

## LOT RESEARCH REPORT

**Seminole County Planning & Development**  
1101 E. First Street, Sanford, Florida 32771  
(407) 665-7371 [plandesk@seminolecountyfl.gov](mailto:plandesk@seminolecountyfl.gov)

Project #: 23-51500043

Request Date: 8/17/23

### APPLICANT INFORMATION

Name: AUSTIN FAILOR  
PO BOX 659  
GENEVA, FL 32732

Phone #: (407) 782-9991

Email: [austin@failorconstruction.com](mailto:austin@failorconstruction.com)

### PROPERTY INFORMATION

Parcel ID #: 14-20-32-5UG-0000-0250

☐ Platted ☒ Unplatted

Address/Street Name:

### PLANNING & DEVELOPMENT REVIEW

Zoning District: A-1

Future Land Use: SE

Lot Size: 103' x 120'

Vacant: ☒ Yes ☐ No

☐ 5 Acre Development:

☒ Unrecorded Plat: LAKE HARNEY RANCH  
ESTATES 3RD SEC

Legal Description:

LOT 25  
UNRECD PLAN LAKE HARNEY  
RANCH ESTATES 3RD SEC

Parcel of Record:

14 20 32 5UG 0000 0250  
N 125 FT OF S 450 FT OF W  
103 FT OF E 1200 FT OF SW  
1/4 BEING LOT 25  
UNRECD PLAN LAKE HARNEY  
RANCH ESTATES 3RD SECT

Legal parcel of record prior to July 28, 1970:

☒ Yes ☐ No

Seminole County Target Area(s): No

Within the East Rural Area:

☒ Yes ☐ No

In Bear Management Area:

☐ Yes ☒ No

Minimum lot size required: 1 acre

Current lot size: 12,360 square feet/acre(s)

Parcel meet the minimum lot size requirement for the zoning district:

**COMMENT:** A variance may be required for parcels that do not meet the minimum lot size for the zoning district. Please visit our [website](#) for information on obtaining a variance.

☐ Yes ☒ No

Minimum lot width at building line required: 150 feet

Current lot width at building line: 103 feet

Parcel meet the minimum lot width requirement for the zoning district:

**COMMENT:** A variance may be required for parcels that do not meet the minimum lot width for the zoning district. Please visit our [website](#) for information on obtaining a variance.

☐ Yes ☒ No

Parcel have frontage on natural waterbody:		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Parcel has frontage on a public right of way: <b>COMMENT:</b> If access to property is via a legal private easement, easement documentation must be provided at building permitting.		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Existing structures on the property:		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Property subdivided via Plat Waiver or Lot Split process: File #		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<p>Comments: The subject parcel pre-dated the subdivision requirements of Seminole County and is considered a legal parcel of record. However, since the parcel has common ownership with adjacent nonconforming lots, they must be combined to come into compliance with the A-1 zoning district, per Policy FLU 3.2 of the Seminole County Comprehensive Plan. Due to these circumstances, Seminole County cannot issue building permits at this time for lot 25 alone. Lots 25-27 should be combined to meet the minimum lot size and lot width.</p> <p><b>Policy FLU 3.2 Antiquated Vacant Plats</b></p> <p>The County shall continue to resolve land use compatibility, environmental and infrastructure issues related to antiquated vacant plats by way of, but not limited to, the following techniques:</p> <p><b>A</b> Requiring the combining of abutting lots where such lots have unity of ownership; and</p> <p><b>B</b> Allowing for replatting and vacating and abandonment procedures.</p>			
Reviewed by: Angi Gates		Date: 9/6/23	
<b>FLOOD PRONE REVIEW</b>			
Property located in a FEMA Regulated Special Flood Hazard Area:		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Flood Zone: X	BFE:	Community #: 120289	Panel #:
Flood Prone Map:			
Reviewed by: PER GIS		Date: 9/6/23	
<b>WETLAND REVIEW</b>			
Wetlands on the property: <b>COMMENTS:</b> Wetland setback buffers of 15' minimum, 25' average must be maintained. Please visit our <a href="#">website</a> for additional information regarding wetlands.		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Property within an area of environmental concern:		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<p><b>NOTE:</b> If there are wetlands indicated on the map near the area of construction, the wetlands will be required to be delineated by an Environmental Surveyor. Once the wetlands are flagged, this information along with the Wetland Specialist's name and date of delineation must be shown on a survey when submitting for building permits.</p>			

**NOTE:** Endangered, Threatened, and Species of Special Concern plants or animals are protected by Federal and/or State laws. When impacts to protected species are unavoidable, permits are required from the Florida Fish and Wildlife Conservation Commission prior to issuance of County permits. You may contact the FFWCC Listed Species Permitting office at (352) 732-1225 concerning state permit requirements.

Comments:

Reviewed by: PER GIS

Date: 9/6/23

## WATER AND SEWER REVIEW

WATER: ☒ Well ☐ City of ☐ Seminole County ☐

SEWER: ☒ Septic ☐ City of ☐ Seminole County ☐

**NOTE:** If on septic, the lot must meet minimum lot size required by the Health Department:

- septic with water service – minimum lot size required is ¼ acre
- septic with well – minimum lot size required is ½ acre

For information regarding septic permits, please contact the Health Department at (407) 665-3604.

For information regarding well permits, please contact the Building Division (407) 665-7050.

Reviewed by: Angi Gates, GIS

Date: 9/6/23

This report has been sent to the applicant via: ☐ Mail ☒ Email by Angi Gates 9/6/23

**NOTE:** This research is based on the best available data and does not guarantee that a permit will be issued; therefore, does not create a liability on the part of the County, or any officer or employee thereof, for any damage that results from reliance on this determination. In addition to above references, property shall comply with all applicable federal, state and local rules and regulations.

