

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

Comment Document – Pre-Application

Staff no longer schedules meetings for the Pre-Application review unless requested by the Applicant. 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 the attention of Tiffany Owens at devrevdesk@seminolecountyfl.gov or call (407) 665-7445 no later than noon on Friday, March 13, 2020, in order to place you on the Wednesday, March 18, 2020 meeting agenda.

The DRC Agenda can be found at <http://www.seminolecountyfl.gov/departments-services/board-of-county-commissioners/meeting-agendas.stml>

PROJECT NAME:	DEER RUN PD - PRE-APPLICATION	PROJ #: 20-80000022
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	2/28/20	
RELATED NAMES:	EP DAVID EVANS	
PROJECT MANAGER:	DANALEE PETYK (407) 665-7337	
PARCEL ID NO.:	15-21-30-300-0010-0000	
DESCRIPTION	PROPOSED REZONE FOR A SINGLE FAMILY SUBDIVISION ON 134.74 ACRES IN THE DEER RUN PD	
NO OF ACRES	134.74	
BCC DISTRICT	1- DALLARI	
CURRENT ZONING	PD	
LOCATION	ON DANESWOOD WAY, NORTH OF RED BUG LAKE ROAD	
FUTURE LAND USE	PD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
BOB DELLO RUSSO DEL -AIR 531 CODISCO WAY SANFORD FL 32771	DAVID EVANS EVANS ENGINEERING INC 719 IRMA AVE ORLANDO FL 32803	
(888) 831-2665 BDELLORUSO@DELAIR.COM	(407) 872-1515 PERMITTING@EVANSENGINC.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, located under User Guides:

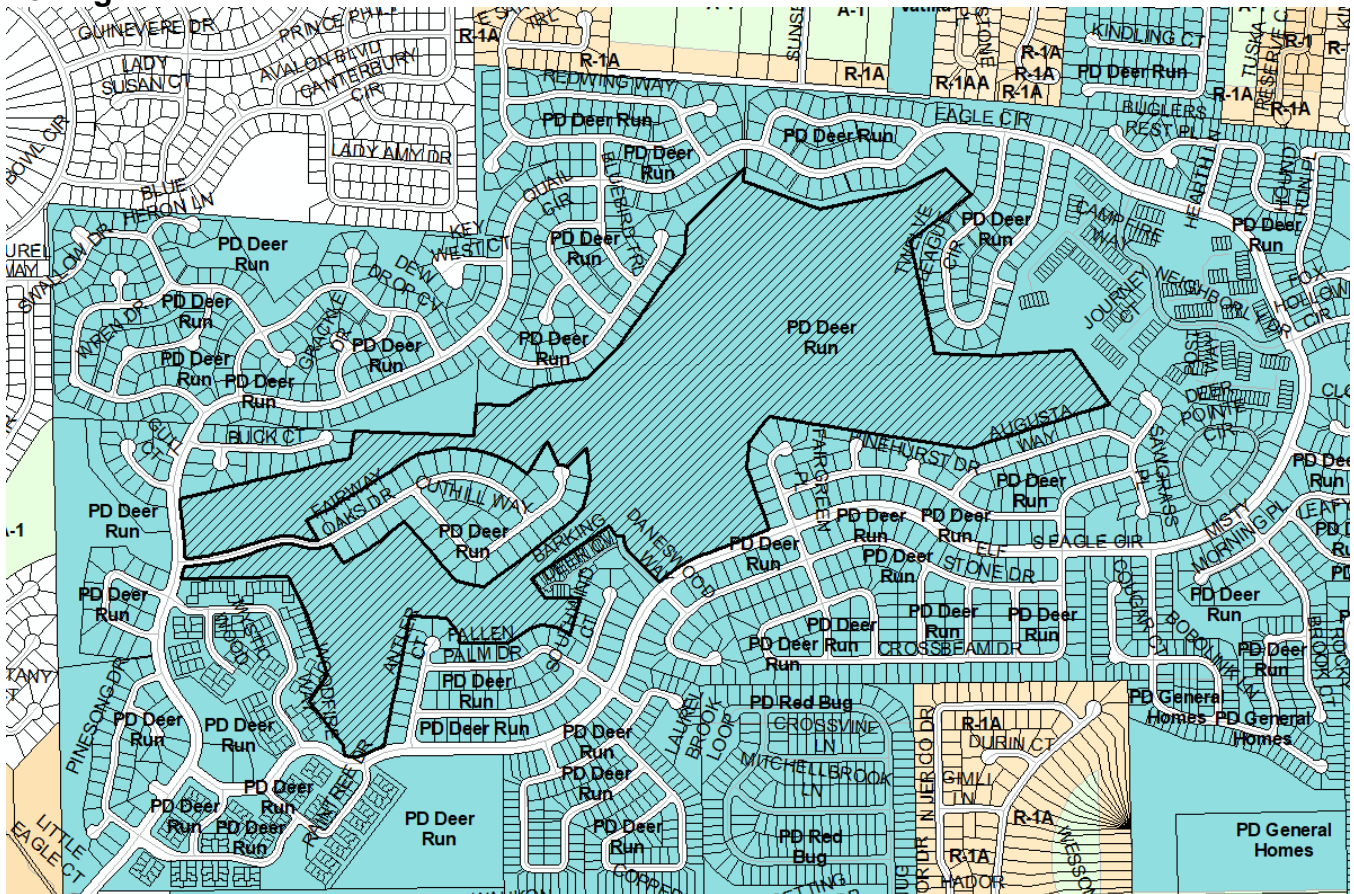
<http://www.seminolecountyfl.gov/gm/planning/ElectronicPlanReview.aspx>.

