

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Please review the comments below. If upon reviewing the comments you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7374 no later than noon on Friday, January 30, 2026, in order to place you on the Wednesday, February 4, 2026 meeting agenda.

MEETINGS ARE HELD IN A HYBRID FORMAT (IN-PERSON AND VIRTUALLY). IF YOU REQUEST A MEETING, PLEASE INDICATE WHETHER YOU WOULD LIKE TO ATTEND THE MEETING IN-PERSON OR VIRTUALLY.

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

PROJECT NAME:	ALAFAYA RESIDENTIALS - PRE-APPLICATION	PROJ #: 26-80000006
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	1/20/26	
RELATED NAMES:	EP JORGE BOTERO	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	27-21-31-505-0000-011C	
PROJECT DESCRIPTION	PROPOSED REZONE FROM R-1AA TO R-1 AND SUBDIVISION FOR FOUR SINGLE-FAMILY RESIDENTIAL LOTS	
NO OF ACRES	1.13	
BCC DISTRICT	1-DALLARI	
CURRENT ZONING	R-1AA	
LOCATION	WEST SIDE OF ALAFAYA TRL, SOUTH OF BEASLEY RD	
FUTURE LAND USE	LDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
JORGE BOTERO BRICKS DEVELOPMENT LLC 3040 SALISBURY CV OVIEDO FL 32765 (407) 453-0037 JORGE@BRICKSFL.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.

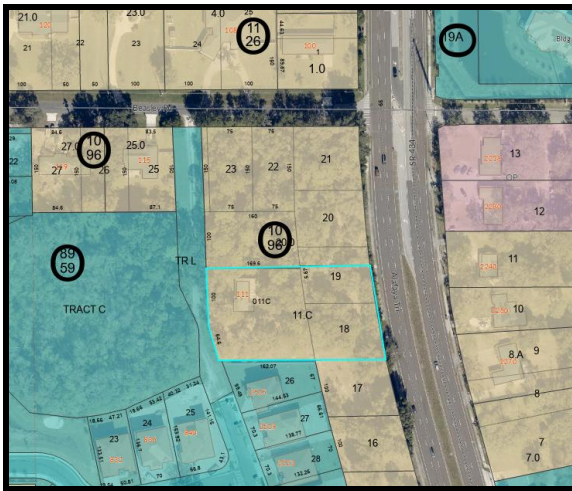
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [here](#).

PROJECT MANAGER COMMENTS

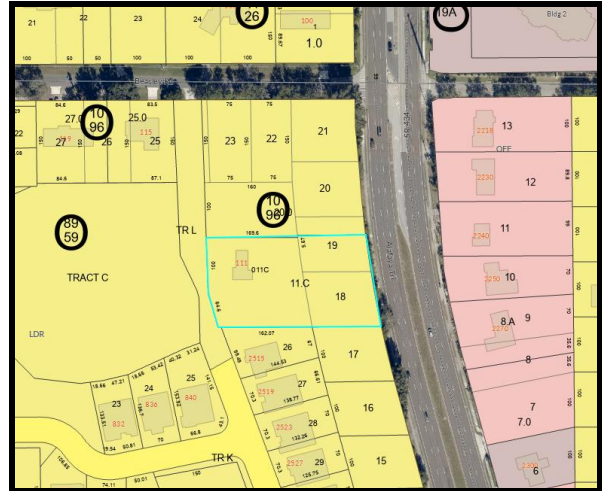
- The subject property has a Future Land Use designation of Low Density Residential and has a zoning designation of R-1AA (Single-Family Dwelling).
- Staff may support a Rezone to R-1 (Single-Family Dwelling) zoning district.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE
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_PT67LASCBU
2	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.
3	Buffers and CPTED	A full buffer review will be done at time of Rezone.
4	Buffers and CPTED	Required buffers shall not contain parking, including vehicle overhang areas in adjacent parking spaces. Driveways and other vehicular maneuvering areas shall not be permitted in a buffer, except that access points to adjacent roads may cross a buffer with minimum possible interference with the buffering function, as determined by the Development Services Director. SCLDC Section 30.14.4
5	Buffers and CPTED	Off-site trees do not count toward the landscape buffer requirements.
6	Buffers and CPTED	100 percent of landscaped areas are required to be irrigated. See the following link for requirements: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE
7	Buffers and CPTED	The buffer is calculated based on project intensity versus surrounding property (or roadway, as applicable) intensity. The subject property will be assigned a Land Use Intensity (LUI) rating based on proposed density/intensity. The adjacent properties will be estimated per guidelines in the code (vacant vs developed). See the link below for calculating LUI. Section 30.14.6: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN
8	Building Division	<ul style="list-style-type: none"> - Standard permitting will apply for the construction of any building, and/ or structure. - Each separate parcel, and separate building and/ or stand-alone structure will require a separate permit.

