

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

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

PROJECT NAME:	ALAFAYA TRAIL DUPLEXES - PRE-APPLICATION	PROJ #: 24-80000127
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	10/22/24	
RELATED NAMES:	EP STEPHEN RATCLIFF	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	27-21-31-505-0000-0140+++	
PROJECT DESCRIPTION	PROPOSED LAND USE AMENDMENT FROM LDR TO MDR AND REZONE FROM R-1AA TO R-2 ON 1.14 ACRES LOCATED ON THE WEST SIDE OF SR 434, SOUTH OF CHAPMAN RD	
NO OF ACRES	1.14	
BCC DISTRICT	1: DALLARI	
CURRENT ZONING	R-1AA	
LOCATION	ON THE WEST SIDE OF SR 434, SOUTH OF CHAPMAN RD	
FUTURE LAND USE-	LDR	
APPLICANT:	CONSULTANT:	
STEPHEN RATCLIFF 751 E CHAPMAN RD OVIEDO FL 32765 (407) 496-5784 SRATCLIFF@RATCLIFFPROPERTIES.COM	N/A	

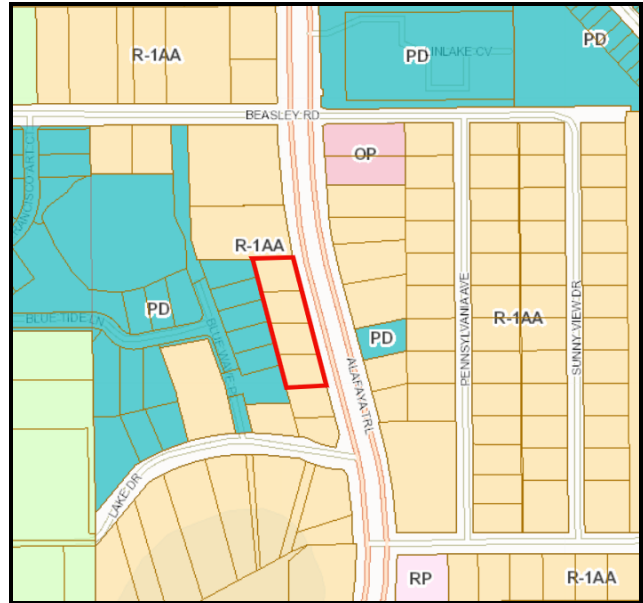
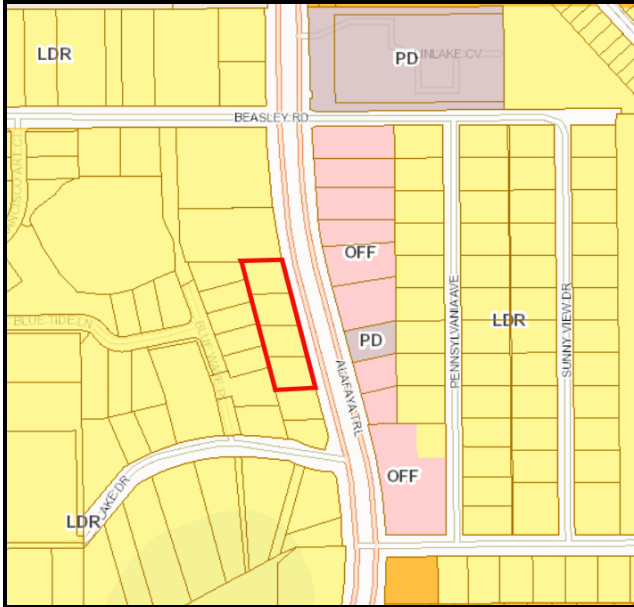
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and 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.

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 subject property has a Low Density Residential Future Land Use designation with an R-1AA (Single Family Dwelling) zoning classification.
- The Low Density Residential Future Land Use designation allows a maximum density of four (4) dwelling units per net buildable acre.

