

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

Comment Document – Initial Submittal

PROJECT NAME:	MISSION RD - REZONE	PROJ #: 24-20000003
APPLICATION FOR:	PZ - REZONE (EXCL PD)	
APPLICATION DATE:	2/23/24	
RELATED NAMES:	Z2024-03	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	09-21-31-300-0220-0000	
NO OF ACRES	0.45	
BCC DISTRICT	2: ZEMBOWER	
LOCATION	ON THE WEST SIDE OF MISSION RD, EAST OF N SR 417	
FUTURE LAND USE-	MDR	
APPLICANT:		CONSULTANT:
SHEA SMITH SONTRUST CONSTRUCTION 215 ARNOLD LN WINTER SPRINGS FL 32708 (407) 468-0376 SHEASMITH2002@GMAIL.COM		N/A

County staff members have reviewed the subject development project and offer the following comments. The comments below are a compilation of comments and markups 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

No.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	A full buffer review will be done at time of site plan review if necessary.	Info Only
2.	Comprehensive Planning	The Future Land Use is Medium Density Residential (MDR) which allows for a maximum density of 10 dwelling units per net buildable acre.	Info Only
3.	Environmental Services	This development is not within Seminole County's utility service area. Please continue to coordinate with the City of Oviedo as needed to service this development.	Info Only
4.	Planning and Development	Please provide a separate legal description of the property.	Unresolved
5.	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 in the Resources tab located at the top of your ePlan task window or below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf . Community Meeting information (prior to scheduling for public hearing, after meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).	Unresolved
6.	Planning and Development	Please provide a letter of no impact from the Seminole County School Board. Please contact Jordan Smith at 407-320-0168 or smithjs@scps.k12.fl.us to receive the letter.	Unresolved
7.	Planning and Development	Per Rebecca Hammock, the parcel is eligible for a building permit once the rezone is approved.	Info Only
8.	Planning and Development	The next step after the rezone is a residential building permit through the Building Department.	Info Only
9.	Planning and Development	The proposed lot size of 105 ft by 181.53 ft (19,061 sq ft) is comparable to the R-1AAA (Single Family Dwelling) zoning classification. Staff has determined that the R-1AAA zoning district is compatible based on the surrounding development in the area.	Info Only
10.	Planning and Development	The R-1AAA (Single Family Dwelling) zoning district requires a minimum lot size of 13,500 square feet, a minimum 100 foot width at building line and a	Info Only

		minimum house size of 1,600 square feet.	
11.	Planning and Development	The subject site has a Medium Density Residential Future Land Use with A-1 (Agriculture) zoning. The Medium Density Residential Future Land Use allows a maximum density of ten (10) dwelling units per net buildable acres.	Info Only
12.	Planning and Development	The maximum building height in the R-1AAA (Single Family Dwelling) zoning district is thirty-five (35) feet.	Info Only
13.	Planning and Development	The building setbacks for the R-1AAA (Single Family Dwelling) zoning district are: Front Setback: Twenty-five (25) feet, Side Setback: Ten (10) feet, Side Street Setback: Twenty-five (25) feet, Rear Setback: Thirty (30).	Info Only
14.	Planning and Development	Parking requirements can be found under Seminole County Land Development Code (SCLDC) Chapter 30, Part 64. Parking requirements for the subject use of Single Family Dwelling is Two (2) parking spaces for each dwelling unit.	Info Only
15.	Planning and Development	The subject site is contiguous to the City limits of Oviedo and is located within the City's Utility Service Area. The City of Oviedo may require annexation of the site to obtain utilities. Please contact the Planning Division at (407) 971-5775 to discuss further. If annexation is required, the owner/developer should acquire zoning and development entitlements through the City of Oviedo's development processes.	Info Only
16.	Public Safety - Fire Marshal	Future building shall require: 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
17.	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
18.	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
19.	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
20.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
21.	Public Works - Engineering	No specific issues with the rezone for traffic. Please note that the road is the in the City of Oviedo	Info Only

		Jurisdiction.	
22.	Public Works - Engineering	No specific issues with the rezone for stormwater. Please note that with any development some retention will be required.	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	STATUS	REVIEWER
Buffers and CPTED	Approved	Maya Athanas
Natural Resources	No Review Required	Sarah Harttung
Public Works - Engineering	Review Complete Recommend Approval	Jim Potter
Comprehensive Planning	Approved	Tyler Reed
Public Works - Impact Analysis	No Review Required	William Wharton
Environmental Services	No Review Required	James Van Alstine
Public Safety - Fire Marshal	Approved	Matthew Maywald
Building Division	No Review Required	Tony Coleman
Planning and Development	Corrections Required	Annie Sillaway

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

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
3/28/24	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Annie
<p>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:</p> <p>Major Review (3+ reviewers remaining) – 50% of original application fee</p> <p>Minor Review (1-2 reviewers remaining) – 25% of original application fee</p> <p>Summary of Fees: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml</p> <p>NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)</p>		

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