9	Comprehensive Planning	Site has a Future Land Use of LDR. Policy FLU 5.2.1 Low Density Residential of the Comprehensive Plan lists the following as uses: Uses A 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; B Public elementary schools, public middle schools and public high schools; and C 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. Proposed use appears to be consistent with the Low Density Residential (LDR) Future Land Use. Proposed use must also be compatible with the underlying zoning.
10	Comprehensive Planning	Site has a Future Land Use of LDR (Low Density Residential) and a maximum density of four dwelling units per net buildable acre.
11	Comprehensive Planning	Site is located in the Urban Corridor. Please note Policy FLU 4.2.3 Urban Centers and Corridors Overlay. Infill development and redevelopment projects that are located along major arterial roadways included within the Urban Centers and Corridors Overlay must be planned as pedestrian-oriented, either with requirements to build to a sidewalk located on the corridor, or with minimal setbacks from that sidewalk or pedestrian path. Such redevelopment and infill projects must share vehicle access from the arterial and may not be designed to provide multiple individual vehicle accesses for each individual use. Please note this if there is proposed redevelopment.
12	Environmental Services	The proposed lots are within Seminole County's potable water service area and are required to connect. The nearest connection point is a 24" DI potable water main running along the west side of Alafaya Trail.
13	Environmental Services	The proposed lots are within Seminole County's sanitary sewer service area but are not required to connect. There is a 20" PVC force main running along the east side of Alafaya Trail.
14	Environmental Services	The proposed lots are within Seminole County's sanitary sewer service area, but if they do not connect to the nearby force main, then onsite sewage treatment and disposal systems (OSTDS) aka septic systems would be needed to service them instead. 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.
15	Environmental Services	The proposed lots are within Seminole County's reclaim irrigation service area but are not required to connect. There is a 12" PVC reclaim water main running along the centerline of Alafaya Trail. If these lots do not connect to reclaim, then they will be serviced by potable water irrigation or by an alternative irrigation source such as an irrigation well.
16	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.

17	Environmental Services	Please revise the depicted cross access easement for Lot 1 and Lot 2 to also be a utility easement so that all four proposed lots have utility access to Alafaya Trail.
18	Planning and Development	The subject property has a Future Land Use designation of Low Density Residential and has a zoning designation of R-1AA (Single-Family Dwelling).
19	Planning and Development	<p>The building setbacks for the proposed R-1 zoning district are: Front - 25 feet Side yard - 7.5 feet Rear - 30 feet</p> <p>The minimum lot size is 8,400 square feet and minimum lot width requirement is 70 feet.</p>
20	Planning and Development	<p>Staff may support a Rezone to R-1 (Single-Family Dwelling) zoning district. A Rezone may take between 3 - 4 months and involves a public hearing with the Planning & Zoning Commission (P&Z) followed by a public hearing with the Board of County Commissioners (BCC). Rezones also require the applicant to conduct a community meeting.</p> <p>If the Minor Plat criteria below cannot be met, a full Subdivision would be required to subdivide the lot. Sec. 35.122 - Minor plat approval; criteria. (1) The parcel abuts and each created lot will abut existing dedicated public right-of-way that conforms to the County's standards for width; and (2) Each created lot shall have a minimum lot frontage of twenty feet (20'). (3) The development of the parcel would require no additional facility improvements to potable water, sanitary sewer, drainage facilities or roads; and (4) The parcel would be subdivided into no more than four (4) agricultural or residential lots or two (2) non-residential or non-agricultural lots; and (5) If septic tanks are to be utilized for sewage disposal, each lot must conform to the standards set forth in section 35.64; and (6) The subdivision of the parcel would meet all requirements of Part 4 of this Chapter which requirements may be waived by the Development Review Manager if he or she finds and determines that the general intent of this Chapter is met and the subdivision otherwise complies with State law.</p> <p>Step 1 Rezone Requires a recommendation from P&Z and final decision by the BCC.</p> <p>Step 2 Minor Plat or Preliminary Subdivision Plan (PSP) (if Minor Plat criteria cannot be met) If the property is being subdivided, a PSP must be submitted for technical review and approval by P&Z. If subdivision of the subject site is not being proposed, this step may be skipped.</p> <p>Step 3 Site Plan/Final Engineering (if Minor Plat criteria cannot be met) Approval of the plans reviewed administratively</p> <p>Step 4 Final Plat (if Minor Plat criteria cannot be met) If the property is being subdivided, the Final Plat must be submitted and reviewed by staff and approved by the BCC as a consent agenda item.</p>

