

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

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

PROJECT NAME:	OAK HOLLOW LN (5850) - PRE-APPLICATION	PROJ #: 24-80000056
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	4/02/24	
RELATED NAMES:	EP ERNIE GONZALEZ	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	32-21-31-300-0080-0000++	
PROJECT DESCRIPTION	PROPOSED SUBDIVISION FOR 3 SINGLE FAMILY RESIDENTIAL LOTS ON 20.06 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF OAK HOLLOW LN, EAST OF DEAN RD	
NO OF ACRES	20.06	
BCC DISTRICT	1-BOB DALLARI	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTH SIDE OF OAK HOLLOW LN, EAST OF DEAN RD	
FUTURE LAND USE-	LDR	
APPLICANT:	CONSULTANT:	
TAMMIE FOOTE 5850 OAK HOLLOW LN OVIEDO FL 32765 (407) 701-7669 TAFOOTE@ICLOUD.COM	ERNIE GONZALEZ AIP DESIGN, INC 1890 SR 436 STE 205 WINTER PARK FL 32792 (407) 629-1117 ERNIE@AIPDESIGN.COM	

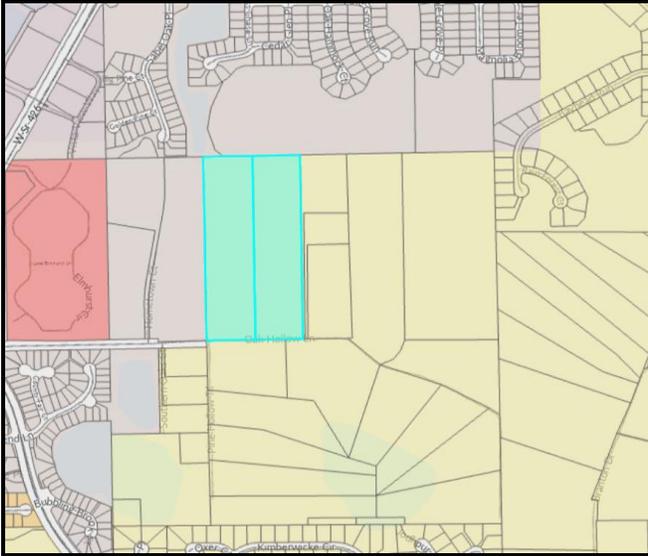
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and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

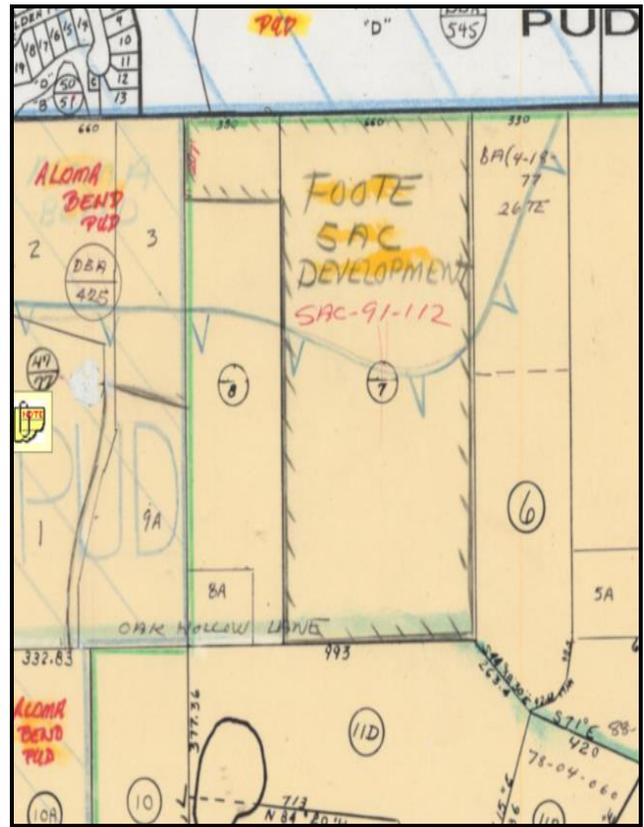
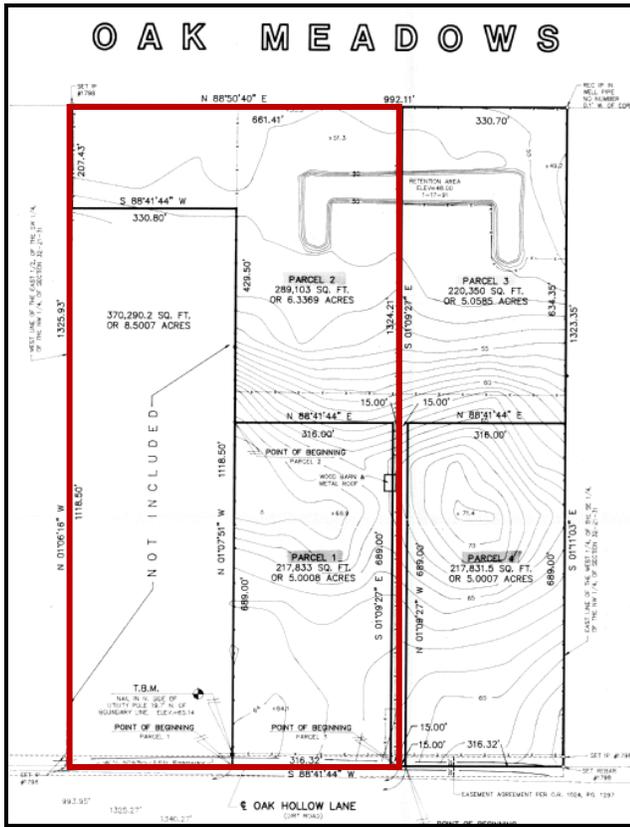
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

