

SEMINOLE COUNTY GOVERNMENT1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

PROJECT NAME:	ENDURING PEACE - PRE-APPLICATION	PROJ #: 26-80000074
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/18/26	
RELATED NAMES:	EP HEIBERT QUINTERO	
PROJECT MANAGER:	DAVID GERMAN (407) 665-7386	
PARCEL ID NO.:	21-20-32-505-0000-0010+	
PROJECT DESCRIPTION	PROPOSED REZONE FROM A-5 TO A-1/R-1 FOR A 7 SINGLE FAMILY LOT SUBDIVISION DEVELOPMENT AND SITE PLAN ON 8.33 ACRES LOCATED ON THE SOUTH SIDE OF COCHRAN RD, WEST OF W SR 46	
NO OF ACRES	8.33	
BCC DISTRICT	2: ZEMBOWER	
CURRENT ZONING	PD	
LOCATION	ON THE SOUTH SIDE OF COCHRAN	
LOCATION PART 2	RAN RD, WEST OF W SR 46	
FUTURE LAND USE-	PD	
APPLICANT:	CONSULTANT:	
HEIBERT QUINTERO 8121 NW 11TH ST HOLLYWOOD FL 33024 (954) 302-7222 [REDACTED]	N/A	

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

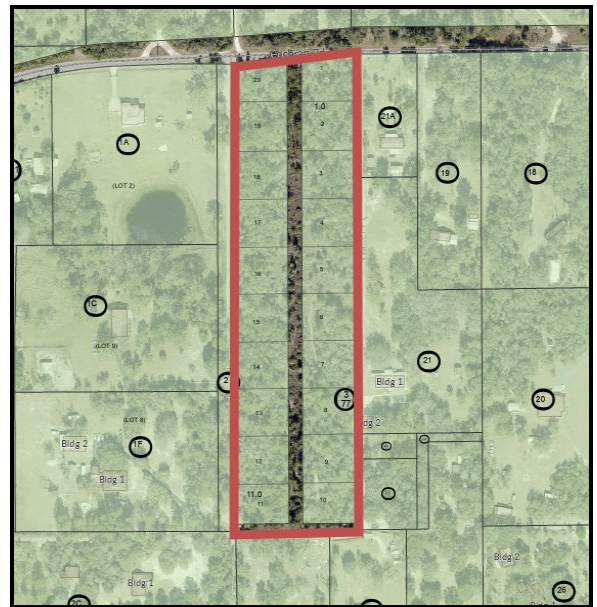
- Subject site has an A-5 zoning and an R5 Future Land Use.
- The site is associated with the Washington Park plat which was platted in 1925. The plat has existed in conformance with Comprehensive Plan and Land Development Code standards and existed prior to 1991, when the property was administratively rezoned from A-5 to A-1.
- The platted lots may remain as 2 parcels or be uncombined to meet A-1 zoning standards with a road built for access.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning: A-5



Future Land Use: R5



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	A full buffer review will be done at time of rezone. Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6. Upon submittal of plans, please provide Net buildable Area and overall density in feet in order to calculate required buffers.	Info Only
2.	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_PT14LASCB_UOPSP_S30.14.18LAPLIRPLSURE	Info Only
3.	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
4.	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

5.	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_PT14LASCB_UOPSP_S30.14.16GEPRALLAAR	Info Only
6.	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
7.	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
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	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
10.	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
11.	Buffers and CPTED	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years as time of Preliminary Subdivision Plan. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
12.	Buffers and CPTED	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only

13.	Buffers and CPTED	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only
14.	Building Division	- Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, pools, etc...	Info Only
15.	Building Division	- All aspects of construction must meet the minimum requirements of the current Edition of the Florida Building Code	Info Only
16.	Building Division	- Proposed development on this parcel may be located within a flood zone hazard area and will require a flood review.	Info Only
17.	Building Division	- All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only

18.	Building Division	- Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
19.	Comprehensive Planning	The proposed site has an R-5 Future Land Use. The Rural-5 Future Land Use Designation allows rural residential development at densities equal to or less than one dwelling unit per five net buildable acres, agricultural and attendant uses. This land use is established to allow residential development on large lots and accommodate the continuation of agricultural pursuits to: a. Maintain the rural character of the area by developing at a very low intensity, by encouraging large areas to be left in a natural or open state, by reducing road congestion and the need for commercial services, urban public services and other uses beyond the needs of rural community; b. Permit horses and other livestock on large residential lots; c. Minimize conflicts with agricultural operations (e.g., traffic congestion, noise, odor and visual conflicts); and d. Minimize planned and programmed expenditures for public facilities (e.g., roadway improvements, schools, fire and law enforcement protection, etc.).	Info Only
20.	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, potable water wells will be needed to service them instead. To apply for a private potable 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	Info Only

