

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

**Comment Document – Initial Submittal**

<b>PROJECT NAME:</b>	<b>DEER RUN PD - PD MAJOR AMENDMENT AND REZONE</b>	<b>PROJ #: 20-20500022</b>
APPLICATION FOR:	PZ - PD	
APPLICATION DATE:	8/14/20	
RELATED NAMES:	Z2020-24 EP ROBERT DELLO	
PROJECT MANAGER:	DANALEE PETYK (407) 665-7337	
PARCEL ID NO.:	15-21-30-300-0010-0000	
DESCRIPTION	PROPOSED PD MAJOR AMENDMENT AND REZONE FOR A SINGLE FAMILY RESIDENTIAL DEVELOPMENT ON 134.74 ACRES IN THE DEER RUN PD ZONING DISTRICT	
NO OF ACRES	137.74	
BCC DISTRICT	1-DALLARI	
LOCATION	ON DANESWOOD WAY, NORTH OF RED BUG LAKE ROAD	
FUTURE LAND USE	PD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
ROBERT DELLO RUSSO 531 CODISCO WAY SANFORD FL 32771	DAVID EVANS EVANS ENGINEERING, INC 719 IRMA AVE ORLANDO FL 32803	
(888) 831-2665 BDELLORUSSO@DELAIR.COM	(407) 872-1515 PERMITTING@EVANSENGINC.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.*

**AGENCY/DEPARTMENT COMMENTS**

#	Group Name	Comment Text	Comment Status
1.	Planning and Development	***SUBMITTAL INFORMATION FOR "ALL" RESIDENTIAL 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 Richard Leblanc at 407-320-0560 or leblanz@scps.k12.fl.us	NotMet
2.	Planning and Development	For the open space calculations for the overall Deer Run PD, please list and label the specific tracts/areas, the acreages for each of these tracts, and the type of open space it falls under in accordance with Sec 30.1344 (Chapter 30, Part 70).	NotMet
3.	Planning and Development	Please provide a Master Development Plan without the aerial underlay for clarity.	NotMet
4.	Planning and Development	The vicinity map is provided on the "cover sheet" which is the Master Development Plan for the overall Deer Run PD from 1992. Please provide a separate cover sheet for the PD Major Amendment and Rezone or include the vicinity map on the MDP. Standard Comment: Please provide a Vicinity map showing the location of the proposed development, relationship to surrounding streets and thoroughfares, existing zoning on the site and surrounding areas, existing land use on the site and surrounding areas within 500 feet. -- SCLDC Sec. 30.445	NotMet
5.	Planning and Development	Specifically, please provide the acreages for each of the following and include the overall gross density for the entire Deer Run PD inclusive of the proposed additional units. Standard Comment: Please provide a table showing acreage for each category of land use including roads, wetlands, open space, and recreation, and a table of proposed maximum and average, gross and net residential densities for residential land uses. -- SCLDC Sec. 30.445	NotMet
6.	Planning and Development	Please clearly label all areas that will be common property tracts such as drainage ponds and open space areas. This includes clearly showing the flood plain and wetlands area that will remain and be placed in a conservation easement area. Standard Comment: Please identify and mark the location, use, and size of all common property tracts. -- SCLDC Sec. 30.445	NotMet

7.	Planning and Development	The traffic analysis provided is being reviewed by Public Works for accuracy. A traffic study is not required at this point; however, the overall trips generated by this rezone cannot exceed 10% of the overall average daily trips for the entire Deer Run PD. Please provide the calculations for the entire Deer Run PD based on overall units types and counts on the Trip Generation table on the MDP.	NotMet
8.	Planning and Development	Please provide a boundary survey and legal description of the property. -- SCLDC Sec. 30.445	NotMet
9.	Public Works - Engineering	Please revise note 24 to show 5-foot drainage easement will be required on all side property lines.	NotMet
10.	Comprehensive Planning	Please refer to the Policy FLU 1.4 for conservation easement requirements.	Informational
11.	Comprehensive Planning	Please refer to Policy FLU 1.2 for Floodplain protection. Subdivisions must maintain pre-development run off characteristics, provide compensating storage, comply with wetland regulations and dedicate post-development flood prone and wetland areas to the County as a conservation easement.	Informational
12.	Comprehensive Planning	Under the Planned Development section in the comp plan, a required minimum of 25% of the site must be designated as recreation and common open space areas.	Informational
13.	Env Svcs Main Review Team	Due to a proposed change in use, please contact Becky Noggle to reserve capacity for water, and sewer. Becky can be reached at (407) 665-2143 or <a href="mailto:bnoggle@seminolecountyfl.gov">bnoggle@seminolecountyfl.gov</a> .	Informational
14.	Env Svcs Main Review Team	Seminole County will be the potable water and sanitary sewer provider for this project. We will review utility drawings when they become available.	Informational
15.	Impact Analysis - Environmental	Seminole County is the Water & Sewer service provider for this project. Capacity reservation will be required.	Informational
16.	Impact Analysis Coordination	Applicant may defer being tested for Concurrency Review/Impact Analysis with a later development application such as site plan approval or final engineering for a subdivision plat (final development order). Deferral is available to rezone and land use application and some special exceptions.	Informational
17.	Natural Resources	Please indicate the jurisdictional wetland line on the site plans. Wetland areas shall be delineated by survey certified by a registered professional land surveyor following field verification of boundaries by the natural resources officer, his designee or their successors. Include the jurisdiction that approved the wetland line, the date, and reviewers name on the plan. SCLDC 40.53(l)	Informational

