

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

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

PROJECT NAME:	DUPLEX COMMUNITY - PRE-APPLICATION	PROJ #: 26-80000079
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/29/26	
RELATED NAMES:	EP ARTURS BERGS	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	27-21-31-300-0360-0000	
PROJECT DESCRIPTION	PROPOSED REZONE FROM A-1 TO R-AH, SUBDIVISION, AND SITE PLAN FOR A 13 UNIT DUPLEX COMMUNITY ON 4.46 ACRES LOCATED ON THE EAST SIDE OF ALAFAYA TRL, SOUTHEAST OF REMINGTON DR	
NO OF ACRES	4.46	
BCC DISTRICT	1: DALLARI	
CURRENT ZONING	A-1	
LOCATION	ON THE EAST SIDE OF ALAFAYA TRL, SOUTHEAST OF REMINGTON DR	
FUTURE LAND USE-	LDR	
APPLICANT:	CONSULTANT:	
ARTURS BERGS HUGO BERG DEVELOPMENT 2232 WEST BOURNE DR OVIDO FL 32765 (206) 483-6049 [REDACTED]	N/A	

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.

PROTECT YOURSELF FROM FRAUDULENT INVOICES

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County's logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

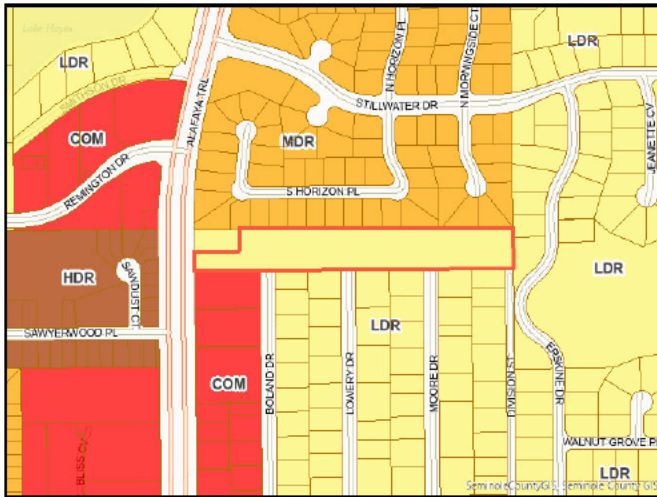
If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

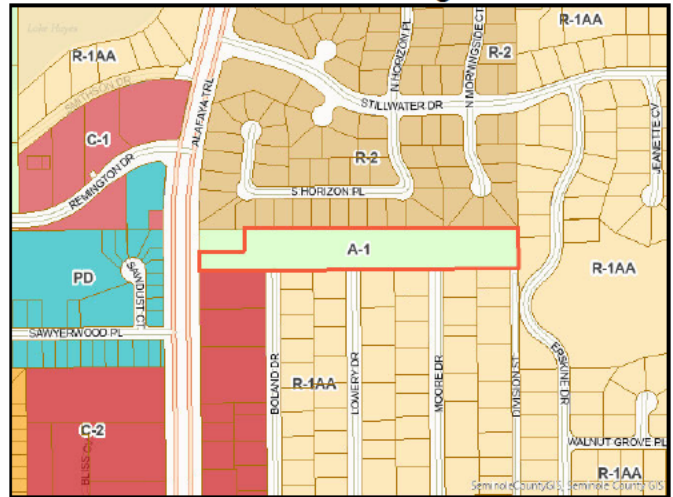
- The subject property has a Future Land Use designation of Low Density Residential and is zoned A-1 (Agriculture).
- The minimum size parcel to be assigned the R-AH zoning classification shall not be less than five (5) acres. This parcel does not meet the minimum acreage size per Seminole County Property Appraiser records.
- The LDR Future Land Use allows for a density bonus for up to seven (7) dwelling units per net buildable acre when pursuing affordable housing.
- It may be possible to pursue a rezoning to Missing Middle (MM) in order to achieve duplexes under the density bonus provided for affordable housing projects in LDR.