		River Water Management District (SJRWMD) along with the appropriate application fee. Please contact SJRWMD for any other questions/concerns that you may have.	
21.	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 instead. To apply for an OSTDS permit (to construct, repair, modify, or abandon) 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
22.	Environmental Services	This development is not within any reclaim irrigation service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
23.	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.	Info Only

24.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval.	Info Only
25.	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
26.	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/code.s.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only

27.	Planning and Development	SETBACKS: The setbacks for the A-5 zoning district are: 50ft Front Yard, 30ft Rear yard, 10ft Side Yard, 50ft Side Street.	Info Only
28.	Planning and Development	The proposed project is within the Econ Protection Area. See SCLDC Chapter 30 Part 57 and Policy FLU 1.9 and 1.10 and CON Element Exhibit-2 for requirements for development within the Econ Protection Area.	Info Only
29.	Planning and Development	The subject property is located in the East Rural Area (FLU Objective 11 and Element Exhibit-28) The subject property is located within the Geneva Freshwater Lens (FLU Element Exhibit-19).	Info Only
30.	Planning and Development	The subject property is within the Aquifer Recharge Overlay District. (Part 54 Chapter 30; FLU Element Exhibit-21, GIS layer)	Info Only
31.	Planning and Development	For the proposed lots, based on the Seminole County Comprehensive Plan Policy FLU 5.7.2 Antiquated Vacant Plats & Policy FLU 3.2.12 Code Enforcement and Implementation, please see the recommendation below: Based on the history of the plat and the site within the East Rural Area, the site may use the existing platted lots at the A-1 zoning	Info Only

		development standards to create lots with a minimum of 1 acre net buildable area. The lots are entitled to Single Family home development as well as any accessory structures, such as ADUs (Accessory Dwelling Units), which are compatible in the A-1 zoning district. It is recommended that the applicant pursue a lot uncombination to achieve the desired lots. No new lots can be created without appropriate access. All lots must have access to a developed public road. A road must be developed to the county's rural road engineering standards before a lot uncombination can be approved.	
32.	Planning and Development	Washington Park was platted in 1925 when there was no land use and/or zoning districts in the County. Since then, the East Rural Area was established and was administratively rezoned to A-3, A-5, and A-10 zoning districts. Washington Park was originally A-1 and was changed at that time to A-5 zoning.	Info Only
33.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
34.	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

35.	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
36.	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

37.	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
38.	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
39.	Public Works - County Surveyor	To do anything with this would require a replat of the properties. Also the subject property does not have legal access to the adjacent roadways so to subdivide into multiple lots would require its own roadway so your current plan would not work as any lots not adjacent to Cochrane would not have legal access. Note it is the opinion of the County Surveyor that a separate vacation of the existing center roadway would not need to happen as the County approves the plat and can vacate the right of way by the virtue of 177 in the replat. I do not know the legal status of Cochran other than that the county maintains it and that a portion from the original plat was dedicated by that plat to the public.	Info Only
40.	Public Works - Engineering	Based on FEMA FIRM Map the site or portions of the site appear to lie in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation.	Info Only

41.	Public Works - Engineering	The proposed project is located within the Big Econlockhatchee drainage basin.	Info Only
42.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils.	Info Only
43.	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.	Info Only
44.	Public Works - Engineering	Conservation easements, dedicated to Seminole County, will be required over all property within the post-development 100 year flood plain.	Info Only
45.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope west.	Info Only

46.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
47.	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
48.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
49.	Public Works - Engineering	Saunders Trail is a private road. Access rights to this site must be obtained through a dedicated access easement granted by the owner and demonstrated at site plan review.	Info Only
50.	Public Works - Engineering	The site lies within the Econ River Protection Area (ECON) Protection Zone.	Info Only
51.	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
52.	Public Works - Engineering	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov	Info Only
53.	Public Works - Impact Analysis	No Review Required.	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 Services	Maliha Rahman	mrahan@seminolecountyfl.gov	407-665-2033
Natural Resources	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Planning and Development	David German	dgerman@seminolecountyfl.gov	407-665-7386
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - County Surveyor	Raymond Phillips	rphillips@seminolecountyfl.gov	407-665-5647
Public Works - Engineering	Andrew Broxton	abroxton@seminolecountyfl.gov	407-665-7334
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716

If upon reviewing the comments you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7775 no later than noon on Thursday, July 2, 2026, in order to place you on the Wednesday, July 7, 2026 meeting agenda.

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

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