

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

**Please review the comments; if you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to [devrevdesk@seminolecountyfl.gov](mailto:devrevdesk@seminolecountyfl.gov) or call (407) 665-7372 no later than noon on Friday, 3/17/2023, in order to place you on the Wednesday, 3/22/2023 meeting agenda.**

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

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

PROJECT NAME:	MEADOW STREET APARTMENTS - PRE-APPLICATION	PROJ #: 23-80000036
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	3/01/23	
RELATED NAMES:	EP HASHIM RAZA	
PROJECT MANAGER:	DOUGLAS ROBINSON (407) 665-7308	
PARCEL ID NO.:	11-20-30-5AN-0000-025E	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR TWO APARTMENT COMPLEXES ON 3.77 ACRES IN THE R-3 ZONING DISTRICT LOCATED NORTHWEST OF WEST LAKE MARY BOULEVARD AND WEST DRIFTWOOD LANE	
NO OF ACRES	3.77	
BCC DISTRICT	4-AMY LOCKHART	
CURRENT ZONING	R-3	
LOCATION	NORTHWEST OF WEST LAKE MARY BOULEVARD AND WEST DRIFTWOOD LANE	
FUTURE LAND USE	LDR	
SEWER UTILITY	CITY OF SANFORD	
WATER UTILITY	SANFORD	
<b>APPLICANT:</b>		<b>CONSULTANT:</b>
HASHIM RAZA A & Z VENTURES, LLC 1307 S INTERNATIONAL PARKWAY LAKE MARY FL 32746 (412) 770-8087 RAZAREALESTATES@GMAIL.COM		JOHN HERBERT AMERICAN CIVIL ENGINEERING CO 207 N. MOSS ROAD, SUITE 211 WINTER SPRINGS FL 32708 (407) 765-9579 HERBERTENGINEER@GMAIL.COM

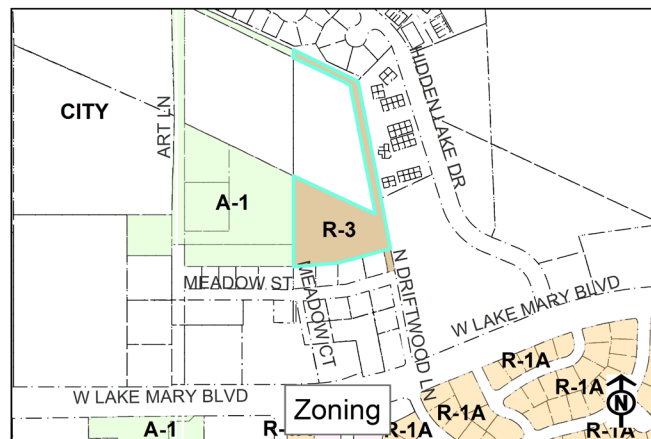
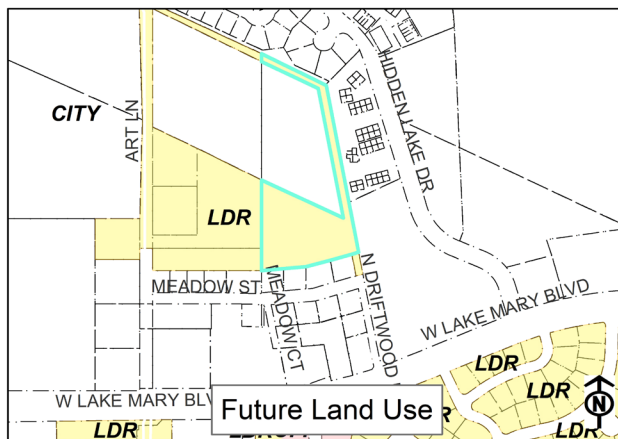
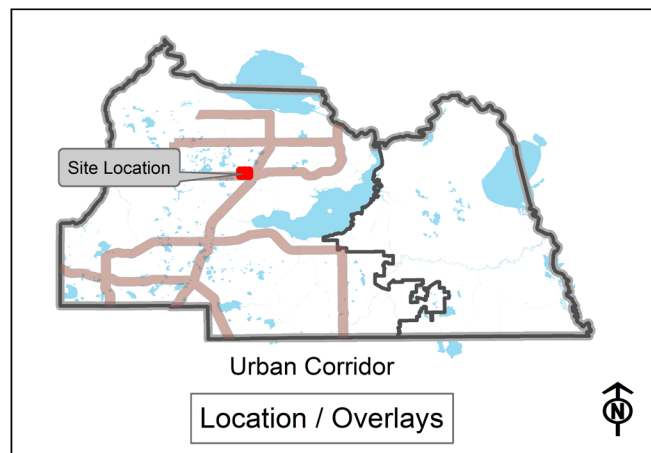
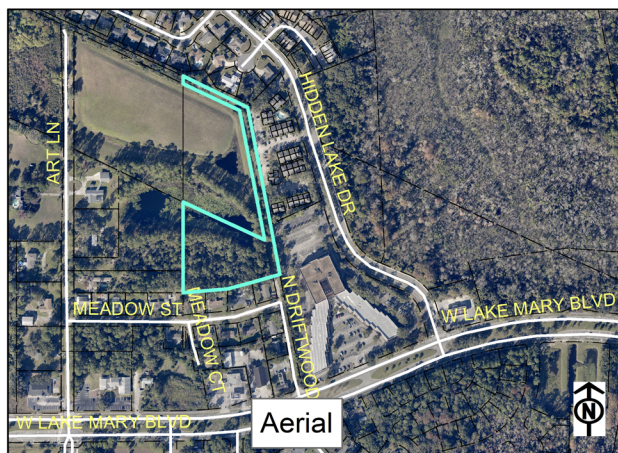
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.