PROJECT AREA ZONING AND AERIAL MAPS

Future Land Use: LDR



Zoning: A-1



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	The buffer is calculated based on project intensity versus surrounding property (or roadway, as applicable) intensity. The subject property will be assigned a Land Use Intensity (LUI) rating based on proposed density/intensity. The adjacent properties will be estimated per guidelines in the code (vacant vs developed). See the link below for calculating LUI. Sec. 30.14.6, https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUO_PSP_S30.14.6DELAUSCLIN The applicable LUI will yield a buffer opacity when evaluated in accordance with the Required Buffers Tables, see the link to SCLDC Sec. 30.14.7 below https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUO_PSP_S30.14.7REBU The buffer opacity corresponds to a certain width, plant unit groups per 100 feet, and structural enhancements (as applicable). The standard bufferyards/widths are located at the following link: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUO_PSP_S30.14.5STBUPEAD There are four plant unit group types to choose from, that is at the applicant's discretion; however, if there are overhead power lines then plant group C is required. The groups are located at the following link https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUO_PSP_S30.14.3BU	Info Only
2.	Buffers and CPTED	A full buffer review will be done at time of Preliminary Subdivision Plan and/or Final Engineering. Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6. Upon submittal of plans, please provide 1. Net buildable Area. 2. Density. 3. Impervious Surface Ratio. 4. Building Height in feet in order to calculate required buffers.	Info Only

3.	Buffers and CPTED	100 percent of landscaped areas are required to be irrigated. See the following link for requirements https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUO_PSP_S30.14.18LAPLIRPLSURE	Info Only
4.	Buffers and CPTED	When ten (10) or more trees are required to be planted, a mix of tree species shall be provided, at least one (1) of which shall be native to the Central Florida region. If the required number of trees is 10-20, 2 species are required. When the required number of trees planted are 21-30, 3 species are required. When the required number of trees planted are 31-40, 4 species are required. When the number of trees required exceeds 40, 5 species are required.	Info Only
5.	Buffers and CPTED	Installed trees and plant materials shall be grouped together into zones according to their water use needs. The water use zones shall correlate with the water use zone designations identified in SCLDC Sec. 30.14.18, Figure 14:1. The water use zones are based on drought tolerance and soil moisture categories listed in the Florida Friendly Plant List and database.	Info Only
6.	Buffers and CPTED	All plant material proposed to be installed on a site to meet the requirements of the SCLDC shall be site appropriate and selected from the Approved Plant Species list set forth in Figure 14.1 of SCLDC Sec. 30.14.18 or from Florida Friendly Landscaping Guide to Plant Selection & Landscape Design. Please see the following link for more information about general landscaping requirements: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUO_PSP_S30.14.16GEPRALLAAR	Info Only
7.	Buffers and CPTED	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only

8.	Buffers and CPTED	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f) Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
9.	Buffers and CPTED	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
10.	Buffers and CPTED	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
11.	Comprehensive Planning	Site has a Future Land Use of LDR (Low Density Residential) and a maximum density of four dwelling units per net buildable acre. Per Policy FLU 5.2.1 Low Density Residential of the Comprehensive Plan lists the following as uses: Uses - Single family detached residences (site-built or modular), and/or Missing Middle housing typologies as defined in the Introduction Element (except for six-plexes, Courtyard Buildings, and Live/Work units), up to four dwelling units per net buildable acre; - Public elementary schools, public middle schools and public high schools; and - Special exception uses such as group homes, houses of worship, day care, guest cottages, home occupation, public utilities, and publicly owned parks and recreational areas. Based on this, the proposed use of Duplex Housing is consistent with LDR Future Land Use as an affordable housing project or Missing Middle typology and needs to also be consistent with the underlying zoning.	Info Only

