

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

<b>PROJECT NAME:</b>	<b>CHINABERRY AVENUE - PRE-APPLICATION</b>	<b>PROJ #: 23-8000024</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	2/15/23	
RELATED NAMES:	EP BOB SENDGIKOSKI	
PROJECT MANAGER:	ANNIE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	11-21-31-508-0300-0040	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A HABITAT FOR HUMANITY FOR A SINGLE FAMILY HOME ON 0.12 ACRES IN THE R-1 ZONING DISTRICT LOCATED NORTHEAST OF HARRISON STREET AND CHINABERRY AVENUE	
NO OF ACRES	.12	
BCC DISTRICT	2-JAY ZEMBOWER	
CURRENT ZONING	R-1	
LOCATION	NORTHEAST OF HARRISON STREET AND CHINABERRY AVENUE	
FUTURE LAND USE-	LDR	
SEWER UTILITY	N/A	
WATER UTILITY	OVIEDO	
<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 ST 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 consistent with the Allens 1st Add to Washington Heights plat and is a parcel of record in the 1971 Tax Roll.
- The subject site does not have access to any public utility service for water and sewer. The subject site would be required to have well and septic for water and sewer. Any septic tank requirements would come from the Seminole County Health Department and Well permits, and requirements would come from St. Johns Water Management.
- The Applicant's next step would be to apply for a residential building permit.

**PROJECT AREA ZONING AND AERIAL MAPS**

Zoning



Future Land Use



Aerial



**AGENCY/DEPARTMENT COMMENTS**

No	Group Name	Reviewer Comment	Status
1)	Natural Resources	An arbor permit will be issued along with the building permit. Link to the form: <a href="https://www.seminolecountyfl.gov/core/fileparse.php/3248/urjt/ApplicationforTreeRemoval7-25-19.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3248/urjt/ApplicationforTreeRemoval7-25-19.pdf</a>	Informational
2)	Natural Resources	Instructions for 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 which the home, driveway, and utilities (including septic) will be placed. 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. 4. Submit both files to ePlan under the Application Documents folder or include both files as printouts in your paper application packet.	Informational
3)	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
4)	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
5)	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

6)	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 1815 shall be measured independently of the hydrants on the opposite side of the fire department access road.	Informational
7)	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"> <li>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).</li> <li>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)</li> <li>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).</li> <li>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).</li> <li>5) Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing.</li> <li>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)</li> </ol>	Informational
8)	Public Safety - Fire Marshal	Additional comments may be generated based on actual Site submittal	Informational

9)	Planning and Development	The subject properties are serviced by well and septic. The Applicant will be required to obtain a septic tank permit from the Seminole County Health Department and a well permit from the building department. Any septic tank setbacks or required size of the septic system are requirements that the Seminole County Health Department would provide. Contact Joyce Bittle at joyce.bittle@flhealth.gov, or Mary Howard at mary.howard@flhealth.gov. Since the lot is a small lot if a septic tank and a well cannot be placed on the lot, due to setback requirements then a house can be built on the property. Please reach out to the health department for septic tank setbacks and St. Johns Water Management District on setbacks for wells.	Informational
10)	Planning and Development	The subject property is a legal parcel of record in the 1971 Tax Roll and the lot is consistent with the Allens 1st Add to Washington Heights antiquated platted lots.	Informational
11)	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
12)	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
13)	Planning and Development	There are not requirements for garages or carports.	Informational
14)	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
15)	Planning and Development	The setbacks for the R-1 (Single Family Residential) zoning district are: 25' Front Yard, 30' Rear yard, 7.5' Side Yard. The minimum housing size in the R-1 zoning is 700 square feet.	Informational
16)	Planning and Development	The single family residential dwelling unit is permitted in current Zoning District designation.	Informational

17)	Planning and Development	The subject property is within the Johnson Hill CDBG Target Area.	Informational
18)	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
19)	Comprehensive Planning	The property has a future land use (FLU) designation 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 per FLU Policy 10.1: Affordable and Workforce Housing Density Bonuses.	Informational
20)	Comprehensive Planning	FLU Policy 10.1 Affordable Housing 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; Allows reduced lot sizes, reduced setbacks or build-to lines, and zero-lot lines.	Informational
21)	Comprehensive Planning	The subject property is part of the Johnson Hill target area. The County shall continue to administer Community Development Block Grant (CDBG) funded programs for target areas.	Informational
22)	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils.	Informational
23)	Public Works - Engineering	A detailed drainage plan will be required at building permit.	Informational
24)	Public Works - Engineering	No traffic issues noted.	Informational
25)	Planning and Development	A residential building permit will be required to build the proposed single family dwelling unit.	Informational
26)	Planning and Development	The portion of the driveway that is within the right-of-way would require a right-of-way 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
Environmental Services	Paul Zimmerman	pzimmerman@seminolecountyfl.gov	No Review Required	Paul Zimmerman, PE (407) 665-2040
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	No Review Required	(407) 665-7388
Public Safety - Fire Marshal	Diane Gordon	dgordon@seminolecountyfl.gov	Review Complete	407.665.2681
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	Review Complete	407-665-7391
Comprehensive Planning	Tyler Reed	treed@seminolecountyfl.gov	Review Complete	
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
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>