18.	Natural Resources	Please show the location of the 15 foot minimum, 25 foot average undisturbed upland buffer landward of the wetland line. Landscaping may not be done within this buffer. SCCP Con. 7.4	Informational
19.	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)	Informational
20.	Natural Resources	INFORMATIONAL: The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.	Informational
21.	Planning and Development	Pursuant to Seminole County Land Development Code (SCLDC) Section 30.451(e), 25 percent (%) common usable open space must be provided on the subject property; the required open space shall be provided in accordance with SCLDC Sec. 30.1344.	Informational
22.	Public Safety - Fire Marshall	This project falls under the Uniform Fire Safety Standards as defined in FS 633.022 and will have specific fire and life safety requirements as defined in FAC 69A. at the time of vertical construction permitting.	Informational
23.	Public Safety - Fire Marshall	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per chapter 18.3 of NFPA 1 (2015).	Informational
24.	Public Safety - Fire Marshall	This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.4 (2015 edition).	Informational
25.	Public Safety - Fire Marshall	Turning radius analysis based on the aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1, 2015 Edition)  NOTE: Tower 25. (2004 Sutphen SP-70) Unit Dimensions: Length - Overall - 42' 2" Length - Bumper to Bumper - 36' 6" Width - Excluding Mirror - 8' 2" Wheel base width – 234" (19.5') Width - Mirror to Mirror - 10' 2" Width - Jacks extended - 16' Height - Ladder bedded - 10'10" Height - Ladder extended - 70' Ladder Reach to Side - 63' Turning Radius: 52'	Informational

26.	Public Safety - Fire Marshall	<p>All the following items shall be added to the site plan sheets as notes: REQUIRED AT FINAL ENGINEERING.</p> <p>1) Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4).</p> <p>2) 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).</p> <p>3) 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).</p> <p>4) Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing.</p> <p>5) 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.</p> <p>6) Hydrant shall be marked with a blue reflector that is placed 6" in the roadway in accordance with NFPA 1, chapter 18.5.10 (2015)</p>	Informational
27.	Public Works - Engineering	Based on FEMA FIRM Map the site or portions of the site appear to lie in the floodplain Zone AH with a determined flood elevation of 69' NAVD. Seminole County does not allow fill in the floodplain without equal volume compensation. Please provide floodplain compensation calculations at final engineering.	Informational
28.	Public Works - Engineering	Based on preliminary review, at a minimum, the site will be required to hold water quality and as there are known drainage issues in the area, the site will be required retain the entire 25yr/24hr volume. Note that the entire Deer Run development will be required to be re-evaluated to ensure no upstream and downstream issues. Please address at final engineering.	Informational

**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.*

Group Name	Reviewer Name	Review Status	Review Comments
Buffers and CPTED	Dagmarie Segarra dsegarra@seminolecountyfl.gov	No Action Required	Dagmarie Segarra X.7383 The proposed SFR development is consistent in intensity with the existing SFR development. Therefore, no performance buffer is required.

Building Division	Tony Coleman acoleman@seminolecountyfl.gov	No Action Required	
Comprehensive Planning	Annie Sillaway asillaway@seminolecountyfl.gov	Approved	Annie Sillaway 407-665-7936- Please see information comments.
Env Svcs Main Review Team	Paul Zimmerman pzimmerman@seminolecountyfl.gov	Approved	Paul Zimmerman, PE (407) 665-2040
Impact Analysis - Environmental	Becky Noggle bnoggle@seminolecountyfl.gov	No Action Required	B.Noggle x2143
Impact Analysis Coordination	Joyce Parker jparker@seminolecountyfl.gov	Approved	
Natural Resources	Danalee Petyk dpetyk@seminolecountyfl.gov	Approved	Danalee Petyk 407-665-7337
Planning and Development	Danalee Petyk dpetyk@seminolecountyfl.gov	Corrections Required	Danalee Petyk 407-665-7337
Public Safety - Fire Marshall	Brenda Paz Bpaz@seminolecountyfl.gov	Approved	See info comments. 407-665-7061
Public Works - Engineering	Joyce Parker jparker@seminolecountyfl.gov	Corrections Required	

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:
9/3/2020	The application fee allows two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	See above
The application fee allows two resubmittals.		