

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

Please review the comments; if 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) 665-7372 no later than noon on Friday, 01/13/2023, in order to place you on the Wednesday, 01/18/2023 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.

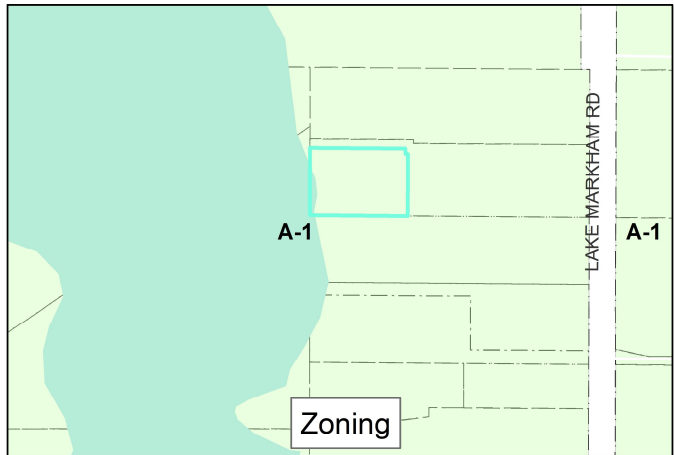
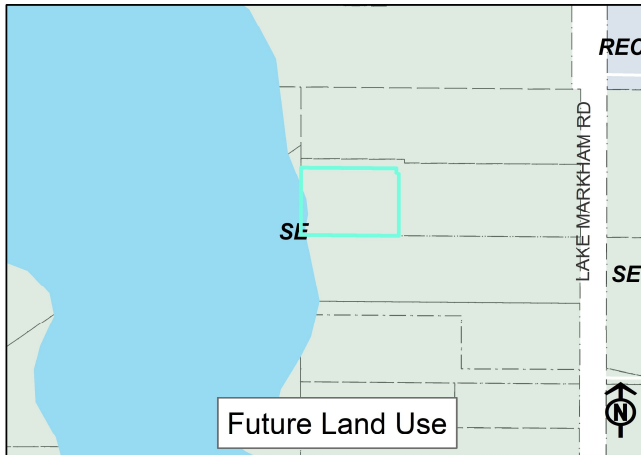
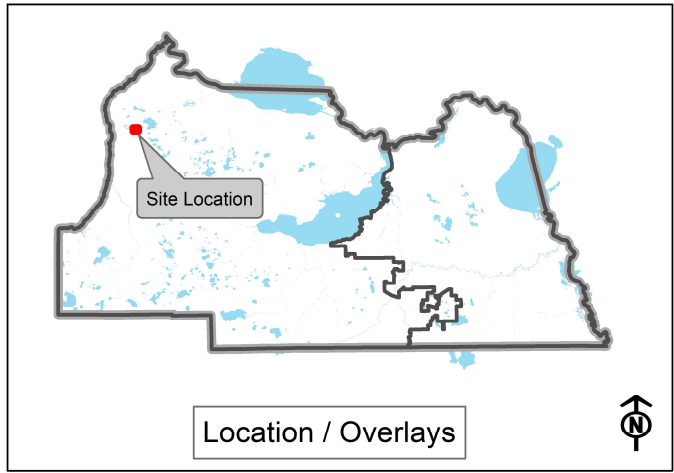
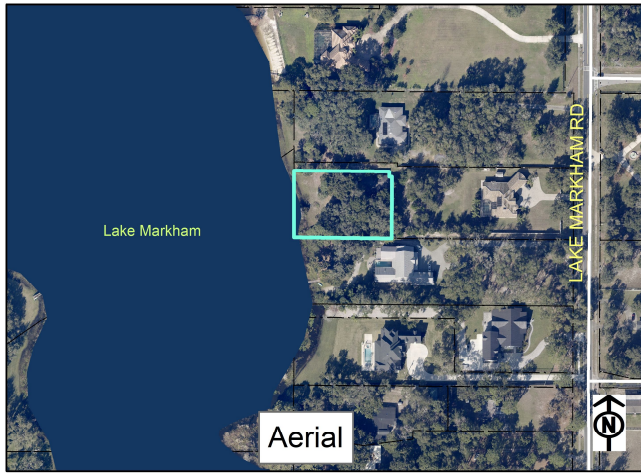
The DRC Agenda can be found [HERE](#).

