

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

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

PROJECT NAME:	HOWELL BRANCH ROAD - PRE-APPLICATION	PROJ #: 23-80000030
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	2/21/23	
RELATED NAMES:	EP PATRICK KNIGHT	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	35-21-30-300-0400-0000	
PROJECT DESCRIPTION	PROPOSED REZONE FROM A-1 TO R-1BB TO CONSTRUCT A SINGLE FAMILY RESIDENTIAL COMMUNITY ON 4.10 ACRES LOCATED NORTH OF ALOMA AVENUE AND EAST OF HOWELL BRANCH ROAD	
NO OF ACRES	4.10	
BCC DISTRICT	1-BOB DALLARI	
CURRENT ZONING	A-1	
LOCATION	NORTH OF ALOMA AVENUE AND EAST OF HOWELL BRANCH ROAD	
FUTURE LAND USE-	MDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
PATRICK KNIGHT KNIGHTIRA, LLC 1900 E ADAMS DRIVE MAITLAND FL 32751 PATJKNIGHT@AOL.COM	BILL MAKI DALY DESIGN GROUP 913 N PENNSYLVANIA AVE WINTER PARK FL 32789 (407) 740-7373 TDALY@DALYDESIGN.COM	

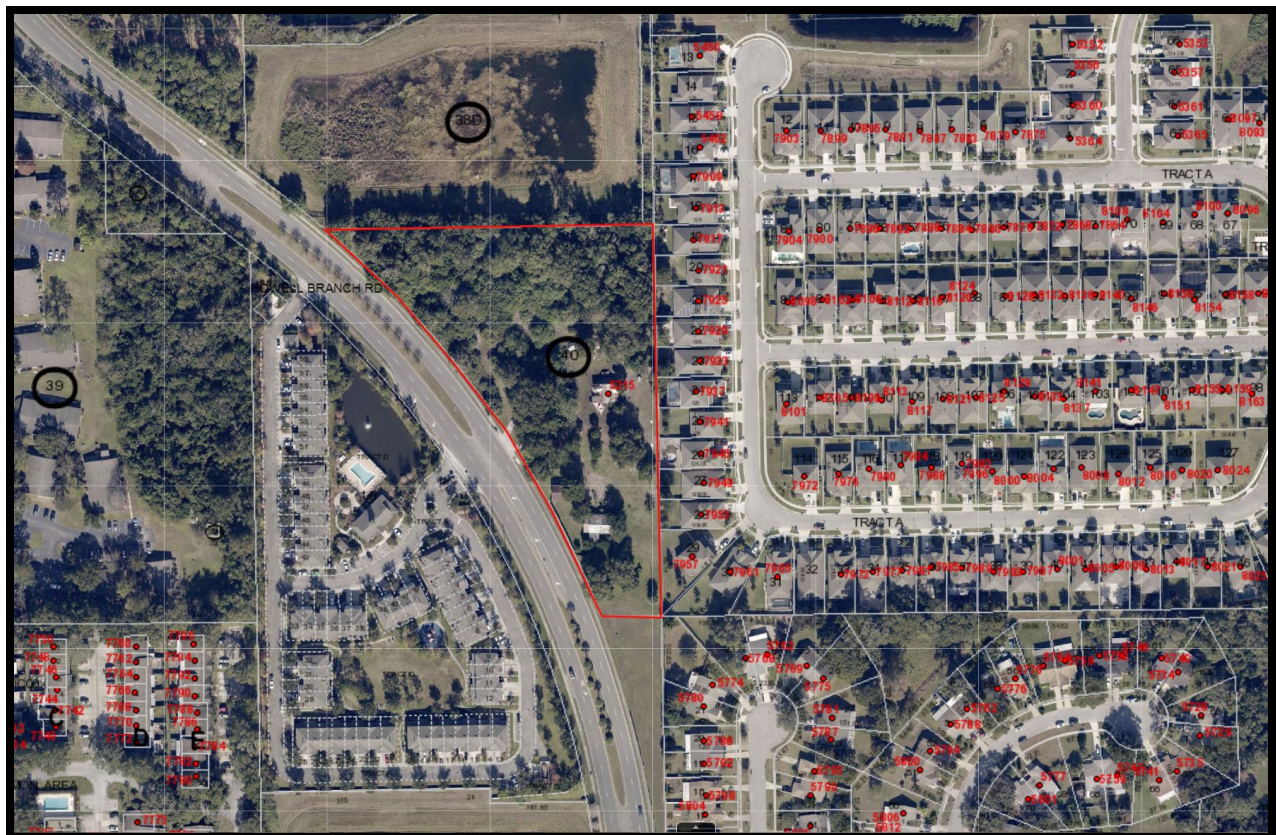
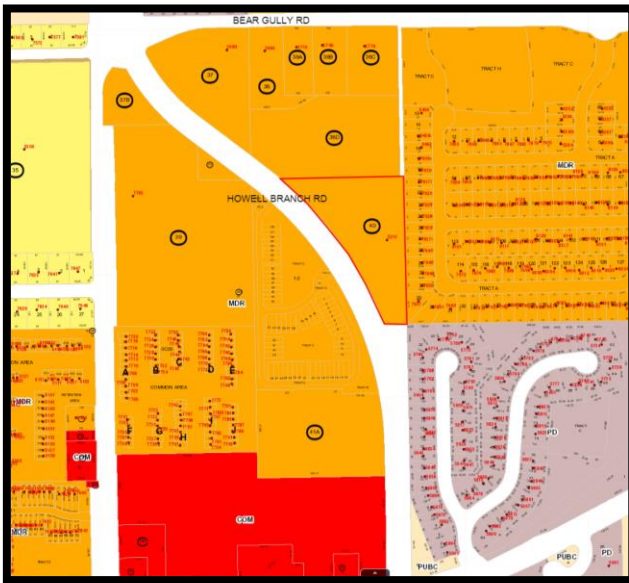
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and 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 Medium Density Residential (MDR) Future Land Use designation and an A-1 (Agriculture) zoning classification.
- The MDR Future Land Use allows a density of up to 10 dwelling units per net buildable acre with a density bonus of 12 dwelling units per net buildable acre for affordable housing in compliance with Policy FLU 10.1-Affordable and Workforce Housing Density Bonus.

