

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

PROJECT NAME:	WEST 6TH STREET - PRE-APPLICATION	PROJ #: 23-80000029
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	2/17/23	
RELATED NAMES:	EP KIM T NGUYEN	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	21-21-32-5CF-4000-0150+	
PROJECT DESCRIPTION	PROPOSING TO BUILD SINGLE FAMILY HOMES ON TWO SEPERATE PARCELS TOTALING 0.52 ACRES IN THE R-1 ZONING DISTRICT	
NO. OF ACRES	0.52	
BCC DISTRICT	1-DALLARI	
CURRENT ZONING	R-1	
LOCATION	NORTHWEST OF LANGFORD DRIVE AND 6TH STREET	
FUTURE LAND USE-	LDR	
APPLICANT:		CONSULTANT:
KIM T NGUYEN 5690 ELMHURST CIRCLE OVIEDO FL 32765 (407) 782-2064 KIMT.NGUYEN63@GMAIL.COM		TROY NGUYEN 200 AUDUBON DRIVE MELBOURNE FL 32901 (407) 782-1971 TROY.041975@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](#).

- The subject parcels are parcels of record in the 1971 Tax Roll.
- The proposed single family dwelling units are a permitted use in the R-1 (Single Family Dwelling) Zoning designation.
- The Applicant's next step would be to apply for residential building permits through the Building Department.

1971 Tax Roll

21 21 32 5CF 4000 0100
LOTS 10 11 12 15 + 16
BLK 40
NORTH CHULUDTA
Pg 2 PG 56

The map shows a grid of property lots along West 5th Street and West 6th Street. The lots are color-coded and labeled with zoning designations: LDR (light green), MDR (yellow), HDR (brown), OFF (light blue), and COM (red). A red rectangle highlights a lot located between West 5th Street and West 6th Street, between the second and third lots from the left. The street names '5TH ST' and '6TH ST' are visible on the map.

The map displays the University Heights neighborhood with various zoning districts. A red rectangle highlights a specific parcel within the R-3 district. The map includes labels for various zoning districts: R-1, R-1B, R-1E, R-2, R-3, RP, R-3, and CN. The map also shows major streets: W 5th St, W 6th St, W 7th St, and W 8th St. The University Heights neighborhood is labeled on the right side of the map.

AGENCY/DEPARTMENT COMMENTS

No.	Group Name	Reviewer Comment	Status
1.	Comprehensive Planning	The Future Land Use (FLU) is Low Density Residential (LDR) which allows up to four dwelling units per net buildable acre.	Informational
2.	Comprehensive Planning	Policy FLU 1.10 (f)- Development within the Econlockhatchee River Basin as a whole shall ensure the protection of floodplain, wetlands and critical native upland habitat; encroachment (fill) proposed to be placed or deposited within the 100 year floodplain as identified by the Federal Emergency Management Administration must comply with all applicable Federal and County regulations.	Informational
3.	Natural Resources	According to the county wetland maps, wetlands are possibly located throughout the property. ***Please be advised the county wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. ***	Informational
4.	Natural Resources	Wetland boundaries need to be delineated by a wetlands specialist and approved by Seminole County and staff of FDEP.	Informational
5.	Natural Resources	Resources for wetland information: St. Johns River Water Management District: www.sjrwm.com Florida Department of Environmental Protection: www.dep.state.fl.us Seminole County Map Resources: www.seminolecountyfl.gov Wetland and Flood Prone: Under ONLINE SERVICES / Interactive Maps / Information Kiosk Quadrangles: DEPARTMENTS/ Information Technologies / GIS / Maps available for viewing / Wetland quadrangle maps. Seminole County Property Appraiser Map Resources: http://www.scpafl.org Zoning, Future Land Use, FEMA, Aerials	Informational
6.	Natural Resources	Please indicate the jurisdictional wetland line on the site plans. Wetland areas must be delineated on a survey certified by a registered professional land surveyor. If applicable, include the jurisdiction that approved the wetland line, the date, and reviewers name on the plan.	Informational
7.	Natural Resources	The proposed project is within the Econ Protection Area. See SCLDC Chapter 30 Part 57 for requirements for development within the Econ Protection Area.	Informational
8.	Natural Resources	In the Econ, there is a 50 ft. average, 25 ft. minimum setback from all isolated wetlands within the Econ River Basin. SCLDC 30.1085.	Informational
9.	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 Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Informational

10.	Planning and Development	On the boundary survey there is not a driveway shown on the proposed layout. Per Sec. 30.1221 (1)(a) - Single Family homes require two (2) parking spaces for each dwelling unit. Please be aware, that the minimum length of a driveway from the edge of the house to the property line is twenty (20) feet.	Informational
11.	Planning and Development	The proposed use is permitted in current Zoning District designation.	Informational
12.	Planning and Development	SETBACKS: The setbacks for the R-1 (Single Family Dwelling) zoning district are: 25' Front Yard, 30' Rear yard, 7.5' Side Yard. The minimum lot size is 8,400 square feet and minimum lot width of 75'.	Informational
13.	Planning and Development	The proposed project is within the Econ Protection Area.	Informational
14.	Planning and Development	The subject properties are within the 1971 Tax Roll and are legal parcels of record.	Informational
15.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (fire hydrants) shall be provided per section 18.3 of NFPA 1. If no municipal water supply is available, onsite water storage will be required for fire protection.	Informational
16.	Public Safety - Fire Marshal	This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.4 (FFPC 7th ED. 2020).	Informational
17.	Public Safety - Fire Marshal	All the following items shall be acknowledged and added to the site plan sheets as noted: 1) Fire department access roads shall be 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 the AHJ if the response time for emergency is exceeded. (FFPA1, CH 18, 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 that is placed in the roadway in accordance with NFPA 1, chapter 18.5.10 (2018)	Informational
18.	Public Safety - Fire Marshal	Additional comments may be generated based on actual Site submittal	Informational
19.	Public Works - Engineering	The proposed project is located within the Big Econ drainage basin.	Informational
20.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has A/D class soils. Somewhat poorly drained. Water table may be high.	Informational
21.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope west.	Informational
22.	Public Works - Engineering	A detailed drainage plan will be required at building permit.	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.

Department	Reviewer	Email	Status	Reviewer Comments
Public Safety - Fire Marshal	Diane Gordon	dgordon@seminolecountyfl.gov	Review Complete	407.665.2681
Impact Analysis Coordination	William Wharton	wwharton@seminolecountyfl.gov	No Review Required	
Public Works - Engineering	Jennifer Goff	jgoff@seminolecountyfl.gov	Review Complete	Jennifer Goff 407-665-7336
Planning and Development	Annie Sillaway	asillaway@seminolecountyfl.gov	Review Complete	
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	Review Complete	Phone: 407-665-7391
Environmental Services	Paul Zimmerman	pzimmerman@seminolecountyfl.gov	No Review Required	Paul Zimmerman, PE (407) 665-2040
Comprehensive Planning	Tyler Reed	treed@seminolecountyfl.gov	Review Complete	
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	No Review Required	(407) 665-7388
Building Division	Tony Coleman	acoleman@seminolecountyfl.gov	No Review Required	

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