PROJECT NAME:	RACKETS COURT - PRE-APPLICATION	PROJ #: 22-80000178
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	12/21/22	
RELATED NAMES:	EP ALI GOSS	
PROJECT MANAGER:	DOUGLAS ROBINSON (407) 665-7308	
PARCEL ID NO.:	35-19-29-300-0140-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A SINGLE FAMILY HOME EXPANSION ON 0.76 ACRES IN THE A-1 ZONING DISTRICT	
NO OF ACRES	0.76	
BCC DISTRICT	Andria Herr	
CURRENT ZONING	A-1	
LOCATION	NORTHWEST OF MARKHAM ROAD AND LAKE MARKHAM ROAD	
FUTURE LAND USE	SE	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
ALI GOSS 1504 RACKETS COURT LAKE MARY FL 32746 (407) 492-5401 ALIGOSS7@GMAIL.COM	RICK BAVEC TOLARIS HOMES LLC 690 LAKE FOREST BLVD SANFORD FL 32771 (407) 815-4663 RBAVEC@TOLARISHOMES.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 AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

Ref #	Group Name	Reviewer Comment	Status
1.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 7th ED (2020) Florida Building Codes.	Informational
2.	Comprehensive Planning	The Future Land Use is Suburban Estates which allows a single-family residence on a minimum of one acre.	Informational
3.	Comprehensive Planning	Policy FLU 3.3: The County shall address antiquated developed plats on a case-by-case basis, guided by Objective FLU 17 and its associated policies (Protection of Private Property Rights), as well as Policy FLU 4.3 (flexibility of setbacks and parking on infill lots, Policy 2.6, and the buffering and compatibility provisions of the Land Development Code (LDC).	Informational

4.	Comprehensive Planning	For development within the WRPA, a Wekiva Consistency review must be completed. The application form can be found at http://www.seminolecountyfl.gov/gm/devrev/pdf/WekivaConReview.pdf Comments: It must be demonstrated that the proposed use has no greater impacts for traffic, environmental, stormwater, etc. than low density residential (one single family dwelling unit per net buildable acre) as required in the Wekiva River Protection Area (WRPA). For example, your impacts can be no greater than those associated with one 5,000 sq ft house on one acre.	Informational
5.	Environmental Services	There is an existing 12" diameter waterline running along the west side of Lake Markham Road. A connection to this line would be required.	Informational
6.	Environmental Services	There are no public sanitary sewer services in this area.	Informational
7.	Environmental Services	There is an existing 12" diameter reclaimed waterline running along the east side of Lake Markham Road.	Informational
8.	Planning and Development	Per Seminole County Land Development Code (LDC) Section 30.1348(b), Buildings or structures or uses of land which are nonconforming shall not be extended or enlarged.	Informational
9.	Planning and Development	To expand the home per the proposed sketch, the portion of the existing home, that is located within the fifty (50) foot front setback, would need to be demolished.	Informational
10.	Planning and Development	An expansion of the home is allowed within the A-1 zoning district with the following setbacks for a property where the rear yard is located on a lakefront are: fifty (50) foot Front Yard, fifty (50) foot Rear yard, ten (10) foot Side Yard, and fifty (50) foot Side Street Yard.	Informational
11.	Public Safety - Fire Marshal	Adequate water supply with needed fire flow calculations for fire protection (hydrants) shall be provided per chapter 18.4 of NFPA 1 (FFPC 7th ED, 2020). Fire flow testing shall be performed in accordance with NFPA 291, Recommended Practice For Fire Flow Testing. If no municipal water supply is available, onsite water storage will be required for fire protection.	Informational
12.	Public Safety - Fire Marshal	All the following items shall be acknowledged and added to the site plan sheets as noted: 1) Fire department access roads shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2) 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). 3) 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). 4) Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 5) 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. 6) Hydrant shall be marked with a blue reflector that is placed in the roadway in accordance with NFPA 1, chapter 18.5.10 (2018)	Informational

13.	Public Safety - Fire Marshal	This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.4 (FFPC 7th ED. 2020)	Informational
14.	Public Safety - Fire Marshal	Additional comments may be generated based on actual Site submittal	Informational
15.	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.	Informational
16.	Public Works - Engineering	The proposed project is located within the Yankee Lake drainage basin.	Informational
17.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils.	Informational
18.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering. Detailed grading will be required to show no impacts to the adjacent properties. A water quality swale will be required towards the Lake to help ensure no pesticides and fertilizers go into the lake.	Informational

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

Department	Reviewer	Email	Status	Reviewer Comments
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	No Review Required	
Building Division	Tony Coleman	acoleman@seminolecountyfl.gov	Review Complete	
Comprehensive Planning	Tyler Reed	treed@seminolecountyfl.gov	Review Complete	
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	No Review Required	
Environmental Services	Paul Zimmerman	pzimmerman@seminolecountyfl.gov	Review Complete	Paul Zimmerman, PE (407) 665-2040
Impact Analysis Coordination	William Wharton	wwharton@seminolecountyfl.gov	No Review Required	
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	Review Complete	Phone: 407-665-7391
Planning and Development	Doug Robinson	drobinson03@seminolecountyfl.gov	Review Complete	Phone: 407-665-7308
Public Safety - Fire Marshal	Diane Gordon	dgordon@seminolecountyfl.gov	Review Complete	407.665.2681
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	Review Complete	Jim Potter 407 665 5764

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