

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

**Please review the comments below. If you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee, please email your request to attend to [devrevdesk@seminolecountyfl.gov](mailto:devrevdesk@seminolecountyfl.gov) or call (407) 665-7372 no later than noon on Friday, 09/29/2023, in order to place you on the Wednesday, 10/04/2023 meeting agenda.**

**MEETINGS ARE NOW BEING HELD IN A HYBRID FORMAT (IN-PERSON AND VIRTUALLY ON ZOOM). IF YOU REQUEST A MEETING, YOU MUST INDICATE WHETHER YOU WOULD LIKE TO ATTEND THE MEETING IN-PERSON OR REMOTELY VIA ZOOM.**

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

<b>PROJECT NAME:</b>	<b>SANFORD LIVING - PRE-APPLICATION</b>	<b>PROJ #: 23-80000121</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	9/14/23	
RELATED NAMES:	EP REYNALDO SANCHEZ	
PROJECT MANAGER:	MAYA ATHANAS (407) 665-7388	
PARCEL ID NO.:	16-19-30-5AB-1300-003A	
PROJECT DESCRIPTION	PROPOSED SUBDIVISION FOR 10 SINGLE-FAMILY LOTS ON 1.84 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF ORANGE BLVD, WEST OF MONROE RD	
NO OF ACRES	1.84	
BCC DISTRICT	Andria Herr	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTH SIDE OF ORANGE BLVD, WEST OF MONROE RD	
FUTURE LAND USE-	SE	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
REYNALDO SANCHEZ FAGARDO SANCHEZ INV OF FL 212 S FOX CHASE PT LONGWOOD FL 32779 (814) 852-8084 CORPORACIONRS@GMAIL.COM	REYNALDO SANCHEZ BRAVO INVESTMENTS OF FL 212 S FOX CHASE PT LONGWOOD FL 32779 (814) 852-8084 CORPORACIONRS@GMAIL.COM	

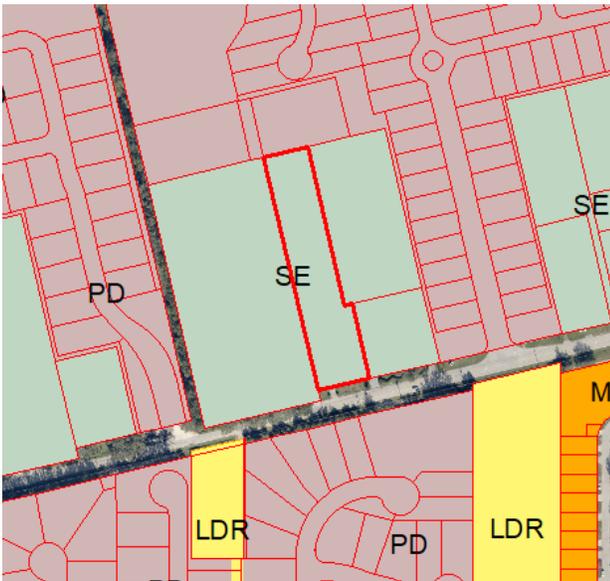
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and 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 proposed project for a subdivision and rezone would require a Future Land Use (FLU) amendment to Medium Density Residential (MDR). Due to an ongoing study in this area, staff cannot support a FLU amendment to either LDR or MDR. **However, staff may be able to support a rezone and FLU amendment to Planned Development for a maximum density of 2.5 dwelling units per net buildable acre.**

## PROJECT AREA ZONING AND AERIAL MAPS



Future Land Use



Zoning

## AGENCY/DEPARTMENT COMMENTS

REF #	TYPE	COMMENT	STATUS
1.	Buffers and CPTED	Buffer information can be found here: <a href="https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU">https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU</a>	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	A full buffer review will be done at time of site plan review or at rezone if rezoning to PD. In order for staff to do the analysis, please provide the net buildable area and the gross residential density.	Informational
4.	Buffers and CPTED	At this time staff estimates the proposed project would require the following buffers: (West: 0.4 opacity, 15' width) (North, South, and East: 0.3 opacity, 15' width). This is subject to change as more information becomes available.	Informational
5.	Comprehensive Planning	The Future Land Use (FLU) is Suburban Estates (SE). This use allows single family residences on a minimum of one acre. For a full list of permissible uses, please see FLU-125 of the Seminole County Comprehensive Plan here: <a href="https://www.seminolecountyfl.gov/core/fileparse.php/3289/urllt/FLU-Element-Updated-thru-1.11.2022.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3289/urllt/FLU-Element-Updated-thru-1.11.2022.pdf</a>	Informational
6.	Comprehensive Planning	For Rezone/ FLU Amendment follow the link to complete the Facility Capacity Impact Assessment worksheet and the Rezone/Future Land Use Amendment Application: 80000121  <a href="https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.shtml">https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.shtml</a>	Informational
7.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Informational
8.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. There is a pressurized 12" PVC water line along the south side of Orange Blvd.	Informational

9.	Environmental Services	This development is within Seminole County's sanitary sewer service area and is required to connect. There is a pressurized 4" PVC sanitary sewer line along the south side of Orange Blvd.	Informational	
10.	Environmental Services	This development is within Seminole County's reclaim water service area but there is currently no reclaim water lines in the area. A reclaim water line will be running along Orange Blvd in the near future as a part of the Orange Blvd Widening Project and this development will be required to connect at that time.	Informational	
11.	Environmental Services	Be advised that this area will be impacted by the Orange Blvd Widening Project so the location of the existing Seminole County utility lines in the area may change in the future. Please have the developer coordinate with us during final engineering planning for their utility connection points.	Informational	
12.	Natural Resources	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.	Informational	
13.	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 removed and saved with site plan submission. SCLDC 60.22	Informational	
14.	Natural Resources	Show tree replacement table with site plan submission. SCLDC 60.22(f)	Informational	