12.	Comprehensive Planning	Affordable Housing Density information is in Comprehensive Plan Policy FLU 5.6.1 Affordable and Workforce Housing Density Bonuses. Per FLU Policy 5.6.1: - 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; - Allowing reduced lot sizes, reduced open space requirements for shared community recreational amenities, reduced setbacks, zero-lot line, duplex, triplex, quad-plex and low rise (two-story) apartments, as well as clustered developments; - Ensuring that units intended to be affordable are not distinguishable from the market rate units; - Requiring compatibility of the development with surrounding residential uses; - Requiring a binding agreement to ensure that the percentage of units intended to meet the housing needs of the low and very low income buyers and renters are delivered and remain available to qualified households when units change occupancy; and - Enabling centrally located child day care, community center, small scale (neighborhood scale) business, tutoring and office uses as accessory uses to the development when intended to serve the needs of the occupants of a development containing affordable and/or workforce housing units within Moderate Density Residential; allowing these centrally located uses as permitted uses for developments with affordable units within the High Density Residential and Mixed Development Future Land Use designations, and within the Urban Centers and Corridors Overlay.	Info Only
13.	Comprehensive Planning	Site is located in the Econ Protection Area. Please note Comprehensive Plan Policy 2.2.6 Econlockhatchee River Basin Protection.	Info Only

14.	Comprehensive Planning	Site is located in the Urban Corridor. Please note Policy FLU 4.2.3 Urban Centers and Corridors Overlay. Infill development and redevelopment projects that are located along major arterial roadways included within the Urban Centers and Corridors Overlay must be planned as pedestrian-oriented, either with requirements to build to a sidewalk located on the corridor, or with minimal setbacks from that sidewalk or pedestrian path. Such redevelopment and infill projects must share vehicle access from the arterial and may not be designed to provide multiple individual vehicle accesses for each individual use. Please note this if there is proposed redevelopment. Site is located in the Remainder Area of the Urban centers and corridors overlay. Per Comprehensive Plan Policy FLU 4.2.3 Urban Centers and Corridors Overlay: - Higher Intensity FLU (Future Land Use designations of COM; HDR; MXD; HIPTI; IND; or PD) may have up to 50 du/ac 1.0 FAR with Rezoning to MUCD Zoning District or compliance with Missing Middle Alternative Standards (Policy 4.2.1). If requesting MUCD, please note "Urban Centers and Corridors Bonus Program." requirements in the FLU policy. - Lower Intensity FLU (Future Land Use designations of MDR; LDR; or PD) may have up to 20 du/ac when there is compliance with Missing Middle Alternative Standards (Policy 4.2.1). This site is currently LDR Future Land Use and qualifies for the urban centers and corridors overlay Lower intensity FLU up to 20 du/ac density. The site may consider seeking Missing Middle (MM) or MUCD (Mixed Development) standards.	Info Only
15.	Environmental - Impact Analysis	Seminole County is the Potable and Reclaimed Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
16.	Environmental Services	This development is within Seminole County's potable water service area and will be required to connect. The nearest connection point is a 20" DIP potable water main running along the west side of Alafaya Trl.	Info Only

17.	Environmental Services	This development is within Seminole County's sanitary sewer service area. There is a pressurized 24" PVC force main running along the east side of Alafaya Trl. The developer would have to build a private pump station to pressurize the sanitary sewer flow to connect to our force main system.	Info Only
18.	Environmental Services	This development is within Seminole County's reclaim irrigation service area and is required to connect. There is a 12" PVC reclaim water main running along the centerline of Alafaya Trl.	Info Only
19.	Environmental Services	Be advised that Alafaya Trail is an FDOT right of way so any utility construction work within this area will require an FDOT utility permit.	Info Only
20.	Environmental Services	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml . This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	Info Only
21.	Natural Resources	It appears that there are some trees on the site. An arbor permit will be required at final site plan. A survey showing the size and type of trees will be required. Please see the Arbor Ordinance as there are size and type requirements and exclusions.	Info Only
22.	Natural Resources	At site plan approval, a threatened and endangered species report will be required.	Info Only

