

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

Comment Document – Initial Submittal

The DRC meeting allows 20 minutes per project to discuss and clarify any comments of concern. Additional comments or deletion of comments may result from discussions at the DRC meeting. The DRC Agenda can be found [HERE](#).

PROJECT NAME:	ALAFAYA BEASLEY - REZONE	PROJ #: 25-20000008
APPLICATION FOR:	PZ - REZONE (EXCL PD)	
APPLICATION DATE:	11/26/25	
RELATED NAMES:	Z2025-023	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	27-21-31-505-0000-011C	
NO OF ACRES	1.14	
BCC DISTRICT	Bob Dallari	
LOCATION	ON THE WEST SIDE OF ALAFAYA TRL, SOUTH OF BEASLEY RD	
FUTURE LAND USE-	LDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
STEPHEN RATCLIFF 751 E CHAPMAN RD OVIEDO FL 32765 (407) 496-5784 [REDACTED]	N/A	

County staff members have reviewed the subject development project and offer the following comments. The comments below are a compilation of comments from the ePlan review system. These items need responses with further information, data, explanation or revision of plans and documents before project approval.

Please itemize any and all revisions made to the development plan in addition to those made in response to staff comments; include a statement in your response to comments that no additional revisions have been made to the site plan beyond those stated.

For questions regarding the ePlan process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

See comments within the comment document for any fees due, as fees may be due for different aspects of your development project. Fees showing in ePlan reflect Planning & Development review or revision fees only.

State Permits that may be required:

FDOT, FDEP- UTILITIES, SJRWMD, ENVIRONMENTAL REPORTS, ARCHEOLOGICAL REPORTS, FDEP- ENVIRONMENTAL, SJRWMD- ENVIRONMENTAL, FFW, IF APPLICABLE.

AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	SR 434 is considered an Arterial roadway. The project intensity is considered a II based on the overall density. A buffer opacity of 0.1 will be required. Specific buffer components will be evaluated at time of Preliminary Subdivision Plan.	Info Only
2.	Building Division	-Permitting Requirements for Future Proposed Construction or Demolition- - 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, sheds, etc...	Info Only
3.	Environmental Services	Seminole County Utilities has no objection to the proposed rezone.	Info Only
4.	Environmental Services	The proposed lots are within Seminole County's potable water service area and are required to connect. The nearest connection point is a 24" DI potable water main running along the west side of Alafaya Trail.	Info Only
5.	Environmental Services	The proposed lots are within Seminole County's sanitary sewer service area but are not required to connect. There is a 20" PVC force main running along the east side of Alafaya Trail.	Info Only
6.	Environmental Services	The proposed lots are within Seminole County's sanitary sewer service area, but if they do not connect to the nearby force main, then onsite sewage treatment and disposal systems (OSTDS) aka septic systems would be needed to service them instead. Per House Bill 1379, these OSTDS would have to be enhanced nutrient-reducing (ENR) OSTDS since it will be new construction, on lots one acre or less, and located in a Florida basin management action plan (BMAP) area. 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
7.	Environmental Services	The proposed lots are within Seminole County's reclaim irrigation service area but are not required to connect. There is a 12" PVC reclaim water main running along the centerline of Alafaya Trail. If these lots do not connect to reclaim, then they will be serviced by potable water irrigation or by an alternative irrigation source such as an irrigation well.	Info Only
8.	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
9.	Planning and Development	Please provide the School Impact Analysis Letter. All questions on School Concurrency should be directed to Joy Ford at 407-320-0560 or jford@scps.k12.fl.us .	Unresolved
10.	Planning and	Prior to staff scheduling the required public hearings, the	Unresolved

	Development	Applicant must conduct a community meeting. 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. 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.	
11.	Planning and Development	Comment Please email the legal description in a word document to kapgar@seminolecountyfl.gov	Unresolved
12.	Public Safety - Fire Marshal	Future building shall require : Fire department access road shall have an unobstructed width of not less than 20 ft (12 ft for driveway to single structure) in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
13.	Public Safety - Fire Marshal	Future building may require : 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
14.	Public Safety - Fire Marshal	Future building shall require : 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
15.	Public Safety - Fire Marshal	Future building shall require: Fire department access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inch (NFPA 1, 18.2.3.5.1.2)	Info Only
16.	Public Safety - Fire Marshal	Future building shall require : Please verify the composition of the fire department access road (driveway) to the structure. This shall be a compacted all weather surface and comprised of asphalt, concrete, millings, etc. It shall not consist of sugar sand. NFPA 1, 18.2.3.4.2	Info Only
17.	Public Safety - Fire Marshal	Future building shall require: 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
18.	Public Works - County Surveyor	While i am okay with the boundary survey provided for the rezone, should this advance to platting the surveyor must prove out the old plat that this property is part of and not rely on the adjacent plat.	Info Only
19.	Public Works - Engineering	No issues noted for traffic and drainage for the rezone. Please refer to additional informational comments for future processes.	Info Only
20.	Public Works - Engineering	Drainage for each lot will be required to be addressed.	Info Only
21.	Public Works - Engineering	At Final Engineering or Plat, appropriate County standard access to each lot will be required. Note that according to the Public Works Engineering Manual, multiple accesses to a collector or arterial roadway will not be allowed.	Info Only
22.	Public Works - Impact Analysis	No Review Required. Trips generated by a maximum of 5 SF DUs are less than 50 Peak hour trips required for a TIS to be submitted.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

Department	Reviewer	Email	Contact	Status
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	No Review Required
Building Division	Phil Kersey	pkersey@seminolecountyfl.gov	407-665-7460	Approved
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388	Approved
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143	No Review Required
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014	Approved
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391	Review Complete Recommend Approval
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177	Approved
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764	Review Complete Recommend Approval
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716	No Review Required

The next submittal, as required below, will be your:

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
04/01/2026	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Kaitlyn Apgar

The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows:

Major Review (3+ reviewers remaining) – 50% of original application fee

Minor Review (1-2 reviewers remaining) – 25% of original application fee

Summary of Fees: <http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml>

NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)

Upon completion of your plan review process, Planning and Development staff must authorize and stamp plans for construction use. Once you receive an approval letter from Seminole County, the site contractor must contact Seminole County Planning and Development Inspections to schedule a pre-construction conference prior to the start of any site work. Upon issuance of the site permit, your approved drawings and/or documents will be released to you through the ePlan System. For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

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