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

## PROJECT MANAGER COMMENTS

- The applicant should contact the City of Sanford about potential for annexation.
- The Low Density Residential Future Land Use is inconsistent with the R-3 (Multiple Family Dwelling) zoning classification. If site develops in unincorporated Seminole County, a future land use change to Medium Density Residential is required.

## PROJECT AREA ZONING AND AERIAL MAPS



## AGENCY/DEPARTMENT COMMENTS

Ref. #	Group Name	Reviewer Comment
1.	Buffers and CPTED	Buffer information can be found here: <a href="https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU">https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU</a>
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.
3.	Buffers and CPTED	Residential zoning to the south will trigger a parking buffer requirement under SCLDC Sec. 30.1287. This is additional to the standard buffer requirement.
4.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30. 1292.
5.	Buffers and CPTED	Approved plant species list. All plant material proposed to be installed on a site must be site appropriate and selected for the Approved Plan Species List set forth in Figure 1 of Part 64 of the SCLDC Sec. 30.1236. Use of any other species shall require prior approval by the Planning Manager.
6.	Buffers and CPTED	Based on best available information, staff estimates the following buffers: (south: 0.3 opacity, 15' width) (west: 0.4 opacity, 15' width). This is subject to change as more information becomes available.
7.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 7th ED (2020) Florida Building Codes.
8.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.
9.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.
10.	Comprehensive Planning	The Future Land Use (FLU) is Low Density Residential (LDR) which allows up to 4 dwelling units per net buildable acre or 7 dwelling units per net buildable for Affordable Housing under Policy FLU 10.1.
11.	Comprehensive Planning	Please be advised that the property contain wetlands and must demonstrate compliance with Policy FLU 1.3 Wetlands Protection and Policy CON 7.4 Wetlands Regulation.
12.	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)
13.	Natural Resources	Landscaping may not be done within the wetland buffer. SCCP Con. 7.4

14.	Natural Resources	The development of the site shall make the most advantageous use of topography and preserve mature trees and other natural features wherever possible. No site plan shall be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit shall be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Show location, size, and species of trees with minimum DBH of three (3) inches being removed and saved with site plan submission. SCLDC 60.22
15.	Natural Resources	Show tree replacement table with site plan submission. An example has been uploaded to the Resources folder. SCLDC 60.22(f)
16.	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>
17.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)
18.	Planning and Development	The subject property is adjacent to a city. Seminole County will provide an intergovernmental notice to the adjacent city.
19.	Planning and Development	The applicant should contact the City of Sanford Planning and Development Department about a pre-annexation agreement.
20.	Planning and Development	If the subject site is developed in unincorporated Seminole County, a Future Land Use Map Amendment from LDR to MDR is required.
21.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.
22.	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.
23.	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

