

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

PROJECT NAME:	LAKE DRIVE - PRE-APPLICATION	PROJ #: 23-8000023
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.:	10-21-30-5BQ-0000-001A	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A HABITAT FOR HUMANITY SINGLE-FAMILY HOME ON 0.28 ACRES IN THE R-1 ZONING DISTRICT	
NO OF ACRES	0.28	
BCC DISTRICT	2-JAY ZEMBOWER	
CURRENT ZONING	R-1	
LOCATION	SOUTHEAST OF SEMINOLA BOULEVARD AND AZALEA AVENUE	
FUTURE LAND USE-	LDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	CASSELBERRY	
APPLICANT:	CONSULTANT:	
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

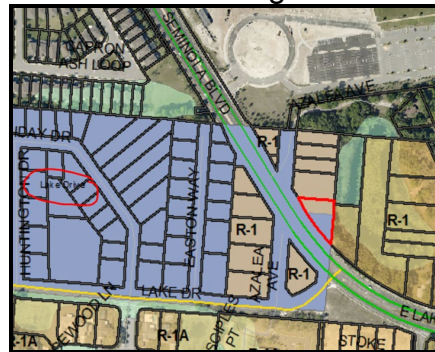
- The subject site is contiguous to the city limits of Casselberry and is located within the City of Casselberry Utility Service Area. The City of Casselberry may require a pre-annexation of the site in order to obtain utilities.
- The subject property is within the Lake Drive Target Area, which is a CDBG (Community Development Block Grant).
- The proposed lot only has a portion of the site that has an existing Future Land Use and Zoning designation, and the other half has no zoning provided. The project manager is waiting to hear back from the GIS department on changing the Zoning and Future Land Use. Once the project manager hears back from the GIS department on the resolution, the project manager will reach out directly to the Applicant.
- Based on the preliminary review of the site, the site looks like the Applicant may not be able to place a 1,400 square foot house on the proposed site. The blue dotted line representing the 30' setback from the normal high water elevation line. On the draft survey it shows the house is placed within the 30' normal high water elevation line. The proposed residence would need to be placed outside of the thirty (30) foot setback from the normal high water elevation line.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Lake Drive Target Area



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 property has a future land use (FLU) of low density residential (LDR) which allows for four single family dwelling units per net buildable acre, or seven single family dwelling units per net buildable acre in compliance with Policy 10.1 Affordable and Workforce Housing Density and Intensity Bonuses.	Informational
3)	Comprehensive Planning	Policy 10.1 Affordable and Workforce Housing Density Bonuses: Providing 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 open space requirements for shared community recreational amenities, reduced setbacks or build-to lines, zero-lot line as well as clustered developments	Informational
4)	Comprehensive Planning	The property is located in the Lake Drive Community Development Target Area. Policy FLU 4.1 states The County shall continue to administer Community Development Block Grant (CDBG) funded programs for target areas. Programs shall be shaped by input received from residents of the target areas, including the desires of residents to renovate and revitalize existing housing, remain in neighborhoods and age in place, and will provide specific infrastructure, housing, community service, and financing options to stabilize and revitalize target areas.	Informational
5)	Environmental - Impact Analysis	Seminole County is NOT the Water & Sewer service provider for this project. Please contact City of Casselberry.	Informational
6)	Environmental Services	This property is in the County's sanitary sewer service area. However, the County does not have any sewer service close by. You may want to inquire with the City of Casselberry to see if they can provide both water and sewer to this project.	Informational
7)	Natural Resources	Show location, size, and species of trees with minimum DBH of three (3) inches being removed and saved. SCLDC 60.22	Informational
8)	Natural Resources	An arbor permit will be issued at the time of building permit.	Informational
9)	Natural Resources	Link to the arbor permit form: https://www.seminolecountyfl.gov/core/fileparse.php/3248/urlt/ApplicationforTreeRemoval7-25-19.pdf	Informational
10)	Natural Resources	Instructions for the arbor permit 1. Download the form from the link above and fill it out. 2. With a copy of your site plan, mark the location, diameter, and species of the trees in and around the building envelope. This may be done by hand. a. The building envelope includes the areas on	Informational

