

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

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

PROJECT NAME:	FREER LANE SUBDIVISION - PRE-APPLICATION	PROJ #: 25-80000054
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	4/25/25	
RELATED NAMES:	EP MCGREGOR LOVE	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	26-19-30-5AE-0800-0000+	
PROJECT DESCRIPTION	PROPOSED REZONE AND SUBDIVISION ON 11.17 ACRES FOR A SINGLE FAMILY RESIDENTIAL DEVELOPMENT IN THE A-1 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF VIHLEN RD, EAST OF UPSALA RD	
NO OF ACRES	11.17	
BCC DISTRICT	5: HERR	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTH SIDE OF VIHLEN RD, EAST OF UPSALA RD	
FUTURE LAND USE-	LDR	
APPLICANT:	CONSULTANT:	
MCGREGOR LOVE LOWNDES, DROSDICK, DOSTER 215 N EOLA DR ORLANDO FL 32801 (407) 418-6311 MCGREGOR.LOVE@LOWNDES-LAW.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.

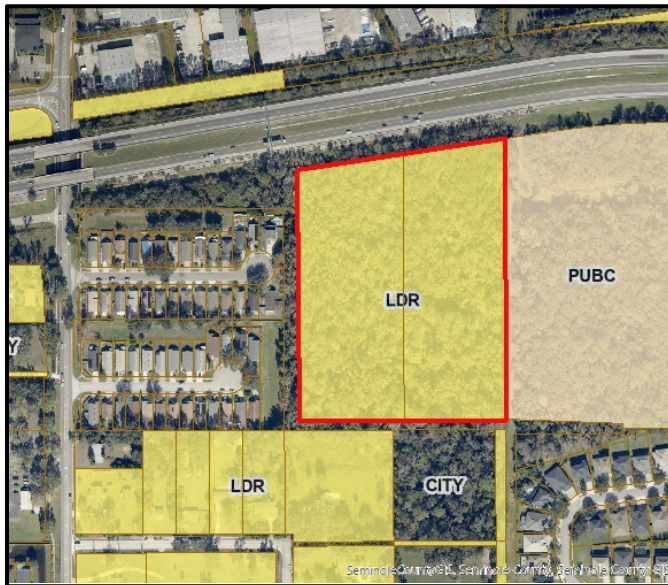
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use (FLU) of Low Density Residential (LDR) and a zoning designation of A-1 (Agriculture).
- Each newly created lot must meet the minimum net buildable lot size in accordance with the A-1 (Agriculture) Zoning district of one (1) acre, or whichever district is proposed at the time of Rezone.
- Each newly created lot must have minimum width of twenty (20) feet of access onto a public right of way that conforms to the Seminole County standards.

PROJECT AREA ZONING AND AERIAL MAPS

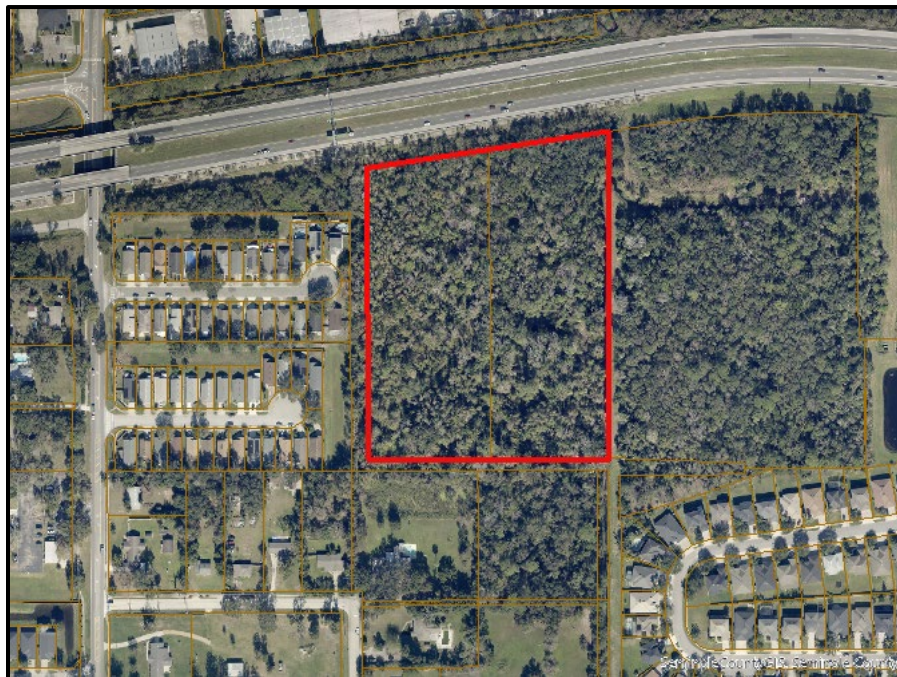
Future Land Use: LDR



Zoning: A-1



Aerial



Wetland



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LAS_CBU	Info Only
2.	Buffers and CPTED	A full buffer review will be done at time of subdivision plan review.	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.	Comprehensive Planning	Development is not within Seminole County Utilities Service area, staff recommends reaching out to the City of Sanford for pre-annexation.	Info Only
5.	Comprehensive Planning	Future Land Use of LDR (Low Density Residential) allows for Maximum 4 DU/AC (per net buildable acre) or a Maximum 7 DU/AC with affordable housing (see Policy HSG 3.3)	Info Only
6.	Comprehensive Planning	Site is located within the North I-4 Industrial Target Area.	Info Only
7.	Comprehensive Planning	Site is located in the Sanford JPA (Joint Planning Area). Site may require joint review and optional comments from the City of Sanford. Please contact the City of Sanford for possible annexation 407.688.5140.	Info Only

8.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Sanford to service it. No review required.	Info Only
9.	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
10.	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
11.	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
12.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
13.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
14.	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
15.	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 protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only
16.	Natural Resources	Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7)	Info Only
17.	Natural Resources	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)	Info Only
18.	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
19.	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
20.	Natural Resources	No subdivision may be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit will be given to the retention of trees having a trunk diameter of twenty-four (24) inches	Info Only

		or larger. Special consideration will be given for waterfront features and shoreline protection as specified in Chapter 71 of this Code. SCLDC 35.61(b)	
21.	Natural Resources	According to the county wetland maps, wetlands are possibly located throughout the property. ***Please be advised the county wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. **	Info Only
22.	Natural Resources	Wetland boundaries need to be delineated by a wetlands specialist and approved by Seminole County and staff of FDEP if residential not in the WRPA or SJRWMD if residential in the WRPA or if in a Commercial plat. The plat must show the approved wetland line and provide the date and name of the SJRWMD reviewer.	Info Only
23.	Natural Resources	A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only
24.	Natural Resources	Conservation easements dedicated to Seminole County will be required over the wetlands and required buffers, and all property within the 100 year flood plain.	Info Only
25.	Natural Resources	Resources for wetland information: St. Johns River Water Management District: www.sjrwmd.com Florida Department of Environmental Protection: www.dep.state.fl.us Seminole County Map Resources: www.seminolecountyfl.gov Wetland and Flood Prone: Under ONLINE SERVICES / Interactive Maps / Information Kiosk Quadrangles: DEPARTMENTS/ Information Technologies / GIS / Maps available for viewing / Wetland quadrangle maps. Seminole County Property Appraiser Map Resources: http://www.scpafl.org Zoning, Future Land Use, FEMA, Aerials	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/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
27.	Planning and Development	The Low Density Residential (LDR) Future Land Use allows the following zoning districts: R-1, R-1A, R-1AAA, R-1AAAA, A-1, RC-1, PLI and PD Please be aware, any proposed zoning district will be evaluated for consistency with the greater area.	Info Only
28.	Planning and Development	Each platted lot must have a net buildable area equal to the minimum lot size requirement of the applicable zoning district and located above the 100-year floodplain elevation or wetlands line, whichever is higher. Any portion of the platted lot which lies below the 100-year floodplain elevation or wetlands line must be dedicated to the public as a drainage easement, a conservation easement, or both. 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

29.	Planning and Development	SETBACKS: The primary structure setbacks for the A-1 zoning district are: 50 feet Front Yard, 30 feet Rear yard, 10 feet Side Yard, 50 feet Side Street.	Info Only
30.	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.shtml	Info Only
31.	Planning and Development	A 15-foot minimum, 25-foot average undisturbed upland buffer shall be provided from all approved jurisdictional wetland boundaries.	Info Only
32.	Planning and Development	Seminole County requires Community Meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urllt/Community-Meeting-Procedure.pdf	Info Only
33.	Planning and Development	Subdivision Process: <ul style="list-style-type: none"> • 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 of submittals 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. Final Engineering Plans must be approved prior to Final Plat recording. 	Info Only
34.	Planning and Development	Community Meeting Procedures Section 30.3.5.3 <ul style="list-style-type: none"> • 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
35.	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

36.	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
37.	Planning and Development	Net buildable acreage is defined as 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
38.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
39.	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
40.	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
41.	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
42.	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
43.	Public Works - Engineering	The proposed project is located within the Lake Monroe drainage basin.	Info Only
44.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils.	Info Only
45.	Public Works - Engineering	Based on a preliminary review, the site has known drainage issues downstream of the property, therefore the site will be required to retain the up to the entire 25-year, 24-hour storm event volume	Info Only

		onsite without discharge. If a viable discharge location and sufficient capacity is demonstrated, a bleed down of water would be allowed.	
46.	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
47.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally north	Info Only
48.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to an onsite wetland that then gets to an existing County ditch system.	Info Only
49.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
50.	Public Works - Engineering	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov	Info Only
51.	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
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	The property is adjacent to an unopened ROW that has a fairly large ditch in it. This ROW would have to be piped and would connect to the property where there appears to be wetlands and flood plains. There appears to be an easement on the west side of the site but does not appear to be sufficient to develop off of that location.	Info Only
54.	Public Works - Engineering	Dedication of additional right-of-way may be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.	Info Only
55.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	Info Only
56.	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
57.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) may be required if the trip generation for the proposed use is more than 50 weekday peak hour trips. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval prior to submittal of the TIS itself. The Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering.	Info Only

AGENCY/DEPARTMENT REVIEWER CONTACT

This section shows the reviewers of this project from the various County agencies.

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Jay Hamm	jhamm@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	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
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	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	William Wharton	wwharton@seminolecountyfl.gov	407-665-5730

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