PROJECT MANAGER COMMENTS

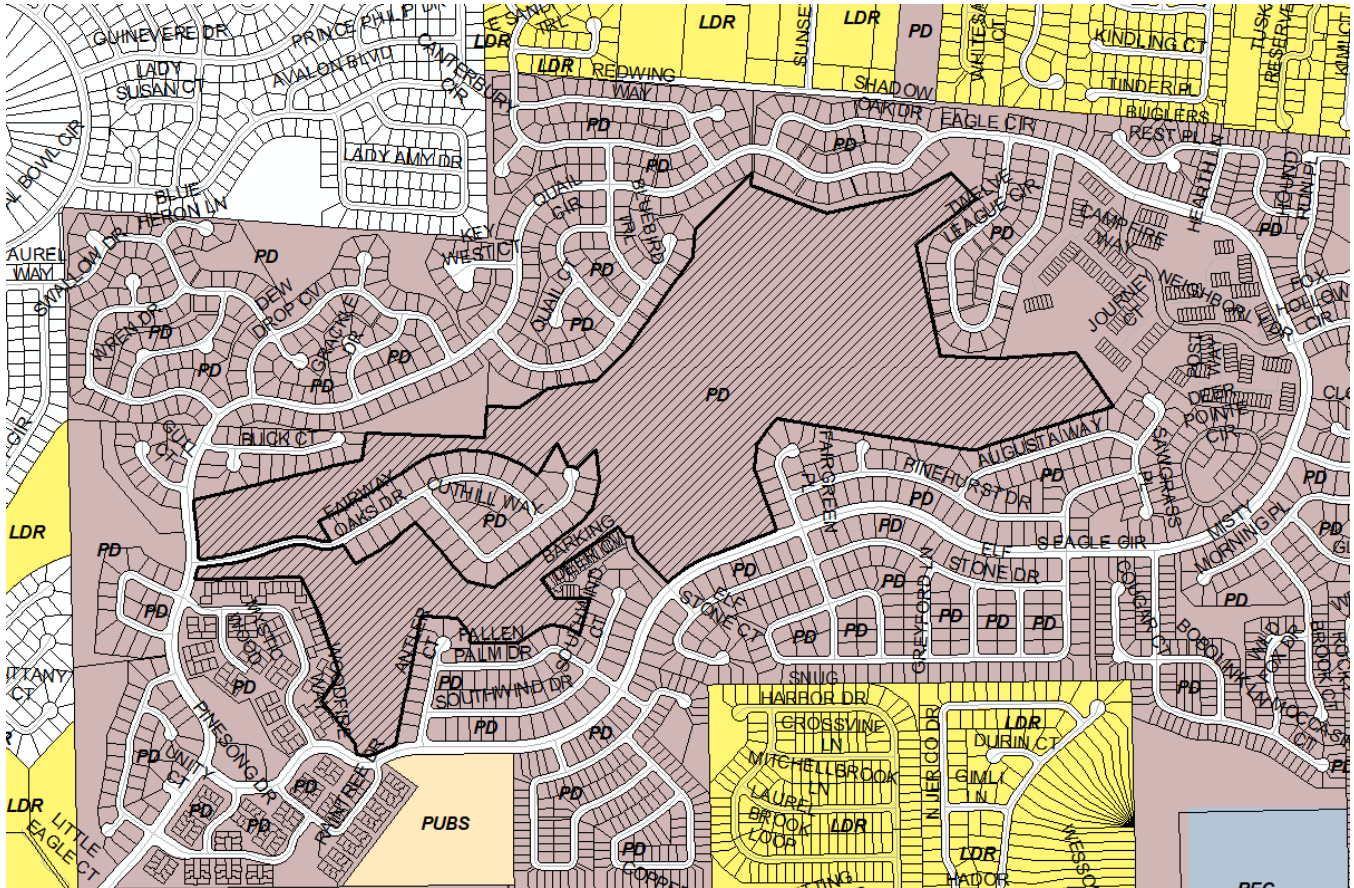
The conversion of the golf course to single-family residential and recreational/parks will require a PD Major Amendment and Rezone. The proposed redevelopment of the golf course will remove 104.67 acres and convert it to single-family dwelling. As the golf course has historically been counted towards the open space requirements for the overall Deer Run Planned Development, the amendment to the PD must establish that the minimum open space (25% of the gross site area) is still being met.

