

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

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

PROJECT NAME:	TALLY-HO ESTATES - PRE-APPLICATION	PROJ #: 23-80000027
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	2/17/23	
RELATED NAMES:	EP EDWIN WHITE	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	22-21-31-517-0000-0030	
PROJECT DESCRIPTION	PROPOSED SUBDIVISION FOR FOUR SINGLE FAMILY LOTS ON 5.89 ACRES IN THE A-1 ZONING DISTRICT LOCATED NORTHEAST OF EAST CHAPMAN ROAD AND HAPPY HORSE POINT	
NO OF ACRES	5.89	
BCC DISTRICT	1-BOB DALLARI	
CURRENT ZONING	A-1	
LOCATION	NORTHEAST OF EAST CHAPMAN ROAD AND HAPPY HORSE POINT	
FUTURE LAND USE-	LDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
EDWIN D. WHITE 2140 HAPPY HORSE POINT OVIEDO FL 32765 (407) 664-6870 LARSDWHITE2019@GMAIL.COM	LARS WHITE 2160 HAPPY HORSE POINT OVIEDO FL 32765 (407) 664-6870 LARSDWHITE2019@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 subject site has a Low Density Residential (LDR) Future Land Use designation and an A-1 (Agriculture) zoning classification.
- The LDR Future Land Use allows a maximum of 4 dwelling units per net buildable acre. The A-1 zoning classification requires a minimum of 1 acre net buildable per lot.

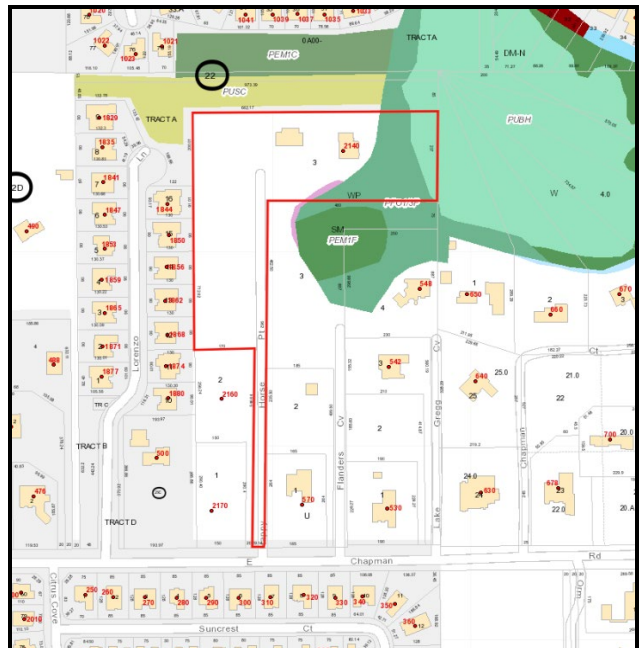
PROJECT AREA ZONING AND AERIAL MAPS



FLOODPLAIN



WETLANDS





AGENCY/DEPARTMENT COMMENTS

	Group	Reviewer Comment	Status
1.	Buffers and CPTED	A full landscape buffer review will be done at time of subdivision plan review if necessary. Staff does not anticipate there to be substantial buffering requirements based on the current proposal.	Informational
2.	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
3.	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
4.	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.	Informational

5.	Comprehensive Planning	The subject property has a future land use (FLU) of Low Density Residential (LDR) which allows up to four single family dwelling units per net buildable acre.	Informational
6.	Environmental Services	The County does not have any potable water, sanitary sewer, or reclaimed water service readily available to this project. The nearest utilities are located at the intersection on SR 434 and Chapman Road.	Informational
7.	Natural Resources	According to the county wetland maps, wetlands are possibly located along Bath Lake. ***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
8.	Natural Resources	Resources for wetland information: St. Johns River Water Management District: www.sjrwmd.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
9.	Natural Resources	In the Econ, there is a 50 ft. setback from all wetlands connected to the Big Econ River and its tributaries. There is a 50 ft. average, 25 ft. minimum setback from all isolated wetlands within the Econ River Basin. Both the wetlands and upland buffers must be placed within the conservation easement, but the buffer area can be counted towards net buildable area. SCLDC 30.1085	Informational
10.	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
11.	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
12.	Planning and Development	Conservation easements, dedicated to Seminole County,	Informational