23.	Natural Resources	From preliminary investigation, there are concerns that the property may contain wetland habitat. Please provide evidence, by a qualified environmental scientist, of the absences of wetland habitats on the property. If wetland habitats are found on the site, please indicate the jurisdictional wetland line as well as the location of the 15-foot minimum, 25-foot average undisturbed upland buffer landward of the wetland line on the site plans. Wetland areas must be delineated on a survey certified by a registered professional land surveyor.	Info Only
24.	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: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
25.	Planning and Development	Please feel free to reach out to the Community Development Attainable Housing Program Manager for information about what is required in order to meet affordable housing standards. LaShay Henderson Phone: 407-665-2506 email: lhenderson@seminolecountyfl.gov	Info Only
26.	Planning and Development	The building setbacks for the proposed R-AH zoning district are: ten (10) feet Front Yard, Fifteen (15) feet Rear yard, Five (5) Side Yard, Fifteen (15) Side Street. The building setbacks for the A-1 (Agriculture) zoning district are: 50 feet- Front Yard, 30 feet- Rear yard, 10 feet- Side Yard, 50 feet- Side Street.	Info Only

27.	Planning and Development	Net buildable acreage is the total number of acres within the perimeter boundaries of a development, excluding areas devoted to rights-of-way widths, transmission and power line easements, lakes and areas defined as wetlands and floodprone areas.	Info Only
28.	Planning and Development	The Low Density Residential (LDR) Future Land Use designation has a maximum density of four (4) dwelling units per acre or 7 DU/acre if pursuing affordable housing.	Info Only
29.	Planning and Development	Per Sec. 35.64 (b)(4) Street Access. 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
30.	Planning and Development	Community Meeting Procedures Section 30.3.5.3 • Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. • Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).	Info Only

31.	Planning and Development	The proposed project is subject to Subdivision Review Process: SCLDC Chapter 35. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml	Info Only
32.	Planning and Development	Subdivision Process: • 1st step is approval of the Rezone. This 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 Plans; may be submitted once step 1 has been approved by BCC and step 2 is under review. • 4th step is approval of the Final Plat; may be submitted once PSP is approved and Final Engineering Plans are in for review.	Info Only
33.	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 Joy Ford at 407-320-0069 or joy_ford@scps.k12.fl.us.	Info Only
34.	Planning and Development	Please advise, per SCLDC Sec. 30.8.4.3 Minimum Project Size. The minimum size parcel to be assigned the R-AH zoning classification shall not be less than five (5) acres. If the R-AH District is to include a combination of non-residential uses and residential uses, the parcel shall contain a minimum of ten (10) acres and the nonresidential portion shall not exceed five (5) percent of the net developable acreage of the district. This parcel is not meeting minimum acreage size per Seminole County Property Appraiser record.	Info Only

35.	Planning and Development	Considering this development is affordable housing, it may be compatible to pursue a rezone to Missing Middle with the density bonus for affordable housing allowing a maximum density of seven (7) dwelling units per net buildable acre.	Info Only
36.	Planning and Development	Standards for Missing Middle zoning are located at the following link: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT8SPZODI_S30.8.3MMMIMIDIALST Please note, Land Development Code updates are expected to be in effect as of August 1, 2026. The criteria stated within this pre-app are subject to change. The LDC updates are published through the update ordinance adopted as of July 14, 2026, and are available for review prior to effective date online.	Info Only
37.	Planning and Development	In accordance with SCLDC Sec. 30.8.3.3, a concept plan and building elevations are required to be submitted at time of Rezone for projects developing under Missing Middle.	Info Only
38.	Planning and Development	Per SCLDC Sec. 30.8.3.7 Site Regulations: (a)Missing Middle typologies may be clustered or distributed throughout the project. (b)No single Missing Middle typology may exceed five (5) acres of developable land. (c)Development includes a connected street grid which is accomplished by meeting the following conditions: (1)No portion of the project may be gated. (2)Existing or new streets/drives, whether public or private, shall divide the site into blocks. Block perimeters must not exceed two thousand (2,000) feet except where access management criteria for existing County roadways require greater lengths. The block perimeter is measured as the total length of a line enclosing the block along thoroughfare rights-of-way, internal streets, and civic spaces. (3)Sidewalks are required on both sides of every street.(4)Dead end streets, hammerheads, and culs-de-sac are prohibited except where specifically approved by the Development Services Director when wetlands, water bodies, or infrastructure corridors prevent connections. (5)The development must provide connections to all adjoining public streets and trails and existing "stub-outs" on	Info Only