PROJECT AREA ZONING AND AERIAL MAPS

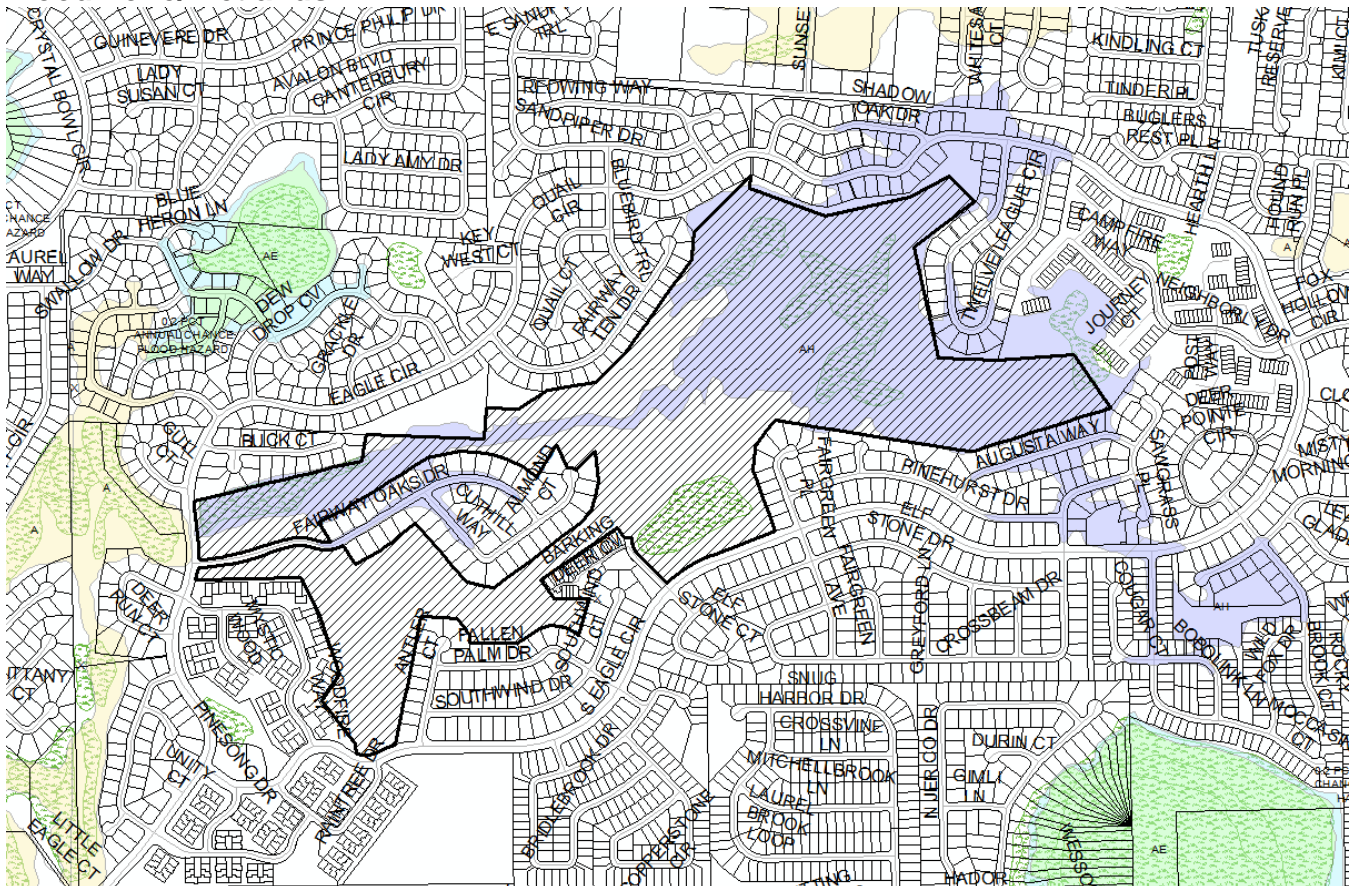
Zoning



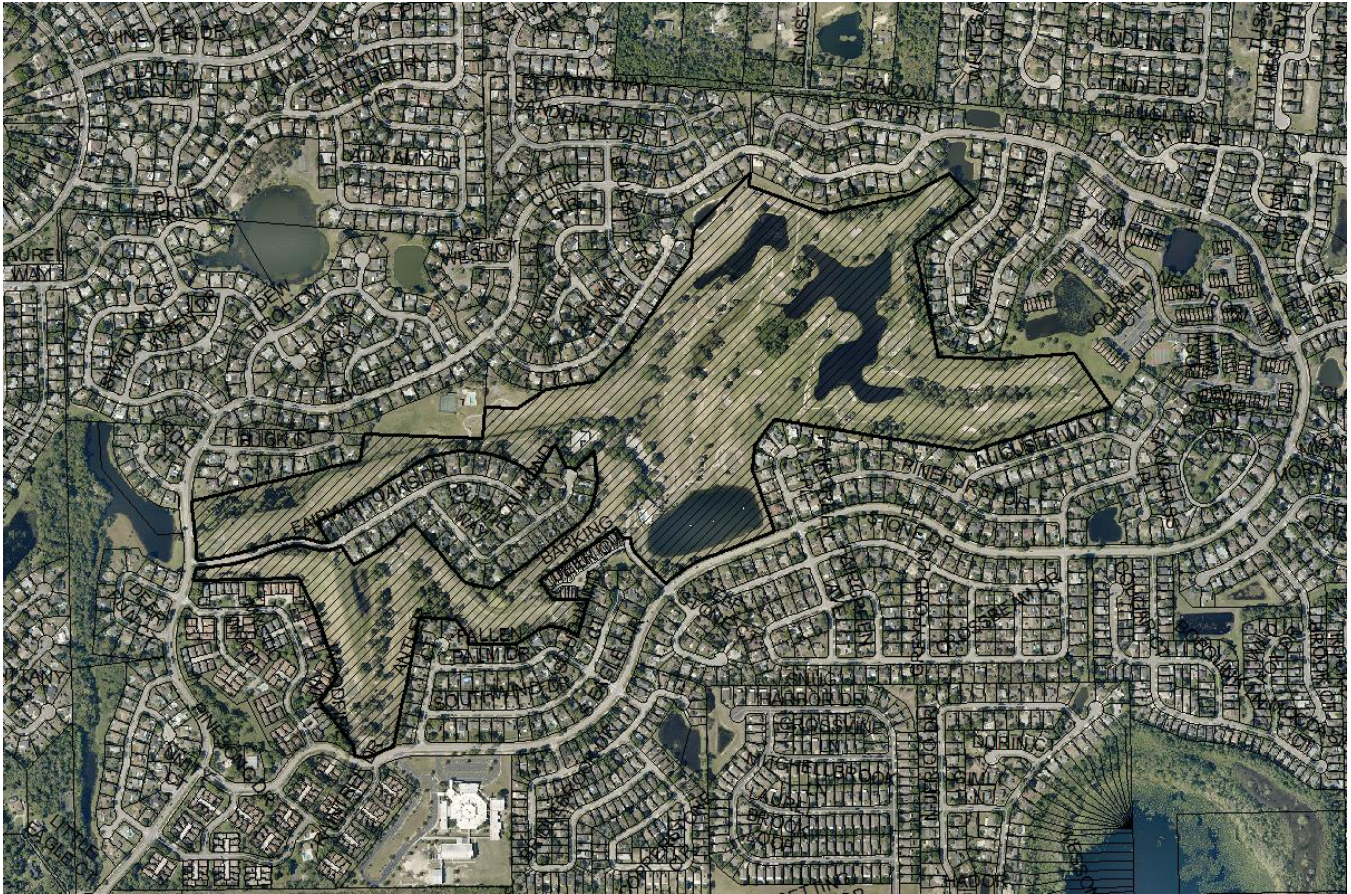
Future Land Use



Flood Zone/Wetlands



Aerial



AGENCY/DEPARTMENT COMMENTS

#	Group Name	Comment Text	Comment Status
1.	Buffers and CPTED	Information on your site plan should include gross density, number of stories, and height/setback.	Informational
2.	Buffers and CPTED	Buffer will be determined at the time of site plan review.	Informational
3.	Comprehensive Planning	The proposed use is compatible with the surrounding area. Must meet a minimum of 25% Open space.	Informational
4.	Comprehensive Planning	Per the Seminole County Comprehensive Plan Standards of Review- Category II - Amendments to existing Planned Development Sites; A Large Scale Plan amendment is required if the proposal shows a change in density which results in an increase of 10% or more in the numbers of average daily trips as defined by Institute of Transportation Engineers trip generation standards.	Informational
5.	Env Svcs Main Review Team	Please contact Becky Noggle to reserve capacity for water, and sewer. Becky can be reached at (407) 665-2143 or bnoggle@seminolecountyfl.gov .	Informational
6.	Env Svcs Main Review Team	This project resides within two water and sanitary sewer services areas, the City of Casselberry and Seminole County. This project will require coordination between	Informational

		water/sewer providers.	
7.	Env Svcs Main Review Team	There are no reclaimed water services available to this property.	Informational
8.	Impact Analysis Coordination	Concurrency Review/Impact Analysis is a process that tests for impacts to County Facilities (roads, water and sewer, stormwater, parks and solid waste) concurrent with development (applications for Development Order). (Chapter 10 LDC) Please see the Seminole County Website for additional Impact Analysis information	Informational
9.	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
10.	Impact Analysis Coordination	This will be a large concurrency. Please Contact Vasu Persaud at 407 665 5707 for methodology for the traffic study.	Informational
11.	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
12.	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
13.	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
14.	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
15.	Planning and Development	The overall Deer Run Planned Development is required to maintain 25% common, usable open space. This open space is calculated using the gross site area. This open space must meet the open space requirements of the Seminole County Land Development Code Sec. 30.1344 https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT70SUDIRE_S30.1344OPSP Please note that fenced in areas cannot count towards the required common, usable open space.	Informational
16.	Planning and	The conversion of the golf course to single-family	Informational