		will be required over the wetlands and required buffers.	
13.	Planning and Development	The subject site has a Low Density Residential (LDR) Future Land Use designation and an A-1 (Agriculture) zoning classification.	Informational
14.	Planning and Development	The LDR Future Land Use allows a maximum of 4 dwelling units per net buildable acre. The A-1 zoning classification requires a minimum of 1 acre net buildable per lot.	Informational
15.	Planning and Development	Per the Seminole County subdivision regulations each newly created lot must meet the minimum lot size of 1 acre excluding wetlands and floodplain, and the minimum lot width of 150 feet at building line.	Informational
16.	Planning and Development	Each newly created lot must have a minimum of 20 feet of frontage onto a County Standard road.	Informational
17.	Planning and Development	The proposed layout does not meet the subdivision regulations for road frontage onto a County Standard road; therefore the creation of additional lots would not be permitted.	Informational
18.	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). Provide verification that all fire department access roads are a minimum of 20 FT in clear width	Informational
19.	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
20.	Public Safety - Fire Marshal	Hose Lay: Fire Department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first floor of the building is located not more than 150 FT (450 FT if equipped with an AUTOMATIC FIRE SPRINKLER SYSTEM) from Fire Department access roads measured by an approved route around the exterior of the building (Section 18.2.3.2.2 NFPA 1).	Informational
21.	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	Informational

		for the fire hydrants.	
22.	Public Safety - Fire Marshal	NFPA 1, CH 18, 18.5.1.5 Where fire department access roads are provided with median dividers incapable of being crossed by fire apparatus, or where fire department access roads have traffic count of more than 30,000 vehicles per day, hydrants shall be placed on both sides of the fire department access roads on an alternating basis, and the distances specified by Section 18.5 shall be measured independently of the hydrants on the opposite side of the fire department access road.	Informational
23.	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. (NFPA 1, 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
24.	Public Safety - Fire Marshal	Additional comments may be generated based on actual Site submittal	Informational
25.	Public Works - Engineering	Please note that this site is part of a minor plat and would have to do a full plat to subdivide further. It would need to meet all drainage and roadway requirements. This includes a road to County standard into the property and full stormwater retention for the site.	Informational
26.	Public Works - Engineering	The proposed project is located within the Econlockhatchee drainage basin.	Informational
27.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has moderately well Drained soils.	Informational
28.	Public Works - Engineering	Based on preliminary review, the site is considered to be land locked. The site will be required to hold water quality and retain the entire 100-year, 24-hour storm event onsite without discharge.	Informational
29.	Public Works - Engineering	Conservation easements, dedicated to Seminole County, will be required over all property within the post-	Informational

		development 100 year flood plain.	
30.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally north.	Informational
31.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to Bath Lake which does not appear to have a viable outfall	Informational
32.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Informational
33.	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
34.	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
35.	Public Works - Engineering	The property is adjacent to East Chapman Road which is classified a local City of Oviedo road. A ROW use permit will be required from the City for any improvements required to that road.	Informational
36.	Public Works - Engineering	Based on FEMA FIRM Map the site or portions of the site appear to lie in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation.	Informational
37.	Public Works - Engineering	Dedication of additional right-of-way shall be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.	Informational
38.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	Informational
39.	Public Works - Engineering	A minimum three (3) foot side yard drainage easement shall be required on all lots; air conditioning units, pool equipment, water softeners and similar facilities shall not be permitted within the drainage easements	Informational
40.	Public Works - Engineering	The site lies within the Econlockhatchee River basin and there are specific drainage requirements to this area. This includes littoral zone for wet ponds and a length to width ration of 3 to 1 for wet ponds. Please review this section and meet all requirements.	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	Reviewer Comments
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	(407) 665-7388
Comprehensive Planning	Tyler Reed	treed@seminolecountyfl.gov	
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	Jim Potter 407 665 5764
Impact Analysis Coordination	William Wharton	wwharton@seminolecountyfl.gov	
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	Phone: 407-665-7391
Planning and Development	Joy Giles	jgiles@seminolecountyfl.gov	
Environmental Services	Paul Zimmerman	pzimmerman@seminolecountyfl.gov	Paul Zimmerman, PE (407) 665-2040
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	
Public Safety - Fire Marshal	Diane Gordon	dgordon@seminolecountyfl.gov	407.665.2681
Building Division	Tony Coleman	acoleman@seminolecountyfl.gov	

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):

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