21	Planning and Development	<p>Community Meeting Procedures Section 30.3.5.3</p> <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).
22	Planning and Development	The subject site has a Low Density Residential Future Land Use designation which allows a maximum density of four (4) dwelling units per net buildable acre. 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.
23	Planning and Development	A School Concurrency Application 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 407-320-0560 or jford@scps.k12.fl.us .
24	Planning and Development	<p>The parking requirement for residential units that are 1,000 square feet or greater is: 2 parking spaces for every dwelling unit.</p> <p>Parking and parking lot landscaping requirements can be found in SCLDC Chapter 30 Part 11.</p> <p>https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE</p>
25	Planning and Development	The maximum allowable building height is 35 feet.
26	Planning and Development	Newly created Lot 4 shown on the proposed plan is not permitted to be subdivided from an access easement because it is located within the urban area. The applicant is permitted to create no more than three (3) lots with direct access from Alafaya Trail, which is a County Standard road.
27	Planning and Development	An update to the Seminole County Land Development Code will be presented to the Board of County Commissioners in March. The update includes a proposed new section within the Subdivision regulations that would allow Alternative Design Standards, permitting reduced lot widths in exchange for providing twenty (20) percent open space. This provision would apply only to the R-1B, R-1, R-1A, and R-1AA zoning districts. The proposed minimum lot widths are 70 feet for R-1AA and 50 feet for R-1A, R-1, and R-1B.

28	Planning and Development	If the lots will be on septic (and connected to potable water), the smallest lot size allowed by the Health Department is 1/4 acre per lot. There may be a variance offered by the Health Department for this process. Please contact the Health Department prior to submitting a formal application regarding the septic requirements
29	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.
30	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.
31	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
33	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"
34	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
35	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
36	Public Safety - Fire Marshal	Future building shall require : Please verify the composition of the fire department access road (driveway) to the structure. This shall be a compacted all weather surface and comprised of asphalt, concrete, millings, etc. It shall not consist of sugar sand. NFPA 1, 18.2.3.4.2
37	Public Safety - Fire Marshal	Future building shall require: Dead end fire department access roads in excess of 150 ft in length shall be provided with approved provisions for the fire apparatus to turn around per section 18.2.3.5.4 of NFPA 1

39	Public Safety - Fire Marshal	Please provide an ingress/egress easement maintenance agreement to continue in perpetuity ensuring continuous fire department access in accordance with FFPC and as established within the approved plans.
40	Public Works - Engineering	A minor plat would not be able to be done as shown as all proposed lots are not off a public right-of-way (ROW) to County Standards. Each lot is required to have a minimum 20' property frontage on the public ROW. The access easement is not sufficient for the splitting of the lot. As proposed only 3 lots would be allowed.
41	Public Works - Engineering	Drainage for each lot will have to be addressed. If a minor plat is done, then a lot-by-lot drainage plan would be required at building permit. If it is platted, then a common retention pond would be required.
42	Public Works - Engineering	Only one common driveway would be allowed onto Alafaya trail.
43	Public Works - Impact Analysis	A Traffic Impact Study (TIS) may be required for this project if the new net external trip generation for the site generates more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th or 12th Edition. The TIS is to be prepared in accordance with the County's TIS Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted in ePlan for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo Perez, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov .

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	REVIEWER
Buffers and CPTED	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Building Division	Phil Kersey pkersey@seminolecountyfl.gov
Comprehensive Planning	David German (407) 665-7377 dgerman@seminolecountyfl.gov
Environmental - Impact Analysis	Becky Noggle (407) 665-2143 bnoggle@seminolecountyfl.gov
Environmental Services	James Van Alstine (407) 665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald (407) 665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jim Potter (407) 665-5764 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	Arturo Perez (407) 665-5716 aperez07@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