- The subject site has a Low Density Residential Future Land Use with A-1 (Agriculture) zoning.
- Subdividing these parcels to create 3 lots will require approval of the Subdivision Process.

PROJECT AREA ZONING AND AERIAL MAPS





AGENCY/DEPARTMENT COMMENTS

1.	REVIEWED BY	COMMENT	STATUS
2.	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	Info Only
3.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
4.	Building Division	Conversion of an existing building from one use to another may trigger certain building code requirements that will result in modifications to the structure: 1.) Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction. 2.) A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. 3.) Please note that a conversion of a structure from residential to a commercial use will require modifications and compliance with the 8th edition (2023) Florida Building Code - Existing Building.	Info Only
5.	Building Division	Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.	Info Only
6.	Comprehensive Planning	The Future Land Use designation for the subject properties is Low Density Residential, which allows up to 4 dwelling units per net buildable acre.	Info Only
7.	Environmental	We have no objection to the proposed lot split/reconfiguration.	Info Only

	Services		
8.	Environmental Services	The proposed lots are within Seminole County's potable water service area, but since we do not have any potable water lines nearby, private wells will be needed to service them. To apply for a private well permit (to construct, repair, modify, or abandon), follow link: https://floridadep.gov/water/source-drinking-water/content/water-well-construction-rules-forms-and-reference-documents , have the property owner or a water well contractor download and complete application form: 62-532.900(1) and submit it to St. Johns River Water Management District (SJRWMD) along with the appropriate application fee. Please contact SJRWMD for any other questions/concerns that you may have.	Info Only
9.	Environmental Services	The proposed lots are within Seminole County's sanitary sewer service area, but since we do not have any sanitary sewer lines nearby, onsite sewage treatment and disposal systems (OSTDS) aka septic systems will be needed to service them. To apply for an OSTDS permit, follow link: https://www.flrules.org/gateway/reference.asp?No=Ref-14359 , download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information on septic system sizing, standards, and any other questions/concerns that you may have.	Info Only
10.	Environmental Services	The proposed lots are not within any reclaim water service areas so irrigation would be provided by their potable water systems.	Info Only
11.	Natural Resources	According to the county wetland maps, wetlands are possibly located in the northwest corner the property. ***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. **	Info Only
12.	Planning & 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/	Info Only
13.		The subject parcel 32-21-31-300-0070-0000 was included in a 5-Acre unrecorded plat permitting the parcel to be split into two (2) lots; however, the lot split was never completed.	