	Development	residential and recreational/parks will require a PD Major Amendment and Rezone.	
17.	Planning and Development	The proposed redevelopment of the golf course will remove 104.67 acres and convert it to single-family dwelling. As the golf course has historically been counted towards the open space requirements for the overall Deer Run Planned Development, the amendment to the PD must establish that the minimum 25% open space is still being met.	Informational
18.	Planning and Development	With the rezone submittal, the open space calculations need to differentiate between the existing open space areas and the proposed open space areas. The submittal will need to demonstrate that the 25% common, usable open space for the overall Deer Run Planned Development can be met under the residential open space requirements. The redeveloped golf course will need to demonstrate 25% common, usable open space in the redeveloped area under the infill open space requirements.	Informational
19.	Planning and Development	Net density is calculated by subtracting any wetlands and flood plains from the total site area and dividing the total number of units by the net buildable acreage. The amendment to the PD must use the net density for the proposed redevelopment site but can use gross density for the overall Deer Run Planned Development.	Informational
20.	Planning and Development	Approval for a planned development is obtained through a two-step process. The first step is an approval of the master development plan and rezoning of the land by the Board of County Commissioners. The second step consists of final development plan (may include engineering for Commercial development) approval by the Development Services Director along with the recording of the developer's commitment agreement. Information on PD Rezoning can be found at : http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.shtml	Informational
21.	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: http://www.seminolecountyfl.gov/guide/codes.asp	Informational
22.	Planning and	Buffer information can be found here:	Informational

	Development	http://www.seminolecountyfl.gov/core/fileparse.php/3295/urlt/bufferingbooklet.pdf Buffer regulations can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	
23.	Planning and Development	Tree removal and replacement standards are addressed with the Site Plan serving as the arbor permit. An Arbor Permit shall be required for removal of any trees 3 in. diameter or above. The Ordinance encourages a minimum 25% of the existing trees and any specimen tree 20 inches and over to be retained. (Chapter 60.)	Informational
24.	Planning and Development	Conservation easements, dedicated to Seminole County, will be required over the wetlands and required wetlands buffers.	Informational
25.	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 Mike Rigby at 407-320-0583 or Mike_Rigby@scps.k12.fl.us	Informational
26.	Public Safety - Addressing	(POSTING) Address numbers are to be clearly visible from the right of way, made of a durable weather resistant material and utilizing a contrasting color from the immediate background of the building structure. SCLDC SEC 90.5. Addresses are entered into the 911 map and used directly by the 911 communications call center. *Address numbers are to be permanently installed facing the street the structure is addressed to.	Informational
