

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Comment Document – Initial Submittal

A Development Review Committee (DRC) meeting will NOT automatically be scheduled for your item; you must request it. Please review the comments below. If you determine that you would like to be scheduled for a 20 minute DRC meeting, please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7374 no later than noon on Friday, November 14, 2025, in order to place you on the Wednesday, November 19, 2025 meeting agenda.

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

The DRC meeting allows 20 minutes per project to discuss and clarify any comments of concern. Additional comments or deletion of comments may result from discussions at the DRC meeting. The DRC Agenda can be found [HERE](#).

PROJECT NAME:	LAKE ONORA PRESERVE - PSP	PROJ #: 25-55100004
APPLICATION FOR:	DR - SUBDIVISIONS PSP	
APPLICATION DATE:	10/09/25	
RELATED NAMES:	EP JIMMY MARSAWA	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	07-20-31-501-0000-001A	
PROJECT DESCRIPTION	PROPOSED PRELIMINARY SUBDIVISION PLAN FOR 4 SINGLE FAMILY HOME DEVELOPMENT ON 2.04 ACRES	
NO OF ACRES	2.04	
BCC DISTRICT	5: HERR	
CURRENT ZONING	R-1AA	
LOCATION	ON THE SOUTHWEST CORNER OF ONORA ST AND OHIO AVE	
FUTURE LAND USE-	LDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
JIMMY MARSAWA Y & J REALTY LLC 8000 LEAF GROVE CIR ORLANDO FL 32836 (917) 714-6699 JIMMYAEF@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 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.

AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE	STATUS
1	Buffers and CPTED	Buffers will not be required for this subdivision.	Info Only
2	Building Division	11/4/25: - Standard building permitting will apply per parcel - Separate building permits are required for each building, and / or structure, example: SFR, fence/ gate systems, sheds, pools, etc....	Info Only
3	Comprehensive Planning	Provide a preliminary subdivision plan and indicate the Future Land Use designation of Low Density Residential (LDR). LDR allows a density of up to four dwelling units per net buildable acre. Provide the net buildable area and a calculation for the proposed density.	Unresolved
4	Comprehensive Planning	Additional comments may be generated once an adequate preliminary subdivision plan is submitted.	Unresolved
5	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
6	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 joy_ford@scps.k12.fl.us or (407) 320-0069.	Info Only
7	Planning and Development	The subject property is located within the City of Sanford Utility service area. Please contact the City at (407) 688-5000 to discuss utility requirements and a pre-annexation agreement prior to resubmitting.	Unresolved
8	Planning and Development	The minimum housing size in R-1AA (Single-Family Dwelling) is 700 square feet.	Info Only

9	Planning and Development	The minimum width at building line in the R-1AA zoning district is ninety (90) feet.	Info Only
10	Planning and Development	The minimum lot size in the R-1AA zoning district is 11,700 square feet.	Info Only
11	Planning and Development	The setbacks for the R-1AA zoning district are: Front - 25 feet Side street - 25 feet Side - 10 feet Rear - 30 feet Please correct the side street setback shown on the plan.	Unresolved
12	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. Definition of Net Buildable Acreage: 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, floodprone areas, and any right-of-way dedication.	Info Only
13	Planning and Development	The proposed project is a residential development within the Avigation Easement boundary and will require you to file an Avigation Easement in the Seminole County Public Records at the time of Final Plat review.	Info Only
14	Planning and Development	The purpose of the Airport Target Area is to provide airspace protection and adjacent land uses compatible with airport operations; to promote the coordinated use of lands and foster orderly development; to protect the health, safety and welfare of the public; to ensure the economic benefits and capacity of aviation related businesses; and to ensure compliance with all Federal and State aviation laws, rules and regulations. Staff will send an intergovernmental notice to the Airport on the proposed Preliminary Subdivision Plan.	Info Only
15	Planning and Development	The subject property is adjacent to the City of Sanford. Seminole County will provide an intergovernmental notice to the City of Sanford.	Info Only
16	Planning and Development	Off-street parking requirement based on table 11.3 - Residential Unit: • 1,000 square feet or greater - 2 spaces/dwelling unit • Less than 1,000 square feet - 1.5 spaces/dwelling unit • Studio Apartment/Efficiency - 1 space/dwelling unit.	Info Only
17	Planning and Development	Please provide a scale for the vicinity map.	Unresolved
18	Planning and Development	On the PSP, please provide a note stating: Sidewalks will be constructed in compliance with Seminole County.	Unresolved