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

	Group	Reviewer Comment	Status
1.	Buffers and CPTED	Based on best available information at this time, staff estimates the following buffer will be required: West: 0.2, 10' width. This is subject to change as more information becomes available.	Informational
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.	Informational
3.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Informational
4.	Buffers and CPTED	Please review SCLDC Ch 30 Part 64- Off-Street Parking, Loading, and Landscape Regulations for approved plant species list, water efficient landscaping criteria, required mix of tree species, and landscaped parking area requirements. Show consistency with this chapter.	Informational
5.	Buffers and CPTED	For a full review, please provide the net buildable area.	Informational
6.	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
7.	Comprehensive Planning	The future land use (FLU) is Medium Density Residential (MDR) which allows a maximum density of 10 dwelling units per net buildable acre.	Informational
8.	Comprehensive Planning	The proposed rezone to R-1BB is compatible to MDR.	Informational
9.	Environmental Services	There is an existing 4-inch diameter pressurized sanitary sewer force main pipe running along the west side of Howell Branch Road. It leads to an existing pump station at the north entrance to Howell Branch Cove. A connection to this pump station or the gravity sewer line leading into it would also be allowed if possible.	Informational
10.	Environmental Services	There is an 8-inch diameter potable waterline running into the north entrance of Howell Branch Cove Subdivision.	Informational
11.	Environmental Services	There is no reclaimed water available to this project.	Informational
12.	Natural Resources	The development of the site shall make the most advantageous use of topography and preserve mature trees and other natural features wherever possible. No site plan shall be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit shall be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Show location, size, and species of trees with minimum DBH of three (3) inches being	Informational

		removed and saved with site plan submission. SCLDC 60.22	
13.	Natural Resources	Show tree replacement table with site plan submission. An example has been uploaded to the Resources folder. SCLDC 60.22(f)	Informational
14.	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: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/</p>	Informational
15.	Planning and Development	<p>The subject site has a Medium Density Residential (MDR) Future Land Use designation and an A-1 (Agriculture) zoning classification.</p> <p>The MDR Future Land Use allows a density of up to 10 dwelling units per net buildable acre with a density bonus of 12 dwelling units per net buildable acre for affordable housing in compliance with Policy FLU 10.1-Affordable and Workforce Housing Density Bonus.</p>	Informational
16.	Planning and Development	<p>Net Buildable Acres is now defined as:</p> <ol style="list-style-type: none"> 1. Within the area described as the Urban Core, defined as the lands bounded by I4 on the west, and within a mile boundary of U.S. 17/92 on the east, and all land within a mile of SR 436, that any parcel crossed by this boundary is considered wholly within the "Urban Core," the total number of acres within the boundary of a development, excluding natural lakes and wetlands or flood prone areas. 2. Within all other areas of Seminole County Outside of the Urban Core, the total number of acres within the boundary of a development, excluding areas devoted to road rights of way, transmission power line easements, natural lakes and wetlands or flood prone areas. <p>The subject site is located Outside of the Urban Core and therefore will be required to meet the Net Buildable definition defined under #2 above.</p>	Informational