27.	Public Safety - Addressing	Street sign specs have been uploaded to the documents folder. PLEASE NOTIFY HOME BUILDER/CONTRACTOR THAT STREET SIGNS NEED TO BE INSTALLED AND HAVE PAST ADDRESSINGS INSPECTION, PRIOR TO ANY TYPE OF BUILDING PERMIT SUBMITTAL (FENCES/LIFT STATIONS/ WALLS, ETC), OTHERWISE THE PERMIT WILL BE REJECTED AND SENT BACK FOR CORRECTIONS. It is the developer/owners responsibility to install street signs. All street signs require cross blades with intersecting streets. No use of punctuation (hyphen, period, apostrophe) on street signs. As determined by Office of Emergency Management Addressing, the street name blades shall have the approved street name and proper abbreviated designation. Sign blades shall have no errors in spelling and placed in a location facing/fronting correct streets. Contact Office of Emergency Management Addressing, email: addressing@seminolecountyfl.gov , after temporary and permanent signs are installed, as they require an inspection. Incorrect signs will be required to be corrected.	Informational

		SCLDC 90.6(A-I) (The developer may elect to install permanent signage from the start).	
28.	Public Safety - Addressing	(STREET SIGN/NAME) Temporary street signs are required to be installed and inspected prior to building permit approval. Temporary street signs have completely different specifications than permanent street signs. Temporary street sign requirements can be found at: http://www.seminolecountyfl.gov/departments-services/county-managers-office/addressing click on Temporary Street Sign Requirements. CHAPTER 40 PART 10 40.231 (The developer may elect to install permanent signage from the start).	Informational
29.	Public Safety - Addressing	(STREET SIGN/NAME) Permanent street signs shall be installed and inspected prior to certificate of occupancy. Permanent street signs have completely different specifications than temporary street signs. For permanent street sign requirements, please contact the Seminole County Traffic Engineering Division at 407-665-5677. 2011-29 CHAPTER 40 PART 10 40.231	Informational
30.	Public Safety - Addressing	Please see the documents folder for street designations. The names should be selected reviewed and approved, prior to FE submittal, so they will be labeled on the plans. This project will require (6) street names. Proposed names will need to be reviewed by Addressing. Email: addressing@seminolecountyfl.gov . The street designations are labeled on the plan uploaded into the documents folder.	Informational
31.	Public Safety - Addressing	(STREET SIGN/NAME) Approved street names will be placed on a reserved street name list and will be held until the project is approved or recorded. The approved street names are required to be labeled on the final plat. Once the project has been approved or recorded, the unused street names will be deleted from the list. If the plan approval expires, the street names shall require additional review and approval at the time of re-submittal. (Office of Emergency Management Addressing Policy)	Informational
32.	Public Safety - Addressing	(PLAT) Subdivisions will be pre-addressed within (14) working days after recording the plat in the public records. Until the plat is recorded any addresses associated to the project are subject to change. SCLDC 90.5.6 (d). You are welcome to email: addressing@seminolecountyfl.gov a copy of the recorded plat, with the plat book and page number inscribed and we may be able to release addresses sooner provided, the fees have been paid.	Informational
33.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) Town homes/single family residences/single tenant commercial building will be issued individual addresses from the standard grid map. SCLDC SEC 90.5(2)	Informational
34.	Public Safety - Addressing	The addressing fee for (56) lots + (155) lots is 211 total = \$1,505.00. Any entry addresses or park addresses will require an additional \$5.00 each. Prior to the final approval of the plat and recording, the addressing fee shall	Informational