19	Planning and Development	On the PSP, please add a note specifying who provides water and sewer services.	Unresolved
20	Planning and Development	As noted in Public Works–Engineering's comments regarding the right-of-way clip, the right-of-way area must be excluded from the subject site's total lot area. Please provide a net buildable acreage calculation for the boundary of the development. Definition of Net Buildable Acreage: 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, floodprone areas, and any right-of-way dedication.	Unresolved
21	Planning and Development	The net buildable lot size is not required for each individual lot, please provide only the total square feet for each lot.	Unresolved
22	Planning and Development	Seminole County Land Development Code (SCLDC) for Subdivision Plan review can be found In SCLDC Chapter 35. The PSP provides the general layout of the lots along with preliminary infrastructure and environmental considerations. The time limit on approval for a final subdivision plat or plats shall be submitted within two (2) years after preliminary plan approval or the preliminary plan approval shall lapse. An extension to the two-year limit may be considered by the Planning and Zoning Commission, upon written request by the applicant prior to the expiration date, showing cause for such an extension.	Info Only
23	Planning and Development	You must submit a revision of your PSP based upon comments of reviewers.	Info Only
24	Planning and Development	The zoning classification on the property is R-1AA (Single-Family Dwelling) and the Future Land Use is Low Density Residential.	Info Only
25	Planning and Development	Please provide a Preliminary Subdivision Plan in compliance with Section 35.43 of the Seminole County Land Development Code (SCLDC). The boundary survey submitted can be renamed as the Preliminary Subdivision Plan and adjusted to include all of the required data as listed in Section 35.43(a). SCLDC Sec. 35.43: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH35SURE_PT4RESU_S35.43RESUPRPL	Unresolved
26	Public Safety - Addressing	On the SD-1 Sketch & Description.pdf, the street name "Onra ST" is incorrect and must be corrected to "Onora ST". Ensure that the street names are spelled correctly on future submittals.	Info Only

27	Public Safety - Addressing	Proposed Lots 1 and 2 appear to have access to Onora ST and will be addressed to Onora ST, Proposed Lot 3 is a corner lot and the address will be determined with the Building Permit, and Proposed Lot 4 appears to have access to Ohio AVE and will be addressed to Ohio AVE.	Info Only
28	Public Safety - Addressing	Addressing is unable to make a complete review because a Preliminary Subdivision Plan was not submitted.	Unresolved
29	Public Safety - Addressing	(POSTING) Address numbers shall be made of durable weather resistant material, shall be permanently affixed to the structure and posted fronting the street the structure is addressed to. The colors of the numbers shall contrast the surrounding background of the structure, so it stands out and is clearly visible from both directions of the addressed street. SCLDC SEC 90.5(a). Addresses are entered into the 911 database and used directly by the 911 communications call center. *Address numbers are to be permanently installed facing the street the structure is addressed to.	Info Only
30	Public Safety - Addressing	(POSTING) Residential address numbers are to be a minimum of four (4) inches in height and 1/2" inch in width. SCLDC SEC 90.5(7)	Info Only
31	Public Safety - Addressing	(POSTING) Residential building structures which are over fifty (50) feet from the street shall be required to use five (5) inch or larger numbers. In addition, if the main entrance to the building or the building structure is set back and is not readily visible from the street, address numbers shall be posted at the entrance street or driveway access to the building on both sides of a fence, mailbox or post, and on the building structure. Numbers shall be visible from both directions of the street. SCLDC 90.5 (5), (7) & (8)	Info Only
32	Public Safety - Addressing	(PLAT) Subdivisions will be pre-addressed within (14) working days after recording the plat in the public records. Until the plat is recorded any addresses associated to the project are subject to change. SCLDC 90.5.6 (d). You are welcome to email: addressing@seminolecountyfl.gov a copy of the recorded plat, with the plat book and page number inscribed and we may be able to release addresses sooner provided, the fees have been paid.	Info Only
33	Public Safety - Addressing	(ADDRESS ASSIGNMENT) All building/unit number(s) shall be issued by the Seminole County 911 Administration, Addressing Office. SCLDC 90.5	Info Only
34	Public Safety - Addressing	(ADDRESS ASSIGNMENT) Corner lots are addressed to the street best suited for emergency responders. This generally is where the front main entry door to the structure appears to be located. If the front main entry door is not visible; the building is obscured from the road; the building is unable to be accessed due to landscaping, road conditions, or for emergency purposes it is best reached where the driveway intersects the road, then it will be addressed to the named street where the driveway intersects. SCLDC 90.2	Info Only

35	Public Safety - Addressing	(Development Name) The subdivision name LAKE ONORA PRESERVE, has been approved for use. The approved name shall be the only conspicuous name posted or advertised on signage and shall also be the title on the proposed plat. Following approval of the site or final engineering plan, the applicant shall have one (1) year to commence construction. If no site construction has commenced within (1) one year, the project is considered expired and any approved development name, including street names, that have been reserved, will be removed from the reserve list and considered void. (90.10(b)(c)(e)177.051) (email:addressing@seminolecountyfl.gov). Addressing checks the proposed name against the Seminole County Property Appraiser facility & subdivision names along with project names that are on reserve within the County. Potential names will be reviewed during Preliminary Subdivision Plan.	Info Only
36	Public Safety - Addressing	(Subdivision Plats) The addressing fee for 4 lots is \$100.00. Prior to the final approval of the plat and recording, the addressing fee shall be paid. Payment can be made via credit card online, through our website at https://scccap01.seminolecountyfl.gov/Address911WebPayment . You may also make payment via check or money order payable to Seminole County, either in person or by mail to: Seminole County Addressing Section, 3rd floor. Attn. Amy Curtis 150 Eslinger Way Sanford, FL 32773. In person payments accepted by appointment only. Please call 407-665-5045, 407-665-5191, 407-665-5190 or email addressing@seminolecountyfl.gov (Addressing Policy)	Info Only
37	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
38	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
39	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
40	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
41	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
42	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	Info Only

