

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

<b>PROJECT NAME:</b>	<b>W 20TH STREET - PRE-APPLICATION</b>	<b>PROJ #: 23-8000022</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	2/13/23	
RELATED NAMES:	EP BOB SENDGIKOSKI	
PROJECT MANAGER:	ANNIE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	35-19-30-517-1000-0010	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A HABITAT FOR HUMANITY SINGLE FAMILY HOME LOCATED ON 0.35 ACRES IN THE R-1 ZONING DISTRICT LOCATED SOUTHEAST OF ALEXANDER AVENUE AND 20 <sup>TH</sup> STREET	
NO OF ACRES	.35	
BCC DISTRICT	5-HERR	
CURRENT ZONING	R-1	
LOCATION	NORTHEAST OF ALEXANDER AVENUE AND WEST OF 20TH STREET	
FUTURE LAND USE-	LDR	
SEWER UTILITY	CITY OF SANFORD	
WATER UTILITY	SANFORD	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
BOB SENDGIKOSKI HABITAT FOR HUMANITY P.O. BOX 181010 CASSELBERRY FL 32718 (309) 740-5349 CONSTRUCTION@HABITAT-SA.ORG	MARIE REGAN REGAN PLANNING & PERMITS 2914 PICKFAIR STREET ORLANDO FL 32803 (321) 806-1186 REGANPLANNING@GMAIL.COM	

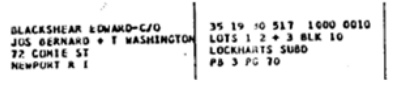
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and 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

- Since the parcel is within the Lockhart Target Area, the three parcels that were combined can be uncombined back to the original three platted lots based on FLU 4.3 of the Seminole County Comprehensive Plan.
- The corner lot that fronts West 20<sup>th</sup> Street and Alexander Avenue, if the front of the home faces Alexander Avenue, the setback of fifteen (15) feet side street setback can be used.

- 1971 Tax Roll -

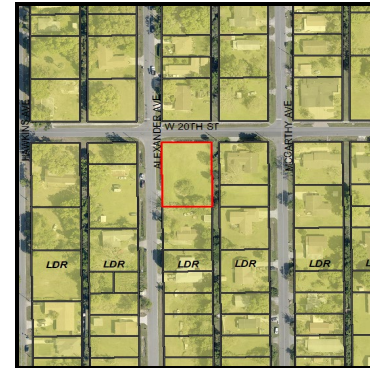


## PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



## AGENCY/DEPARTMENT COMMENTS

No.	Group Name	Reviewer Comment	Status
1.	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.	Informational
2.	Comprehensive Planning	The future land use is Low Density Residential (LDR) which allows for single family detached residences up to four dwelling units per net buildable acre or seven dwelling units per net buildable acre in compliance with the provisions of FLU 10.1 Affordable and Workforce Housing Density and Intensity Bonuses.	Informational
3.	Comprehensive Planning	FLU 10.1 provides density incentives on a sliding scale based upon the percent of units priced for low and very low income households, provided on the development site; Allowing reduced lot sizes, reduced setbacks or build-to lines, and zero-lot lines.	Informational
4.	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: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>	Informational
5.	Planning and Development	The setbacks for the R-1 Zoning district are: 25' Front Yard, 30' Rear yard, 7.5' Side Yard, 25' (15') if approved by the traffic engineer Side Street.	Informational
6.	Planning and Development	The minimum lot size in the R-1 (Single Family Dwelling) Zoning District is 700 square feet.	Informational
7.	Planning and Development	The subject property is within an Economic Development "Lockhart" Target Area: Since these parcels are located within the Lockhart Target Area and are a parcel of record. The Applicant would like to uncombine them back to the platted parcels or make two parcels from the three. Based on FLU 4.3, the Applicant would be allowed to uncombine all three parcels back to the original platted parcel sizes of 51' x 100'. If the Applicant only wants two parcels, the applicant would be required to go through the lot split process. To uncombine the parcels back to the original three platted parcel, the project manager will send the Applicant the un-combination form to take to the property appraisers as well as the property appraisers form to un-combine the parcels.	Informational
8.	Planning and Development	FLU 4.3 (F) - The County will also consider code changes to allow infill development, redevelopment and renovation of existing structures on existing lots of record within Community Development Block Grant eligible Target Area. Case-by-case basis would be at the discretion of the Planning and Development Division Manager, without variances. This provision can be applied when the lot or lots in question were legal lots at time of platting, but do not meet current lot size and setback standards.	Informational