		be paid by check or money order only, payable to Seminole County. The fee can be paid in person or mailed to: Seminole County Addressing Section 3rd Floor, 150 Eslinger Way, Sanford, FL 32773. Call ahead for personnel availability if paying in person, 407-665-5045, 407-665-5191, 407-665-5190 or email addressing@seminolecountyfl.gov (Addressing Policy)	
35.	Public Safety - Addressing	A street name list has been uploaded to the documents folder. When naming a street the following criteria shall be followed. Streets cannot be named after/for an individual, cannot differentiate the same street name by variations in the suffix/designation, cannot duplicate or sound similar to an existing street name or a street name currently reserved. Avoid names that can have a variation in the spelling, as this causes confusion. The website: http://www.seminolecountyfl.gov/departments-services/county-managers-office/e-911/911-master-street-index-search.shtml may be useful in choosing street names OR refer to the existing street name list that has been uploaded into the documents folder. Street names existing on this website will not be approved. Suggested street names submitted for review, exclude the designation/suffix. Please do not suggest street names that are street designations/suffixes as listed on the USPS page uploaded into the documents folder. Please submit the proposed number of street name choices for review to the Office of Emergency Management Attn. Addressing, email: addressing@seminolecountyfl.gov . SCLDC 90.6 (A-I)	Informational
36.	Public Safety - Addressing	Include a demolition plan. It appears 315 Daneswood Way & 438 Eagle Circle will be demolished. Will the 526 Eagle Cir A or 1403 Fairway Oaks Dr lift stations be relocated? There is also 2 addresses for meters 360 & 370 Eagle Cir.	Informational
37.	Public Safety - Addressing	Label the surrounding streets name on future plan submittals.	Informational
38.	Public Safety - Addressing	This area has multiple subdivision wall names which do not match the plat of record. For example: 'Deer Run Unit 22' (plat book 24 page 3-4) has a wall sign indicating 'Mystic Woods,' which means the plat of record should have been recorded as 'Mystic Woods,' (not Deer Run Unit 22). Each phase should have had it's own unique name, as they do not connect internally and they have separate entrances, therefore it appears this will require (2) two plat of records with separate unique names. Please indicate on future submittals if subdivision wall signage is to be installed for the (2) locations, and then note the monument sign locations on the plans. Then the proposed plat name and sub wall signage must match exactly. To avoid duplicate or similar names, the name by which a new development shall be legally known in the County, shall be submitted for compliance review to the Office of Emergency Management, Attn: Addressing (email: addressing@seminolecountyfl.gov). Addressing checks the proposed name against the Seminole County	Informational