43	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	Info Only
44	Public Works - County Surveyor	Boundary survey does not meet the requirements of 5j-17 .052 in the following ways. All corners must be set or found and identified. a witness corner should have been set for the northeast corner. no section work was actually located so i cannot determine if the property is actually in the right place. as your description calls out the Northeast corner of the section you have to locate it and tie the north line of the section, you cannot assume the other surveyors did the work. Why did you hold a broken Concrete monument which you know is disturbed? you show arrows to a found concrete monument to the south along ohio but you don't show the bearing and distance from said monument to your set corner. nor do you tie it to the found iron rod south of that. I am not comfortable with the found 1" iron pipe and your calculated/deed easterly line.	Unresolved
45	Public Works - County Surveyor	Review the spelling of Parcel in your legal description sketches, don't know why you created those in the first place as this would need to be platted as your creating 3 or more parcels, in accordance with State Statute 177.	Unresolved
46	Public Works - County Surveyor	Create a separate drawing identified as a preliminary subdivision plan which should look like a plat and identify the separate parcels, proposed easements and proposed right of way tract which you will need to create for the corner clip which the county has been maintaining for over 7 years., said drawing should identify who will be responsible for the ownership and maintenance of said easements tracts and parcels.	Unresolved
47	Public Works - County Surveyor	Please review Plat Book 6 page 87, Onora was platted along the section line not 462 feet south. you can use this plat number for Ohio but not onora. There is a right of way map recorded in road book 1 page 38 that realigns Onora aka federal road project DA-NC 35 A(1).	Unresolved
48	Public Works - Engineering	The information provided is not a PSP. Please provide all required information.	Unresolved
49	Public Works - Engineering	Sidewalks are required along all property frontages. There is a sidewalk fund, but the current linear foot price is \$82.65 as of 2024. It may be higher now. To do the sidewalk fund the right-of-way (ROW) is required to be sufficient to install and all grading is required to be ready for the sidewalk to be installed. Please show the sidewalk on the PSP plan.	Unresolved
50	Public Works - Engineering	Provide a corner clip sufficient to get the Road and sidewalk out of the property. The other option would be for this development to move the road into the Public ROW.	Unresolved

51	Public Works - Engineering	Stormwater is required to be addressed for the site. Either a common drainage system is required or during building permit an engineered grading plan is required to be provided for each lot that addresses the required storm water. An engineered plan will be required for either option showing that the drainage is addressed. Please show and state how the drainage will be addressed.	Unresolved
52	Public Works - Engineering	Please show a 5' (minimum) drainage easement on all property lines. Note that a drainage easement will be required over all retention areas.	Unresolved
53	Public Works - Engineering	Please note that the driveway for lot 3 will have to be as far from the corner as possible from either side.	Unresolved
54	Public Works - Impact Analysis	NRR, trips generated < requirement	Info Only
55	Public Works - ROW Review	The right-of-way width for Onora Street and Ohio Avenue (adjacent to the subject parcel) as depicted on the boundary & topographical survey from Ryanik, LLC and with the latest revision date of 10/21/2025 concurs with our records.	Resolved
56	Public Works - ROW Review	A corner clip should be required at the southwesterly corner of the intersection of Onora Street and Ohio Avenue. This roadway has been existing and maintained well within the statutory limits of FS 95.361.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	STATUS	REVIEWER
Buffers and CPTED	Approved	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Building Division	Approved	Phil Kersey pkersey@seminolecountyfl.gov
Comprehensive Planning	Corrections Required	Maya Athanas (407) 665-7388 mathanas@seminolecountyfl.gov
Environmental Services	No Review Required	James Van Alstine (407) 665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Review Complete Recommend Approval	Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Corrections Required	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Public Safety - Addressing	Corrections Required	Lily Kay (407) 665-5045 lkay@seminolecountyfl.gov
Public Safety - Fire Marshal	Approved	Matthew Maywald (407) 665-5177 mmaywald@seminolecountyfl.gov

Public Works - County Surveyor	Corrections Required	Raymond Phillips (407) 665-5647 rphillips@seminolecountyfl.gov
Public Works - Engineering	Corrections Required	Jim Potter (407) 665-5764 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez (407) 665-5716 aperez07@seminolecountyfl.gov
Public Works - ROW Review	Approved	Neil Newton (407) 665-5711 nnewton@seminolecountyfl.gov

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

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
11/12/2025	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	See highlighted departments above
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: Major Review (3+ reviewers remaining) – 50% of original application fee Minor Review (1-2 reviewers remaining) – 25% of original application fee Summary of Fees: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)		

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
Seminole Co. Property Appraiser	www.scpafl.org