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
2.	Buffers and CPTED	Library Comment A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development.	Info Only
3.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
4.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
5.	Comprehensive Planning	The subject property has a Future Land Use (FLU) Designation of Low Density Residential (LDR), which allows up to 4 dwelling units per net buildable acre.	Info Only
6.	Environmental Services	Per Florida Statutes Section 381.0065(2)(a)1., the lots would be required to connect to gravity sewer if "for a residential subdivision lot, a single-family residence, or an establishment, any of which has an estimated sewage flow of 1,000 gallons per day or less, a gravity sewer line [is available] to maintain gravity flow from the property's drain to the sewer line...". Per Florida Statutes Section 381.0065(2)(a)2., the lots would be required to connect to a sewer force main if "for an establishment with an estimated sewage flow of 1,000 gallons per day, a sewer line, force main, or lift station exists in a public easement or right-of-way that abuts the property of the establishment...". So, if the duplex lots are proposed to produce more than 1,000 gallons per day in sewage flow, they would be required to connect to Seminole County sewer via the 20" PVC force main running along the east side of Alafaya Trail.	Info Only
7.	Environmental Services	If the duplex lots are proposed to produce less than 1,000 gallons per day in sewage flow, then they would not be required to connect to Seminole County sewer and could instead construct onsite sewage treatment and disposal systems (OSTDS) aka septic systems to service them. 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

8.	Environmental Services	This development is within Seminole County's reclaim water service area and is required to connect. There is a 12" PVC reclaim water main running along the centerline of Alafaya Trail.	Info Only
9.	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
10.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. The nearest connection point is a 24" DI potable water main running along the west side of Alafaya Trail.	Info Only
11.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
12.	Natural Resources	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
13.	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. 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
14.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
15.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
16.	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
17.	Natural Resources	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
18.	Natural Resources	Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s): Grading and drainage requirements within the	Info Only

		drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)	
19.	Natural Resources	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
20.	Natural Resources	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)	Info Only
21.	Natural Resources	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 non-specimen protected trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only
22.	Natural Resources	In the case of a subdivision development, an application for an arbor permit shall accompany the preliminary subdivision plan of said subdivision and shall be submitted to the Development Review Division for review. SCLDC 60.10(a)(1)	Info Only
23.	Natural Resources	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
24.	Natural Resources	Each application for a permit to remove, relocate or replace trees covered under this Chapter 60 must be accompanied by a written statement indicating the reasons for removal, relocation or replacement of trees. SCLDC 60.10(d)	Info Only
25.	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
26.	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
27.	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

		SCLDC 45.1(a)	
28.	Planning and Development	<p>The subject property has a Low Density Residential Future Land Use designation with an R-1AA (Single Family Dwelling) zoning classification.</p> <p>The Low Density Residential Future Land Use designation allows a maximum density of four (4) dwelling units per net buildable acre. The proposed development of 4 duplexes would yield a density of 8 dwelling units per net buildable acre; therefore, a Future Land Use amendment would be required.</p>	Info Only
29.	Planning and Development	<p>The proposed Medium Density Residential Future Land Use designation and R-2 (One and Two Family Dwelling) zoning classification will allow for the proposed density of 8 dwelling units per net buildable acre.</p>	Info Only
30.	Planning and Development	<p>The proposed R-2 zoning classification requires a minimum lot size of 9,000 square feet with a minimum lot width of 75 feet. The minimum house size for each duplex unit is 450 square feet. The duplex lot may be platted to facilitate separate ownership with a minimum lot width of 37.5 feet and minimum lot size of 4,500 square feet.</p> <p>The R-2 zoning building setbacks are:</p> <p>Front Yard – 25 ft</p> <p>Side Yard – 10 ft</p> <p>Rear Yard – 30 ft</p>	Info Only
31.	Planning and Development	<p>If shared access is proposed, a cross access easement must be established. If re-alignment of the lots is proposed, approval of the subdivision process will be required.</p> <p>Subdivision Process:</p> <ul style="list-style-type: none"> • Approval of Preliminary Subdivision Plan (PSP) • Approval of Final Engineering • Approval of Final Plat 	Info Only
32.	Planning and Development	<p>A Small Scale Future Land Use Amendment & Rezone may take between 3 – 4 months and involves a public hearing with the Planning & Zoning Commission Board the Board of County Commissioners.</p>	Info Only
33.	Planning and Development	<p>Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.49 – 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.</p> <p>Prior to scheduling a Community Meeting, please provide the</p>	Info Only