		Property Appraiser facility & subdivision names along with project names that are on reserve within the County. Potential names will be reviewed during Site Plan or Preliminary Subdivision Plan. The approved name shall be the only conspicuous name posted or advertised on signage and shall also be the title on the proposed plat (if applicable). Following approval of the site or final engineering plan, the applicant shall have one (1) year to commence construction. If no site construction has commenced within (1) one year, the project is considered expired and any approved development name, including street names, that have been reserved, will be removed from the reserve list and considered void. (90.10(b)(c)(e)), (FL statutes 177.051)	
39.	Public Safety - Addressing	(SITE/FLOOR PLAN) When submitting future site plans or building permits, please submit an existing and proposed plan indicating and labeling on the plans all of the following: All structures existing or proposed on the parcel, description of the use of the structure(s), posted address, street names, north arrow, drive aisles, front (main entry) and rear elevations of the building(s), where the work will take place within the building. If multi-tenant, label the adjacent neighboring unit addresses, and include a demolition plan with the existing structure address and a description of their use (if applicable).	Informational
40.	Public Safety - Addressing	(POSTING) Residential address numbers are to be a minimum of 4" inches height and half inch width. SCLDC SEC 90.5(7)	Informational
41.	Public Safety - Fire Marshall	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per chapter 18 of NFPA 1 (2015). If no municipal water supply is available, onsite water storage will be required for fire protection.	Informational
42.	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.	Informational
43.	Public Safety - Fire Marshall	Turning radius for cul-de-sacs shall be a minimum of 42 feet. (NFPA 1, 18.2.3)	Informational
44.	Public Safety - Fire Marshall	This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18 (2015 edition).	Informational
45.	Public Works - Engineering	A FEMA LOMR (Letter Of Map Revision) will be required. For more information, contact FEMA at www.fema.gov	Informational
46.	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.	Informational
47.	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	Informational

		development will be required to be re-evaluated to ensure no upstream and downstream issues. Any use of existing onsite or offsite retention areas will require proof of ownership or authorization to use those areas.	
48.	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 www.sjrwmd.com .	Informational
49.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Informational
50.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. Add a note to the plans that any sidewalk less than 5' wide (6' along arterial or collector roads) will be brought into compliance with Seminole County regulations. Also that any broken sidewalk within Seminole County ROW abutting property frontage will be replaced.	Informational
51.	Public Works - Engineering	The proposed project is located within the Howell Creek drainage basin.	Informational
52.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has B/D class soils.	Informational
53.	Public Works - Engineering	Conservation easements, dedicated to Seminole County, will be required over all property within the 100 year flood plain.	Informational
54.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope mainly to the golf course.	Informational
55.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to through an existing substandard outfall.	Informational
56.	Public Works - Engineering	A detailed drainage analysis will be required 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 Comments
Buffers and CPTED	Annie Sillaway asillaway@seminolecountyfl.gov	Annie Sillaway 407-665-7936
Building Division	Tony Coleman acoleman@seminolecountyfl.gov	
Comprehensive Planning	Dagmarie Segarra dsegarra@seminolecountyfl.gov	Dagmarie Segarra 407-665-7383
Env Svcs Main Review Team	Paul Zimmerman pzimmerman@seminolecountyfl.gov	Paul Zimmerman, PE (407) 665-2040
Impact Analysis - Environmental	Becky Noggle bnoggle@seminolecountyfl.gov	B.Noggle x2143
Impact Analysis Coordination	Jim Potter jpotter@seminolecountyfl.gov	Jim Potter 407 665 5764
Natural Resources	Danalee Petyk dpetyk@seminolecountyfl.gov	Danalee Petyk 407-665-7337
Planning and Development	Danalee Petyk dpetyk@seminolecountyfl.gov	Danalee Petyk 407-665-7337
Public Safety - Addressing	Diane Koschwitz dkoschwitz@seminolecountyfl.gov	Diane Koschwitz 407-665-5190
Public Safety - Fire Marshall	Chris Autorino cautorino@seminolecountyfl.gov	Chris Autorino 407-665-7066
Public Works - Engineering	Jim Potter jpotter@seminolecountyfl.gov	Jim Potter 407 665 5764

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

Cities:

Altamonte Springs	(407) 571-8000	www.altamonte.org
Casselberry	(407) 262-7700	www.casselberry.org
Lake Mary	(407) 585-1449	www.lakemaryfl.com
Longwood	(407) 260-3440	www.longwoodfl.org
Oviedo	(407) 971-5555	www.cityofoviedo.net
Sanford	(407) 688-5000	www.sanfordfl.gov
Winter Springs	(407) 327-1800	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3621	

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org