		<p>which the home, driveway, and utilities (including septic) will be placed.</p> <p>3. Indicate (by color or with an X) which trees will be removed. Before a certificate of occupancy is issued, only trees within the building envelope may be removed without requiring replacement of removed trees.</p> <p>4. Submit both files to ePlan under the Application Documents folder.</p>	
11)	Planning and Development	<p>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:</p> <p>http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/</p>	Informational
12)	Planning and Development	The setbacks for the R-1 (Single-Family Dwelling) zoning district are: 25' Front Yard, 30' Rear yard, 7.5' Side Yard, 25'(15') Side Street.	Informational
13)	Planning and Development	The proposed use of single family dwelling unit is a permitted use in current Zoning District designation.	Informational
14)	Planning and Development	The subject site is contiguous to the city limits of Casselberry and is located within the City of Casselberry Utility Service area. The City of Casselberry may require a pre-annexation of the site in order to obtain utilities.	Informational
15)	Planning and Development	Regarding the zoning conflict of partial zoning and future land use on the subject property. The project manager is waiting on GIS for their final determination on the partial zoning. Once the project manager finds out the results of the determination, the project manager will reach out directly to the Applicant to provide the outcome of GIS research of the subject property.	Informational
16)	Planning and Development	The property appears to be out of the Special Flood Hazard Area, but the mortgage company may require flood insurance.	Informational
17)	Planning and Development	Based on the legal description from 2004 to 2022, there was lot 3 and Lot 1A, lot 1A was created after Lot 1 due to the subdivision of land due to the right of way. Lot 3 and Lot 1A were then combined, which deems this parcel a legal parcel of record.	Informational
18)	Planning and Development	The proposed development is located within Lake Drive Target Area, which is a CDBG (Community	Informational

		Development Block Grant).	
19)	Planning and Development	The subject site has a blue dotted line on the survey that is labeled by the surveyor as the 30' setback from the normal high water elevation line. The house would be required to be placed outside of that dotted blue line.	Informational
20)	Planning and Development	The off-street parking requirements are 2 parking spaces per dwelling unit. For example, one parking space in the driveway and one parking space in the garage. The required driveway length would be a minimum 20' from the edge of the garage to the property line.	Informational
21)	Planning and Development	The A/C units do not have setback requirements in the Seminole County Land Development Code. A/C unit cannot be placed within any easement (Ex. Drainage, utility, etc.).	Informational
22)	Public Safety - Fire Marshal	<p>All the following items shall be acknowledged and added to the site plan sheets as noted:</p> <ol style="list-style-type: none"> 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
23)	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
24)	Public Safety - Fire Marshal	Access to a door: Fire department access roads shall extend to within 50 FT of a single door providing	Informational

		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	
25)	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
26)	Public Safety - Fire Marshal	NFPA 1, CH 18, 18.5.2 Fire hydrants shall be provided for One- and two-family dwellings in accordance with both of the following: 1. The maximum distance to a fire hydrant from the closest point on the building shall not exceed 600 ft. 2. The maximum distance between hydrants shall not exceed 800 ft.	Informational
27)	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
28)	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
29)	Public Safety - Fire Marshal	Additional comments may be generated based on actual Site submittal	Informational
30)	Public Works - Engineering	There is concern with the access to the lot. This is an Urban minor Arterial. The driveway will have to have an internal turn around. Traffic will not be allowed to back out into the E. Lake Drive.	Informational
31)	Public Works - Engineering	There is concern with the fall across the site. There is 8-10' of fall across the site. A detailed grading plan will be required at building permit. Retaining walls and or stem walls may be required as part of the building permit.	Informational

32)	Public Works - Engineering	There are flood plains shown touching the property. A topographic survey will be required. Please show the actual Flood plain location based on elevation on the survey. No impacts are allowed to the flood plains without volumetric compensation. Please co-ordinate with Jim Potter at 407 665 5764 prior to submitting for Building permit.	Informational
33)	Public Works - Engineering	Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the predevelopment rate of discharge for the 25-year,24-hour storm event.	Informational
34)	Public Works - Engineering	EDIT, CHOOSE ONE OR BOTH A left turn lane is required. A right turn lane is required.	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 Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	Review Complete	Jim Potter 407 665 5764
Environmental - Impact Analysis	Becky Noggle	bnoggle@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	Review Complete	Paul Zimmerman, PE (407) 665-2040
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	Review Complete	Phone: 407-665-7391
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	
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

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