<b>9.</b>	Planning and Development	Parking Space requirements for single family residence are two (2) spaces for each residence. For example, one parking space in the driveway and one parking space in the garage.	Informational
<b>10.</b>	Planning and Development	Based on the property appraisers it is in the City of Sanford service area, if the City of Sanford states that you are not in their service area for water or sewer then you will need to reach out to the Seminole County Health Department regarding a permit for septic tanks. St. Johns Water Management District would be the division to reach out to regarding well permits.	Informational
<b>11.</b>	Planning and Development	A sidewalk may be required to be installed at the time of building permit.	Informational
<b>12.</b>	Planning and Development	A tree permit will be required for any removal of trees since it is a vacant parcel. If a property owner wants to remove trees outside of the building and utility area during construction of the dwelling unit, then replacement of trees is required. However, if they wait to remove the trees until the structure is occupied (and the parcel is 5 acres or less in size), then they may do as they please without needing a permit or replacing removed trees.	Informational
<b>13.</b>	Planning and Development	There are no setback requirements for a/c units or pool equipment. However, a/c unit and pool equipment are not allowed to be placed within any easement (ex. drainage and utility, etc.).	Informational
<b>14.</b>	Planning and Development	The length of the driveway would be a minimum 20' from the edge of the garage to the property line.	Informational
<b>15.</b>	Planning and Development	In order to uncombine the parcels the Applicant would be required to go to the property appraisers to uncombine them back to their original platted parcel.	Informational
<b>16.</b>	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 18.2.3.4 (2018 Edition).	Informational
<b>17.</b>	Public Safety - Fire Marshal	Access to a door: Fire department access roads shall extend to within 50 FT of a single door providing access to the interior of the building per Section 18.2.3.2.1 NFPA 1 2018 Edition. When the access road is a dead end, in excess of 150 ft in length, an approved turn around for fire apparatus shall be provided (NFPA 1, 18.2.3.4 2018 ED) Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. NFPA 1, Chapter 18.2.3.4.2 (2018). Verify that stabilized road can hold 39 tons. The angle of approach and departure for fire department access roads shall not exceed 1 foot drop in 20 feet. (NFPA 1, 18.2.3)	Informational
<b>18.</b>	Public Safety - Fire Marshal	New or existing fire hydrants shall be identified on plan to meet the requirements of Chapter 18.5.3 (NFPA 1 2018 Edition). Verify compliance with table 18.5.4.3 of NFPA 1, 2018 ED, for maximum fire hydrant fire flow capacity distance to the building, and number of hydrants. Provide the required needed fire flow calculations in accordance with Section 18.5 / table 18.5.5.2.1 of NFPA 1, 2018 Edition for the fire hydrants.	Informational
<b>19.</b>	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	Informational

		<p>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>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).</p> <p>5) Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing.</p> <p>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)</p>	
<b>20.</b>	Public Safety - Fire Marshal	Additional comments may be generated based on actual Site submittal	Informational
<b>21.</b>	Public Works - Engineering	No specific issues noted for traffic. Please note that there is a ditch in front of the property and driveway with culverts will be required with the building permits.	Informational
<b>22.</b>	Public Works - Engineering	No specific drainage requirements for the lots. Note that at building permit a detailed grading plan will be required to ensure no issues with the drainage. We are strongly encouraging gutter going to the front of the lots on these type lots to help get the drainage to the road.	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
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	Review Complete	
Public Safety - Fire Marshal	Diane Gordon	dgordon@seminolecountyfl.gov	Review Complete	407.665.2681
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	Review Complete	Jim Potter 407 665 5764
Impact Analysis Coordination	William Wharton	wwharton@seminolecountyfl.gov	No Review Required	
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	No Review Required	(407) 665-7388
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	
Building Division	Tony Coleman	acoleman@seminolecountyfl.gov	Review Complete	
Planning and Development	Annie Sillaway	asillaway@seminolecountyfl.gov	Review Complete	407-665-7936

## 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.stml>

### 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.stml>

### 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>