17.	Planning and Development	A Rezone may take between 4-5 months and involves public hearings with the Planning & Zoning Commission Board and the Board of County Commissioners.	Informational
18.	Planning and Development	<p>Community Meeting Procedures Section 30.49.</p> <p>Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.49 Community Meeting Procedure (Ordinance #2021-30).</p> <p>The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meeting in a location accessible to the public, near the subject property, and in a facility that is ADA compliant.</p>	Informational
19.	Planning and Development	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 Jordan Smith at 407-320-0168 or smithjs@scps.k12.fl.us.	Informational
20.	Planning and Development	At time of Final Engineering a threatened and endangered study along with a species of special concern survey will be required at the time of final engineering review; the study shall be valid for eighteen (18) months from the date that such survey.	Informational
21.	Planning and Development	<ul style="list-style-type: none"> The R-1BB (Single Family Dwelling) zoning classification requires a minimum lot size is 5,000 square feet with a minimum width at building line of 50 feet. The R-1BB (Single Family Dwelling) zoning classification requires a minimum house size is 700 square feet. The setbacks for the R-1BB zoning district are: 20' Front Yard, 20' Rear yard, 5' Side Yard, 20' Side Street. 	Informational
22.	Planning and Development	The maximum allowable building height is 35 feet.	Informational
23.	Planning and Development	<p>The Subdivision Approval Process:</p> <ul style="list-style-type: none"> 1st step is approval of the Rezone which involves a public hearing with Planning & Zoning (P&Z), followed by a public hearing with the Board of County Commissioners (BCC). May take between 4-5 months depending on the review and agenda date deadlines. 2nd step is approval of the Preliminary Subdivision Plan (PSP) which must be approved by the Planning & Zoning Board as a technical review item. 3rd step is approval of the Final Engineering 	Informational

		<p>Plans; may be submitted once step one has been approved by BCC and step 2 is under review.</p> <ul style="list-style-type: none"> 4th step is approval of the Final Plat; may be submitted once Final Engineering Plans are in review. 	
24.	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
25.	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
26.	Public Safety - Fire Marshal	Turning Radius Analysis must show the apparatus entering the site and leaving the site in one path of travel through the site as it would in the physical environment in order to verify sufficient fire department access per NFPA 1, CH 18, 18.2.	Informational
27.	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
28.	Public Safety - Fire Marshal	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
29.	Public Safety - Fire Marshal	18.5.3 (NFPA 1 2018 Edition). Provide stripping for all fire department appliances such as fire hydrants and for fire department access lanes in accordance with NFPA 18.2.3.5 (2018) Provide Fire Lane Signage per FFPC 7th ED, 2020, NFPA 1, 2018 ED, CH 18, 18.2.3.6.3 (Florida Specific)	Informational
30.	Public Safety - Fire Marshal	All the following items shall be acknowledged and added to the site plan sheets as noted: 1) Fire department	Informational

		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)	
31.	Public Safety - Fire Marshal	Additional comments may be generated based on actual Site submittal	Informational
32.	Public Works - Engineering	The proposed project is located within the Howell Creek drainage basin.	Informational
33.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has moderately well-draining soils.	Informational
34.	Public Works - Engineering	The drainage for the site is not clear. An appropriate outfall will need to be demonstrated or the site will have to hold one of the following as applicable; The entire 25-year, 24-hour storm event volume if the site is not land locked or entire 100-year, 24-hour storm event onsite without discharge if it is determined to be land locked.	Informational
35.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally east and north.	Informational
36.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to north	Informational
37.	Public Works - Engineering	A detailed drainage plan will be required at permitting.	Informational
38.	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
39.	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

40.	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
41.	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
42.	Public Works - Engineering	INFORMATIONAL: Existing Median or Right of Way Landscape Trees which are in conflict with development activities shall be relocated. It shall be the responsibility of the developer to fund the expense for the relocation. Said relocation or replacement must be completed prior to the issuance of certificate of occupancy on the construction, development site or phase of development, as applicable. The trees to be relocated or replaced on-site or off-site on county property must be maintained in a healthy growing condition and guaranteed for a period of at least one year. The guarantee period shall end one year from the date of acceptance by county staff of any relocated or replaced trees. If your project will impact trees within a median or right-of-way, please contact Bill Pandos 407 321-1693 prior to site plan submittal.	Informational
43.	Public Works - Engineering	A left turn lane is required. Please note that that the left out maneuver will have to be evaluated and most likely will have to be removed.	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
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	Phone: 407-665-7391
Public Safety - Fire Marshal	Diane Gordon	dgordon@seminolecountyfl.gov	407.665.2681
Environmental Services	Paul Zimmerman	pzimmerman@seminolecountyfl.gov	Paul Zimmerman, PE (407) 665-2040
Public Works - Engineering	Jennifer Goff	jgoff@seminolecountyfl.gov	Jennifer Goff 407-665-7336
Comprehensive Planning	Tyler Reed	treed@seminolecountyfl.gov	
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	
Planning and Development	Joy Giles	jgiles@seminolecountyfl.gov	Joy Giles

Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	(407) 665-7388
Impact Analysis Coordination	William Wharton	wwharton@seminolecountyfl.gov	
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>

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