24.	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 212 in. NFPA 1, 18.5.7.7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10.8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"
25.	Public Safety - Fire Marshal	The requirements below shall be on all site plans as notes for sprinkled buildings: a. At minimum, a Class Five contractor is required to install fire lines. Fire lines shall begin at the point in which the piping is used exclusively for fire protection and end at a point 1-foot above the finished floor. b. The fire line for sprinkled buildings starts at the double detector check valve. c. No other water connection shall be off of the fire line. d. The Fire Department Connection shall be with-in 100 feet of the fire hydrant if standpipe system is provided. e. Any fire line charged by the FDC shall be DR-14 pipe. f. The only valve allowed in the FDC line is a check valve. g. All fire lines shall be inspected by the Fire Inspection Dept. before being covered.
26.	Public Works - Engineering	The proposed project is located within the Lake Jessup drainage basin.
27.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has average draining soils.
28.	Public Works - Engineering	The drainage for the site is not clear. An appropriate outfall will need to be demonstrated or the site will have to hold one of the following as applicable; The entire 25-year, 24-hour storm event volume if the site is not land locked or entire 100-year, 24-hour storm event onsite without discharge if it is determined to be land locked.
29.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope outward, in multiple directions as it appears to be on a hill, this primarily appears to slope north to the pond.
30.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to Lake Jessup Basin.
31.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering. Please note the pond as shown may not be sufficient to the area. It is not clear how the drainage will get to this pond.

32.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .
33.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. ( <a href="http://cfpub.epa.gov/npdes/home.cfm?program_id=45">http://cfpub.epa.gov/npdes/home.cfm?program_id=45</a> )
34.	Public Works - Engineering	The roadway geometry does not appear to meet County standards. The roadway structure does not appear to meet County standards.
35.	Public Works - Engineering	There is currently no access to this site. The private parcel between the property and the nearest county right of way is 33 feet wide and does not meet the 50' standard right of way requirement. The roadway would need to be improved to meet full county right of way standards. You would need to be access though Art Lane or Lake Mary Blvd.

### AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

Department	Reviewer	Email	Status	Reviewer Comments
Buffers and CPTED	Maya Athanas	<a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a>	Review Complete	(407) 665-7388
Building Division	Tony Coleman	<a href="mailto:acoleman@seminolecountyfl.gov">acoleman@seminolecountyfl.gov</a>	Review Complete	
Comprehensive Planning	Tyler Reed	<a href="mailto:treed@seminolecountyfl.gov">treed@seminolecountyfl.gov</a>	Review Complete	
Environmental Services	Paul Zimmerman	<a href="mailto:pzimmerman@seminolecountyfl.gov">pzimmerman@seminolecountyfl.gov</a>	No Review Required	Paul Zimmerman, PE (407) 665-2040
Impact Analysis Coordination	William Wharton	<a href="mailto:wwharton@seminolecountyfl.gov">wwharton@seminolecountyfl.gov</a>	No Review Required	
Natural Resources	Sarah Harttung	<a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>	Review Complete	Phone: 407-665-7391
Planning and Development	Doug Robinson	<a href="mailto:drobinson03@seminolecountyfl.gov">drobinson03@seminolecountyfl.gov</a>	Review Complete	Phone: 407-665-7308
Public Safety - Fire Marshal	Matthew Maywald	<a href="mailto:mmaywald@seminolecountyfl.gov">mmaywald@seminolecountyfl.gov</a>	Review Complete	
Public Works - Engineering	Jennifer Goff	<a href="mailto:jgoff@seminolecountyfl.gov">jgoff@seminolecountyfl.gov</a>	Review Complete	Jennifer Goff 407-665-7336

## 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.shtml>

### 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.shtml>

### FEMA LOMR (Letter of Map Revision):

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

### Cities:

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>

### 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>