15.	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.</p> <p>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 &amp; Development:  <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a></p>	Informational	
16.	Planning and Development	<p>The proposed project is subject to Subdivision Review Process: SCLDC Chapter 35. Information can be found at: <a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml</a></p>	Informational	
17.	Planning and Development	<p>Approval for a planned development is obtained through a two-step process. The first step is an approval of the master development plan and rezoning of the land by the Board of County Commissioners. The second step consists of final development plan (may include engineering for Commercial development) approval by the Development Services Director along with the recording of the developer's commitment agreement. Information on PD Rezoning can be found at: <a href="http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.shtml">http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.shtml</a></p>	Informational	
18.	Planning and Development	<p>Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link in the Resources tab located at the top of your ePlan task window or below for the requirements that the applicant must meet. <a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urllt/Community-Meeting-Procedure.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urllt/Community-Meeting-Procedure.pdf</a></p>	Informational	

19.	Planning and Development	New Public Notification Procedures are required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link in the Resources tab located at the top of your ePlan task window or below for the requirements: <a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urllt/Public-Notice-Amendment-Procedures.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urllt/Public-Notice-Amendment-Procedures.pdf</a>	Informational	
20.	Planning and Development	The proposed project for a subdivision and rezone would require a Future Land Use (FLU) amendment to Medium Density Residential (MDR). Due to an ongoing study in this area, staff cannot support a FLU amendment to either LDR or MDR. However, staff may be able to support a rezone and FLU amendment to Planned Development for a maximum density of 2.5 dwelling units per net buildable acre.	Informational	
21.	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.	Informational	
22.	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	Informational	
23.	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 212 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"	Informational	

24.	Public Safety - Fire Marshal	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	Informational	
25.	Public Safety - Fire Marshal	Dead end fire department access roads in excess of 150 ft in length shall be provided with approved provisions for the fire apparatus to turn around per section 18.2.3.5.4 of NFPA 1	Informational	
26.	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in. Overall length: 48 ft 6in.	Informational	
27.	Public Works - Engineering	The proposed project is located within the Lake Monroe (L-S Canal) drainage basin.	Informational	
28.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has B/D class soils.	Informational	
29.	Public Works - Engineering	Based on a preliminary review, a viable conveyance system to the Outfall Canal 2 could not be verified. Further, known drainage issues exists downstream, therefore the site will be required to retain the entire 25-year, 24-hour storm event volume onsite without discharge. Proper conveyance to the Outfall Canal 2 will need to be demonstrated.	Informational	
30.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope west.	Informational	
31.	Public Works - Engineering	The site is adjacent to Potential Pond Site OC2-2 of the Orange Blvd Improvement CIP project.	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 <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .	Informational	

34.	Public Works - Engineering	Library Comment A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. ( <a href="http://cfpub.epa.gov/npdes/home.cfm?program_id=45">http://cfpub.epa.gov/npdes/home.cfm?program_id=45</a> )	Informational	
35.	Public Works - Engineering	The property is adjacent to Orange Blvd, which is currently programmed to be improved according to the County 5-year Capital Improvement Program. 100 % design plans are available for review. Based on existing design, the access to the property will be limited to right-in/right-out, and may need to be shifted to the east property line. Further coordination with the project management team for Orange Blvd will be required.	Informational	
36.	Public Works - Engineering	Sidewalks shall be required in accordance with the code, and will be required to connect to the proposed sidewalk system for Orange Blvd.	Informational	
37.	Public Works - Engineering	The site has approximately 140' of frontage and narrows down to approximately 120' wide. Based on the required width of the access road and required setbacks and buffers, the site may be difficult to develop in the matter proposed in a viable matter. The adjacent parcels should be taken into consideration to allow for a more viable development, and access should be coordinated to limit the number of access points on Orange Blvd.	Informational	

## AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

Department	Reviewer	Email	Status	Reviewer Comments
Buffers and CPTED	Maya Athanas	<a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a>	Review Complete	(407) 665-7388
Public Works - Engineering	Jose Gomez	<a href="mailto:jgomez@seminolecountyfl.gov">jgomez@seminolecountyfl.gov</a>	Review Complete	(407) 665-7383
Natural Resources	Sarah Harttung	<a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>	Review Complete	(407) 665-7391
Impact Analysis Coordination	William Wharton	<a href="mailto:wwharton@seminolecountyfl.gov">wwharton@seminolecountyfl.gov</a>	Review Complete	(407) 665-5730
Environmental - Impact Analysis	Becky Noggle	<a href="mailto:bnoggle@seminolecountyfl.gov">bnoggle@seminolecountyfl.gov</a>	No Review Required	(407) 665-2143
Public Safety - Fire Marshal	Matthew Maywald	<a href="mailto:mmaywald@seminolecountyfl.gov">mmaywald@seminolecountyfl.gov</a>	Review Complete	(407) 665-5177
Planning and Development	Maya Athanas	<a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a>	Review Complete	(407) 66507388
Comprehensive Planning	Tyler Reed	<a href="mailto:treed@seminolecountyfl.gov">treed@seminolecountyfl.gov</a>	Review Complete	(407) 665-7398
Environmental Services	James Van Alstine	<a href="mailto:jvanalstine@seminolecountyfl.gov">jvanalstine@seminolecountyfl.gov</a>	Review Complete	(407) 665-2014
Building Division	Tony Coleman	<a href="mailto:acoleman@seminolecountyfl.gov">acoleman@seminolecountyfl.gov</a>	No Review Required	(407) 665-7581

## 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>