		adjacent properties. (6)The development must provide "stub-outs" for future connectivity to adjacent vacant lots (7)Pedestrian or vehicular connections to existing commercial uses should be provided where feasible. (d)Restrictions near development boundaries: (1)Buildings are limited to two stories within one hundred (100) feet of a district boundary with an existing single-family development or single-family residential zone.(2)The lowest intensity typologies within the project shall abut boundaries with an existing single-family development or single-family residential zone.	
39.	Planning and Development	For Missing Middle, developments with greater than eight (8) units and a minimum of two (2) acres, a minimum eight (8) percent of net buildable acreage shall be set aside as Open Space that meets the standards described below: Open Space may be provided in multiple locations subject to the following requirements. Each qualifying Open Space must be: a. Bordered by streets, stormwater ponds, natural lakes, or commonly accessible pedestrian pathways. b. A minimum of .20 contiguous acres. c. A minimum of forty (40) feet in width, except that open space areas adjacent to a stormwater pond or natural lake must be a minimum of twenty (20) feet in width from the top of berm to the public right of way or lot line or a dog park. d. Open Space shall be proximate to Missing Middle units.	Info Only
40.	Planning and Development	In Missing Middle, Development includes a connected street grid which is accomplished by meeting the following conditions: (1)No portion of the project may be gated. (2)Existing or new streets/drives, whether public or private, shall divide the site into blocks. Block perimeters must not exceed two thousand (2,000) feet except where access management criteria for existing County roadways require greater lengths. The block perimeter is measured as the total length of a line enclosing the block along thoroughfare rights-of-way, internal streets, and civic spaces. (3)Sidewalks are required on both sides of every street. (4)Dead end streets, hammerheads, and culs-de-sac are prohibited except where specifically approved by the Development Services Director when wetlands, water bodies, or infrastructure corridors prevent connections. (5)The development must provide connections to all adjoining public streets and trails and existing	

		"stub-outs" on adjacent properties. (6)The development must provide "stub-outs" for future connectivity to adjacent vacant lots. (7)Pedestrian or vehicular connections to existing commercial uses should be provided where feasible.	
41.	Planning and Development	Per SCLDC Sec. 30.8.3.8 (b), Street trees are required in Missing Middle Developments and on all streets abutting Missing Middle Typologies in Mixed-Use Developments in accordance with standards provided within the section.	Info Only
42.	Planning and Development	Missing Middle Minimum Parking Requirements: (1)Two parking spaces are required per unit except that parking for units less than 1000 sq. ft. may be reduced to 1.5 spaces per unit. (2)On-street parking is required on streets adjacent to missing middle units. (3)Required parking may be located in common areas or on-street provided that such parking is within 150 feet of the unit.	Info Only
43.	Planning and Development	In Missing Middle, Buildings not fronting on a street must front on a common open space, a pedestrian pathway or a multi-use trail. Buildings not fronting on a street must be part of a common emergency access plan or be adjacent to an alley built to emergency access standards. Up to six (6) lots may be accessed by a commonly held easement drive that is non-gated and designed to allow fire access (aka parking court).	Info Only
44.	Planning and Development	Dimensional standards for duplexes in the Missing Middle zoning district are as follows: Setbacks- Front yard- ten (10) feet, Side yard- five (5) feet, Side Street yard- ten (10) feet, and Rear Yard- five (5) feet. Minimum lot size requirements are not applicable to Missing Middle units. Duplexes structures may be located on a common lot. Where units are located on a common lot, minimum separation between structures must be ten (10) feet.	Info Only

