

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

PROJECT NAME:	ALAFAYA RESIDENTIAL - PRE-APPLICATION	PROJ #: 25-80000116
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	10/23/25	
RELATED NAMES:	EP STEPHEN RATCLIFF	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	27-21-31-505-0000-011C	
PROJECT DESCRIPTION	PROPOSED REZONE FROM R-1AA TO R-1 FOR THREE SEPARATE LOTS ON 1.14 ACRES LOCATED ON THE WEST SIDE OF ALAFAYA TRL, SOUTH OF BEASLEY RD	
NO OF ACRES	1.14	
BCC DISTRICT	1-Bob Dallari	
CURRENT ZONING	R-1AA	
LOCATION	ON THE 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:	
STEPHEN RATCLIFF 751 E CHAPMAN RD OVIEDO FL 32765 (407) 496-5784 SRATCLIFF@RATCLIFFPROPERTIES.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

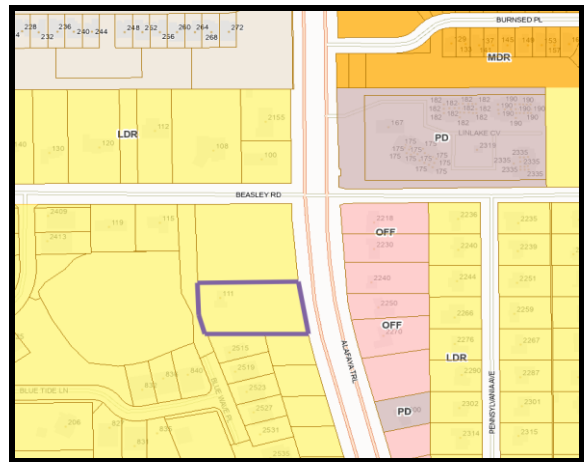
- The subject property has a Future Land Use of Low Density Residential and R-1AA (Single-Family Dwelling) Zoning.
- Staff may support a Rezone from R-1AA (Single-Family Dwelling) to R-1 (Single-Family Dwelling).
- The Applicant will be required to complete the subdivision process in order to subdivide the lot.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Building Division Phil Kersey	10/30/25: - Standard building permitting will apply for any proposed structures, or alterations and/ or additions to existing.	Info Only
2.	Comprehensive Planning David German	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.	Info Only
3.	Comprehensive Planning David German	Site has a Future Land Use of LDR (Low Density Residential) and a maximum density of four (4) dwelling units per net buildable acre.	Info Only
4.	Environmental Services James Van Alstine	Seminole County Utilities has no objection to the proposed lots configuration.	Info Only
5.	Environmental Services James Van Alstine	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.	Info Only
6.	Environmental Services James Van Alstine	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.	Info Only
7.	Environmental Services James Van Alstine	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:	Info Only

		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.	
8.	Environmental Services James Van Alstine	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.	Info Only
9.	Environmental Services James Van Alstine	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.	Info Only
10.	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 Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
11.	Planning and Development Annie Sillaway	The setbacks for the R-1 (Single-Family Dwelling) zoning district are: Front yard: Twenty-five (25) feet Side yard: Seven and one-half (7.5) feet Rear yard: Thirty (30) feet	Info Only
12.	Planning and Development Annie Sillaway	The proposed use of a single family residence is permitted in current R-1 (Single-Family Dwelling) Zoning District designation.	Info Only
13.	Planning and	Below is the step through the Rezone and	Info Only

	Development Annie Sillaway	Subdivision Process: • Step 1 Rezoning: Requires a recommendation from the Planning and Zoning Commission and final approval or denial by the Board of County Commissioners. • Step 2 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. • Step 3 Site Plan/Final Engineering: Approval of the Site Plan or Final engineering plans that are reviewed administratively. • Step 4 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.	
14.	Planning and Development Annie Sillaway	A Rezone may take between 3 - 4 months and involves a public hearing with the Planning & Zoning Commission followed by a public hearing with the Board of County Commissioners.	Info Only
15.	Planning and Development Annie Sillaway	Community Meeting Procedures Section 30.3.5.3 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).	Info Only
16.	Planning and	SUBMITTAL INFORMATION FOR "ALL"	Info Only

	Development Annie Sillaway	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) 320-0069or joy_ford@scps.k12.fl.us.	
17.	Planning and Development Annie Sillaway	Sec. 30.3.4: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions: Placards Placards shall be a minimum of 24"x 36" in size. • A minimum of two (2) placards shall be required per property or project. At the discretion of the Division Manager the number of placards on a property or project may be increased. Placards shall be posted at least fifteen (15) days prior to a scheduled public hearing; • Placards shall state the time and place of the hearing and the nature of the matter to be discussed; Affidavit of proof of the required publication and placards posting shall be presented to staff prior to the public hearing by the applicant/petitioner/appellant and shall be made a part of the record of the proceeding.	Info Only
18.	Planning and Development Annie Sillaway	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.	Info Only
19.	Public Safety - Fire Marshal Brenda Paz	This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.5.1.1 (2021 edition).	Info Only
20.	Public Safety - Fire Marshal Brenda Paz	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per chapter 18.3 of NFPA 1	Info Only
21.	Public Safety - Fire Marshal Brenda Paz	Unobstructed vertical clearance shall be not less than 13 feet 6 inches to accommodate emergency vehicles (Section 18.2.3.5.1.2 NFPA 1)	Info Only
22.	Public Safety - Fire Marshal	Fire department access roads shall be designed and maintained to support the imposed loads of fire	Info Only

	Brenda Paz	apparatus and shall be provided with an all-weather driving surface. NFPA 1, Chapter 18.2.3.4.2 (2021).	
23.	Public Safety - Fire Marshal Brenda Paz	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. NFPA 1, 18.2.3.5.4, 2021 Edition	Info Only
24.	Public Works - Engineering Jennifer Goff	The proposed project is located within the Howell Creek drainage basin.	Info Only
25.	Public Works - Engineering Jennifer Goff	Based on 1 ft. contours, the topography of the site appears to slope west	Info Only
26.	Public Works - Engineering Jennifer Goff	A detailed drainage analysis will be required at final engineering.	Info Only
27.	Public Works - Engineering Jennifer Goff	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 Jennifer Goff	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Info Only
29.	Public Works - Engineering Jennifer Goff	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
30.	Public Works - Engineering Jennifer Goff	The developer shall provide a pedestrian sidewalk along Alafaya Rd frontage or may provide payment into the Sidewalk Fund in accordance with Ordinance #2019-46 in lieu of sidewalk construction.	Info Only
31.	Public Works - Engineering Jennifer Goff	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
32.	Public Works - Engineering Jennifer Goff	The drainage for the site is not clear. An appropriate outfall will need to be demonstrated or the site will have to hold one of the following as applicable; The entire 25-year, 24-hour storm event volume if the site is not land locked or entire 100-year, 24-hour storm event onsite without discharge if it is determined to be land locked.	Info Only

33.	Public Works - Impact Analysis Arturo Perez	No Review 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
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Jennifer Goff 407-665-7336 jgoff@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Environmental Services	Review Complete	James Van Alstine 407-665-2014 ivanalstine@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Brenda Paz 407-665-7061 bpaz@seminolecountyfl.gov
Environmental - Impact Analysis	Review Complete	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 aperez@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@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