14.	Planning & Development	The request as proposed will require approval of a Final Plat by the Board of County Commissioners (BCC). Approval of the Final Plat will be subject to the BCC approving a waiver from Seminole County Land Development Code (SCLDC) Chapter 35 – Subdivision Regulations Sec. 35.64 – Lots; Requiring that each lot have minimum of twenty (20) feet of frontage onto a street.	Info Only
15.	Planning & Development	<i>SCLDC Sec. 35.64(b)(4) - Street Access.</i> The subdividing of the land shall be such as to provide, by means of a street or access-way, each lot with satisfactory and permanent access to an existing public street. Where automobiles backing onto adjacent roadways from driveways are anticipated to present a potential traffic flow or safety problem, the County may require provisions, such as turnaround areas or horseshoe driveways, or other access-control measures as deemed necessary. Lots not having full frontage on a street shall have an accessway of at least twenty (20) foot width and suitable for access by emergency vehicles.	Info Only
16.	Planning & Development	<i>Definition of Street:</i> Any accessway, such as, a street, road, lane, highway, avenue, boulevard, alley, parkway, viaduct, circle, court, terrace, place, or cul-de-sac, and also includes all of the land lying between the right-of-way lines as delineated on a plat showing such streets, whether improved or unimproved, <u>but shall not include those accessways, such as, easements and rights-of-way intended solely for limited utility purposes, such as, electric power lines, gas lines, telephone lines, water lines, drainage and sanitary sewers, and easements of ingress and egress.</u>	Info Only
17.	Planning & Development	Each lot must meet the minimum lot size of One (1) acre exclusive of wetlands and floodplain, and the minimum lot width of 150 feet at building line.	Info Only
18.	Planning & Development	The Development Services Director has determined that the requirement of a Preliminary Subdivision Plan (PSP) will be waived.	Info Only
19.	Planning & Development	Public Works has determined that the requirement of Final Engineering can be waived.	Info Only
20.	Planning & Development	Public Works will require a minimum of twenty-five (25) feet to be dedicated to Seminole County for Right-of-Way.	Info Only
21.	Planning & Development	SUBMITTAL INFORMATION FOR "ALL" RESIDENTIAL PROJECTS: 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 .	Info Only
22.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
23.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only

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 18.2.3.5.1.1	Info Only
25.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads 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 AHJ if the response time for emergency is exceeded per NFPA 1, Section 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 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	Info Only
26.	Public Safety - Fire Marshal	Fire department access roads shall have an unobstructed vertical clearance of not less than 13 ft 6 inches per NFPA 1, 18.2.3.5.1.2. Please verify on the plans.	Info Only
27.	Public Safety - Fire Marshal	Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
28.	Public Safety - Fire Marshal	Fire department access roads shall be designed and maintained to support the imposed loads of 39 tons for fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1,18.2.3.5.2)	Info Only
29.	Public Works - Engineering	The proposed project is located within the Howell Creek and the Little Econlockhatchee drainage basins.	Info Only
30.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained class soils.	Info Only
31.	Public Works - Engineering	Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the pre development rate of discharge for the 25-year,24-hour storm event for the portion .	Info Only
32.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site, a portion of the site appears to slope to the north and a portion drains to the south.	Info Only

33.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to a wetland to the north and to an isolated land locked area to the south.	Info Only
34.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
35.	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 .	Info Only
36.	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)	Info Only
37.	Public Works - Engineering	ROADWAY CONDITIONS: The property is adjacent to Oak Hollow Lane which is classified as a private easement. Oak Hollow Lane is not a County standard road or Right of way (ROW). Each lot would have to have 20-foot of frontage on a County Standard ROW. It would have to also have a 50-foot ROW along the entire frontage and connect in line to the nearest public or private 50-foot ROW. The BCC has the authority to waive the requirement of access onto a County Standard road.	Info Only
38.	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.	Info Only
39.	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. The BCC has the authority to waive this requirement.	Info Only
40.	Public Works - Engineering	The site lies partially within the Econ River Protection Area (ECON) Protection Zone which has specific drainage requirements. Please review these requirements.	Info Only
41.	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.	Info Only

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
Natural Resources	Sarah Harttung sharttung@seminolecountyfl.gov

Public Works - Impact Analysis	William Wharton wwharton@seminolecountyfl.gov
Environmental - Impact Analysis	Becky Noggle bnoggle@seminolecountyfl.gov
Environmental Services	James Van Alstine jvanalstine@seminolecountyfl.gov
Buffers and CPTED	Maya Athanas mathanas@seminolecountyfl.gov
Public Works - Engineering	Jim Potter jpotter@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald mmaywald@seminolecountyfl.gov
Comprehensive Planning	Maya Athanas mathanas@seminolecountyfl.gov
Building Division	Tony Coleman
Planning and Development	Joy Giles jjiles@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):

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