45.	Planning and Development	Proposed MM developments are also evaluated for compatibility with the existing community context, neighborhood character, and housing attainability objectives, availability of public facilities and infrastructure, and other applicable policies and designated areas within the County. Applicants must demonstrate consistency with Section 30.8.3.1 of the Land Development Code and Policy FLU 4.2.1 of the Comprehensive Plan. See Attached Supplemental Application which supplements the standard rezoning application and is intended to: • Demonstrate compliance with the adopted MM standards. • Provide a consistent format for conceptual development plans. • Illustrate compatibility with surrounding development. • Document the proposed housing typologies. • Improve the quality and consistency of MM applications.	
46.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
47.	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
48.	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
49.	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	Info Only

		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 21/2 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"	
50.	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	Info Only
51.	Public Works - County Surveyor	Unless the units are going to be rented and under one ownership the lots will need to be platted. I do not know the means for ownership of duplexes in this instance.	Info Only
52.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
53.	Public Works - Engineering	A minimum five 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
54.	Public Works - Engineering	An FDOT permit will be required for access to SR-434 (Alafaya Trl).	Info Only
55.	Public Works - Engineering	A portion of the site lies within the Econ River Protection Area (ECON) Protection Zone.	Info Only

56.	Public Works - Engineering	Driveway location/separation is not in accordance with the County Access Management Standards. The separation is required to be 330' on a Collector or Arterial roadway.	Info Only
57.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope east and west from the drainage basin boundary.	Info Only
58.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils.	Info Only
59.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
60.	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
61.	Public Works - Engineering	The proposed project is located within the Howell Creek and Little Econlockhatchee drainage basins.	Info Only
62.	Public Works - Engineering	Based on a preliminary review, the site either does not have a viable discharge (piped system, canal or connected waterbody) or a known drainage issues exists, therefore the site will be required to retain the entire 25-year, 24-hour storm event volume onsite without discharge.	Info Only
63.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) will not be required for this 26 MF DU subdivision with new external trip generation total of 22 Peak Hour trips (less than the 50 Peak Hour Trip threshold per Seminole County TIS Guidelines).	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

This section shows the reviewers of this project from the various departments.

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	Maliha Rahman	mrahman@seminolecountyfl.gov	407-665-2033
Natural Resources	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Andrew Broxton	abroxton@seminolecountyfl.gov	407-665-0331
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716
Public Works – County Surveyor	Raymond Phillips	rphillips@seminolecountyfl.gov	407-665-5647

RESOURCE INFORMATION

Seminole County Land Development Code:

https://library.municode.com/fl/seminole_county/codes/land_development_code

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/>

Seminole County Property Appraiser Maps:

<https://map.scpafl.org/>

Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml>

Wekiva Consistency form:

<https://www.seminolecountyfl.gov/docs/default-source/pdf/WekivaRiverAreaConsistencyFormNovember2024ADA.pdf>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8150	www.altamonte.org
Casselberry	(407) 262-7751	www.casselberry.org
Lake Mary	(407) 585-1369	www.lakemaryfl.com
Longwood	(407) 260-3462	www.longwoodfl.org
Oviedo	(407) 971-5775	www.cityofoviedo.net
Sanford	(407) 688-5140	www.sanfordfl.gov
Winter Springs	(407) 327-5963	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) 665-3605	www.floridahealth.gov

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu