

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

PROJECT NAME:	6TH STREET - PRE-APPLICATION	PROJ #: 25-80000139
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	12/16/25	
RELATED NAMES:	EP THOMAS LAPERRIER	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	11-21-31-508-0900-0070	
PROJECT DESCRIPTION	PROPOSED SUBDIVISION AND SITE PLAN FOR 4 SINGLE FAMILY HOME DEVELOPMENT ON 1.05 ACRES IN THE R-1 ZONING DISTRICT LOCATED ON THE SOUTHWEST SIDE OF 6TH ST, SOUTH OF SUGAR SAND LN	
NO OF ACRES	1.05	
BCC DISTRICT	2-Jay Zembower	
CURRENT ZONING	R-1	
LOCATION	ON THE SOUTHWEST SIDE OF 6TH ST, SOUTH OF SUGAR SAND LN	
FUTURE LAND USE-	LDR	
SEWER UTILITY	NA	
WATER UTILITY	OVIEDO	
APPLICANT:	CONSULTANT:	
JUAN ARROYAVE MODEV GROUP 641 BRYN MAWR ST ORLANDO FL 32804 (407) 561-3068 ARROYAVE.JP@YAHOO.COM	THOMAS LAPERRIER LAPERRIER DESIGN AND CONSULTING ORLANDO FL 32804 THOMAS@LAPERRIERDESIGN.COM	

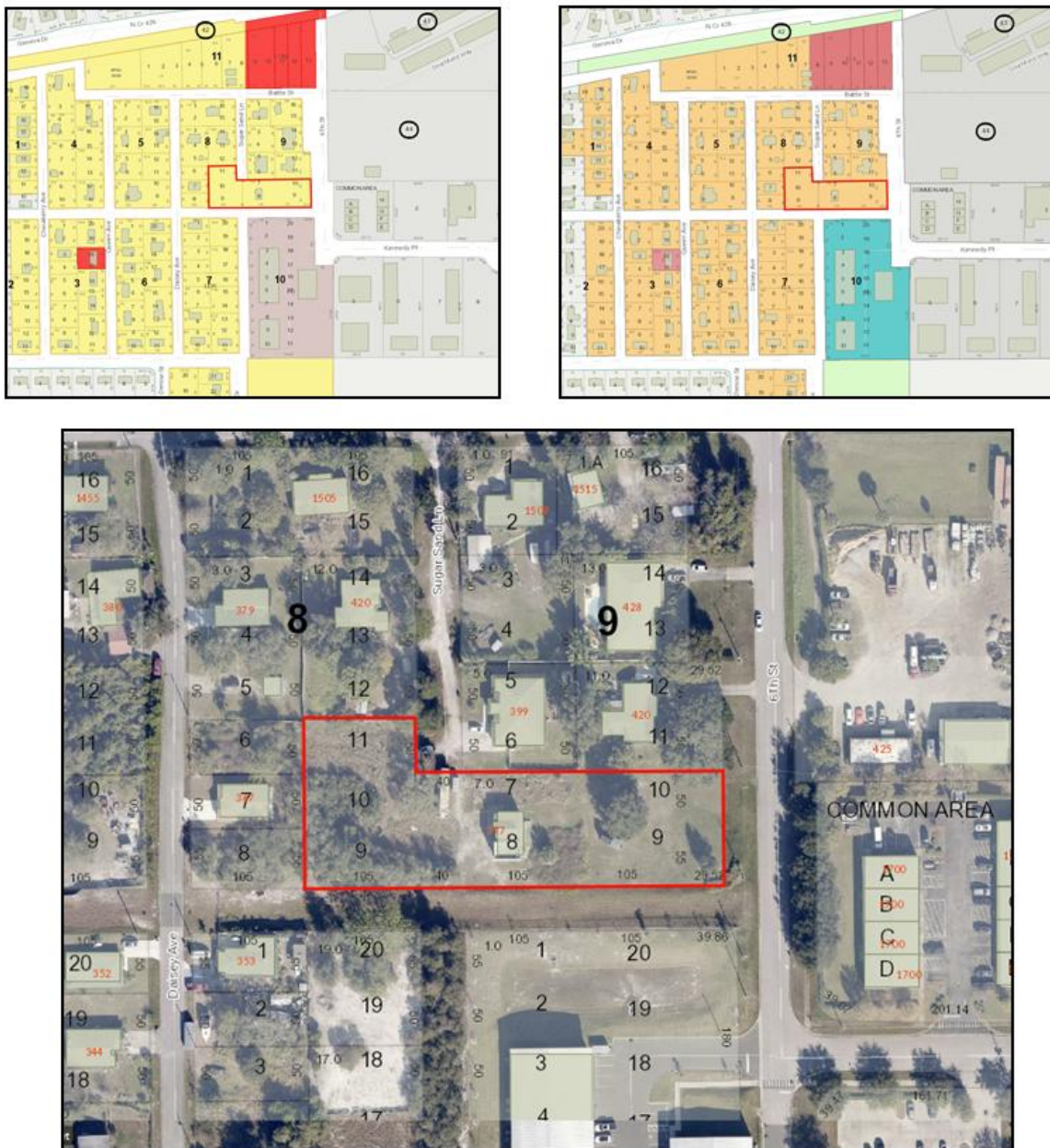
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and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

- The subject site has a Low Density Residential Future Land Use and an R-1 (Single Family Dwelling) zoning classification.
- To create four (4) lots, the Applicant would be required to complete the full subdivision process, as Sugar Sand Lane does not meet County standards and the unimproved right-of-way to the south would need to be brought up to County standards.
- Another option is to create two lots by un-combining the parcels. The Applicant would retain Lots 9–11 as one lot and retain Lots 7–10 into a second lot. Both lots would meet the minimum lot size and width requirements and would only require approval through the un-combination process.

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Annie Sillaway	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
2.	Building Division Phil Kersey	Standard building permitting will apply for any proposed building, or structure. - Each building and/ or structure will require separate permit. Example: each building, stand-alone structure, fence/ gate systems, retaining wall, etc...	Info Only
3.	Comprehensive Planning David German	Site has a Future Land Use of LDR (Low Density Residential). The purpose and intent of this land use designation is to provide appropriate locations for residences at a maximum density of four dwelling units per net buildable acre. Per Policy FLU 5.2.1 Low Density Residential: Uses - Single family detached residences (site-built or modular), and/or Missing Middle housing typologies as defined in the Introduction Element (except for six-plexes, Courtyard Buildings, and Live/Work units), up to four dwelling units per net buildable acre; - Public elementary schools, public middle schools and public high schools; and - Special exception uses such as group homes, houses of worship, day care, guest cottages, home occupation, public utilities, and publicly owned parks and recreational areas. Based on this, single family residential is an allowable use in LDR FLU and will need to also need to meet the requirements of underlying zoning.	Info Only
4.	Environmental Services James Van Alstine	This development is not within Seminole County's utility service area. Please coordinate with the City of Oviedo to service it. No review required.	Info Only
5.	Planning and Development Annie Sillaway	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	Info Only

		Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	
6.	Planning and Development Annie Sillaway	The building setbacks for the R-1 (Single Family Dwelling) zoning district are: Front Yard - Twenty-five (25) feet Rear yard - Thirty (30) feet Side: Seven and one-half (7.5) feet Side Street - Fifteen (15) feet - Greater setbacks may be required on intersections with geometric restrictions or other sight limitations. If corner sight obstructions or restrictions exist due to the horizontal or vertical controls, each case shall be individually reviewed and approved by the Traffic Engineer to ensure a safe design in accordance with the A.A.S.H.T.O. requirements.	Info Only
7.	Planning and Development Annie Sillaway	The proposed subdivision of four (4) lots will be required to dedicate right-of-way and does not have access to a County-standard road. Therefore, the applicant would not be eligible for the minor plat process under Sec. 35.122(1), which requires that The parcel abuts and each created lot will abut existing dedicated public right-of-way that conforms to the County's standards for width.	Info Only
8.	Planning and Development Annie Sillaway	Parking requirements for a single family residence is: 1,000 SF or greater requires two (2) spaces/dwelling unit.	Info Only
9.	Planning and Development Annie Sillaway	The subject site has a Low Density Residential Future Land Use and an R-1 (Single Family Dwelling) zoning classification. The Low Density Residential Future Land Use designation allows a maximum density of for (4) dwelling units per net buildable acre. The subject parcel is approximately 1.05 acres; therefore, the maximum number of lots/dwelling units permitted under the existing land use shall not exceed 4 dwelling units.	Info Only
10.	Planning and Development Annie Sillaway	Sewer is not available for the subject site; therefore, a reduction in lot size would also require approval from the Health Department due to minimum lot size requirements for septic tanks. Per House Bill 1379 - Requirements for Enhanced Nutrient-Reducing Systems; permit applicants for new septic systems serving lots of one (1) acre or less within impacted areas (where waterbodies do not meet water quality standards) are required to install Enhanced Nutrient-Reducing Onsite Sewage Treatment and Disposal Systems (ENR-OSTDS).	Info Only
11.	Planning and	Another option is to create two lots by un-combining the	Info Only

	Development Annie Sillaway	parcels. The Applicant would retain Lots 9–11 as one lot and retain Lots 7–10 into a second lot. Both lots would meet the minimum lot size and width requirements and would only require approval through the un-combination process.	
12.	Planning and Development Annie Sillaway	<p>To create four (4) lots, the Applicant would be required to complete the full subdivision process, as Sugar Sand Lane does not meet County standards and the unimproved right-of-way to the south would need to be brought up to County standards.</p> <p>Step 1 – Preliminary Subdivision Plan: If the subject property is being subdivided, a Preliminary Subdivision Plan must be submitted for technical review and approval by the Planning and Zoning Commission. If the subject site is not being proposed, this step may be skipped.</p> <p>Step 2 – Site Plan/Final Engineering: Approval of the Site Plan or Final engineering plans that is reviewed administratively.</p> <p>Step 3 – Final Plat: If the subject site is being subdivided, the Final Plat must be submitted and reviewed by staff and approved by the Board of County Commissioners as a consent agenda item.</p>	Info Only
13.	Planning and Development Annie Sillaway	Net buildable definition: The total number of acres within the boundary of a development, excluding areas devoted to road rights of way, transmission power line easements, natural lakes and wetlands or flood prone areas.	Info Only
14.	Planning and Development Annie Sillaway	<p>***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 Joy Ford at 407-320-0069 or joy_ford@scps.k12.fl.us</p>	Info Only
15.	Planning and Development Annie Sillaway	The subject site is located within the City of Oviedo Utility service area; please contact the City at 407-971-5555 to discuss utility requirements and a pre-annexation agreement prior to submitting a formal application with the County for development.	Info Only
16.	Public Safety - Fire Marshal Matthew Maywald	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters:	Info Only

		Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 4.68 inches Tread Width: 16.3 inches Chassis Overhang: 78 inches Additional Bumper Depth: 26 inches Front Overhang: 137.6 inches Wheelbase: 266 inches Overall length: 576 inches Calculated Turning Radius: Inside Turn: 25 ft. 4 in. Curb to Curb: 41 ft. 1 in. Wall to Wall: 48 ft. 1 in. Overall length: 48 ft	
17.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
18.	Public Safety - Fire Marshal Matthew Maywald	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
19.	Public Safety - Fire Marshal Matthew Maywald	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
20.	Public Safety - Fire Marshal Matthew Maywald	"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 21/2 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
21.	Public Works - Engineering Jim Potter	The proposed project is located within the Lake Jesup drainage basin.	Info Only
22.	Public Works - Engineering Jim Potter	Based on SCS Soil Survey GIS overlays, the site generally has moderately well drained and poorly drainage soils.	Info Only

23.	Public Works - Engineering Jim Potter	Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the predevelopment rate of discharge for the 25-year,24-hour storm event.	Info Only
24.	Public Works - Engineering Jim Potter	Based on 1 ft. contours, the topography of the site appears to slope east and north.	Info Only
25.	Public Works - Engineering Jim Potter	Based on a preliminary review, the site appears to outfall to the 6th Street Drainage system	Info Only
26.	Public Works - Engineering Jim Potter	A detailed drainage analysis will be required at final engineering. Stormwater retention will be required for the lots. Typically, it needs to be a independent retention pond. We may allow lot by lot retention that can be permitted at building permit.	Info Only
27.	Public Works - Engineering Jim Potter	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
28.	Public Works - Engineering Jim Potter	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
29.	Public Works - Engineering Jim Potter	The 6th Street roadway geometry meets County standards. The 6th Street roadway structure meets County standards. The Sugar Sand Lane roadway geometry does not meet County standards. The Sugar Sand Lane roadway structure does not meet County standards. Sugar Sand Lane will have to be brought to County Standard to subdivide the lot and access Sugar Sand Lane.	Info Only
30.	Public Works - Engineering Jim Potter	Dedication of additional right-of-way shall 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
31.	Public Works - Engineering Jim Potter	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
32.	Public Works - Engineering Jim Potter	A minimum three (3) 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

33.	Public Works - Impact Analysis Arturo Perez	No Review Required. The trip generation for 4 Single Family Homes will be minimal. Net external trips will be less than the 50 Peak Hour trips threshold for a TIS to be required.	Info Only
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DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	STATUS	REVIEWER
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Environmental Services	No Review Required	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 aperez07@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Building Division	Review Complete	Phil Kersey 407-665-7460 Pkersey@seminolecountyfl.gov

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