		project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.49 - 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).	
34.	Planning and Development	SUBMITTAL INFORMATION FOR "ALL" RESIDENTIAL PROJECTS: 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 Jordan Smith at 407-320-0168 or smithjs@scps.k12.fl.us .	Info Only
35.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
36.	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
37.	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
38.	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
39.	Public Works - Engineering	Based on the FEMA FIRM Map the site is not located in the floodplain. The site is located in Zone X - Area of Minimal Flood Hazard. There is no wetlands designated area on the site.	Info Only
40.	Public Works - Engineering	The proposed project is located within the Howell Creek Drainage Basin.	Info Only
41.	Public Works - Engineering	Based on the USDA Web Soil Survey, the site has predominantly Tavares-Millhopper Fine Sands, 0-5 % slopes (100%), Map Unit Symbol 31. Tavares-Millhopper Fine Sands, 0-5 % slopes, are classified by the USDA as "Moderately Well Drained" soils. Tavares Fine Sands constitute 58% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 42 to 72 inches and designates the Hydrologic Soil Group as A. Millhopper Fine Sands constitute 32% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 42 to 60 inches and designates the Hydrologic Soil Group as A. Minor Components (Candler, Astatula, Myakka, Felda, and Pomello) constitute 10% of the Map Unit Composition.	Info Only
42.	Public Works - Engineering	Based on the available one (1) foot contours, the topography of the site appears to slope from east to west. The highest ground elevation appears to be 57.0 feet (northeast corner) and the lowest	Info Only

		54.5 feet (northwest corner and center west section).	
43.	Public Works - Engineering	Based on the preliminary review, the site appears to be draining towards the adjacent properties (west and south side), and away from the State of Florida DOT (FDOT) "right-of-way" (West State Road 434 / Alafaya Trail). It appears that the north three (3) subject parcels (27-21-31-505-0000-0150, 27-21-31-505-0000-0160, and 27-21-31-505-0000-0170) are included in the Stormwater Management System (Post-Development Drainage Basin 3) of the recently constructed Beasley Reserve (Francisco Park) residential development, located just to the west. The overflow drainage structure is located behind the southwest corner of the most northern parcel (27-21-31-505-0000-0170). Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a retention or detention facility with positive outfall requires the Stormwater Quantity Analysis to meet (not exceed) the pre development rate of discharge for a 25-Year, 24-Hour storm event. The most southern subject parcel (27-21-31-505-0000-0150) is not included in the Stormwater Management System of the recently constructed Beasley Reserve (Francisco Park) residential development, and it appears that it does not have a viable outfall and/or defined conveyance system. Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a retention or detention facility for sites with no viable outfall and/or defined conveyance system or with a restricted outfall system requires the Stormwater Quantity Analysis to meet a 25-Year, 24-Hour storm event total retention. There is, however, an existing Stormwater Conveyance System along the west side of West S.R. 434 / Alafaya Trail that is owned and maintained by FDOT. The applicant will need to check with FDOT if this system can be used as an outfall for the site. If FDOT determines that this defined conveyance system can be used as an outfall for the subject property, per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a retention or detention facility with positive outfall requires the Stormwater Quantity Analysis to meet (not exceed) the pre development rate of discharge for a 25-Year, 24-Hour storm event. Stormwater Quality Analysis shall meet the St. Johns River Water Management District (SJRWMD) requirements. A detailed Drainage Plan will be required at permitting. A detailed Drainage Analysis will be required at Final Engineering.	Info Only
44.	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 area, 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
45.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one (1) acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Info Only
46.	Public Works - Engineering	The primary access to the subject property is through West State Road 434 / Alafaya Trail. West S.R. 434 is owned and maintained	Info Only

		by the State of Florida DOT (FDOT) and is functionally classified as Urban Principal Arterial Road. All the proposed work in the public "right-of-way" will need to be permitted through FDOT.	
47.	Public Works - Engineering	A minimum five (5) 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

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
Public Safety - Fire Marshal	Matthew Maywald mmaywald@seminolecountyfl.gov
Natural Resources	Sarah Harttung sharttung@seminolecountyfl.gov
Public Works - Engineering	Vladimir Simonovski vsimonovski@seminolecountyfl.gov
Environmental - Impact Analysis	Becky Noggle bnoggle@seminolecountyfl.gov
Comprehensive Planning	Maya Athanas mathanas@seminolecountyfl.gov
Environmental Services	James Van Alstine jvanalstine@seminolecountyfl.gov
Planning and Development	Joy Giles jgiles@seminolecountyfl.gov
Building Division	Tony Coleman
Buffers and CPTED	Maya Athanas mathanas@seminolecountyfl.gov

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) 571-8150	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) 665-3621	

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