 99.  | Planning and Development | Please revise to state Rezone to R-4.  | 01-DEVELOPMENT PLAN.pdf | Unresolved |
| 100. | Planning and Development | Please revise the placement of the proposed garage to be within the forty-five (45) foot setback.  | 01-DEVELOPMENT PLAN.pdf | Unresolved |
| 101. | Planning and Development | Please revise the proposed fence to be placed on the inside of the landscape buffer.   | 01-DEVELOPMENT PLAN.pdf | Unresolved |
| 102. | Planning and Development | Sec. 30.1283 (c) - Parking Spaces shall not encroach into the required landscape buffer. Please move the proposed parking spaces outside of the ten (10) foot landscape buffer.        | 01-DEVELOPMENT PLAN.pdf | Unresolved |
| 103. | Planning and Development | Please revise to state, "Development Plan"   | 01-DEVELOPMENT PLAN.pdf | Unresolved |
| 104. | Planning and Development | Please revise the square feet on the boundary survey to be consistent with the total acreage.  | 02-s1-survey.pdf        | Unresolved |
| 105. | Planning and Development | Please provide for the EV Parking the complete parking calculation based on Sec. 30.11.5.4.  | 01-DEVELOPMENT PLAN.pdf | 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   | Approved                              | Matthew Maywald 407-665-5177<br><a href="mailto:mmaywald@seminolecountyfl.gov">mmaywald@seminolecountyfl.gov</a>         |
| Planning and Development       | Corrections Required                  | Annie Sillaway 407-665-7936<br><a href="mailto:asillaway@seminolecountyfl.gov">asillaway@seminolecountyfl.gov</a>        |
| Environmental Services         | Review Complete<br>Recommend Approval | James Van Alstine 407-665-2014<br><a href="mailto:jvanalstine@seminolecountyfl.gov">jvanalstine@seminolecountyfl.gov</a> |
| Public Works - Engineering     | Corrections Required                  | Jim Potter 407-665-5764<br><a href="mailto:jpotter@seminolecountyfl.gov">jpotter@seminolecountyfl.gov</a>                |
| Buffers and CPTED              | Corrections Required                  | Maya Athanas 407-665-7388<br><a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a>            |
| Comprehensive Planning         | Corrections Required                  | Doug Robinson 407-665-7308<br><a href="mailto:Drobinson03@seminolecountyfl.gov">Drobinson03@seminolecountyfl.gov</a>     |
| Public Works - Impact Analysis | No Review Required                    | William Wharton 407-665-5730<br><a href="mailto:wwharton@seminolecountyfl.gov">wwharton@seminolecountyfl.gov</a>         |
| Natural Resources              | Corrections Required                  | Sarah Harttung 407-665-7391<br><a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>        |
| Building Division              | Approved                              | Tony Coleman 407-665-5781<br><a href="mailto:acoleman@seminolecountyfl.com">acoleman@seminolecountyfl.com</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: |
|--|--|--|
| 4/18/24  | The application fee allows for the initial submittal plus two resubmittals.<br><i>Note: No resubmittal fee for small site plan</i> | Annie, Maya, Sarah, Doug                         |
| <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:</p> <p><b>Major Review (3+ reviewers remaining) – 50% of original application fee</b></p> <p><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>

|                                   |               |  |
|-----------------------------------|---------------|--|
| <b>Cities:</b>                    |               |  |
| 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>  |
| <b>Other Agencies:</b>            |               |  |
| 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   |
| <b>Other Resources:</b>           |               |  |
| 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.scpafil.org">www.scpafil.org</a>   |