

## SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING  
SANFORD, FLORIDA 32771

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

<b>PROJECT NAME:</b>	<b>ALEXANDER AVE - PRE-APPLICATION</b>	<b>PROJ #: 26-8000011</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	2/02/26	
RELATED NAMES:	EP MICHAEL TOWER	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	35-19-30-517-0600-0130	
PROJECT DESCRIPTION	PROPOSED SUBDIVISION FOR 3 SINGLE FAMILY RESIDENTIAL LOTS ON .23 ACRES IN THE R-1 ZONING DISTRICT LOCATED ON THE SOUTHWEST CORNER OF 18TH ST AND ALEXANDER AVE	
NO OF ACRES	.23	
BCC DISTRICT	5: HERR	
CURRENT ZONING	R-1	
LOCATION	ON THE SOUTHWEST CORNER OF 18TH ST AND ALEXANDER AVE	
FUTURE LAND USE-	LDR	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
MICHAEL TOWERS PO BOX 520953 LONGWOOD FL 32752 (407) 301-1115 	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](#).

### PROTECT YOURSELF FROM FRAUDULENT INVOICES

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County’s logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

## PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use of Low Density Residential and a zoning designation of R-1 (Single Family Dwelling).
- The proposed density exceeds the four (4) dwelling unit per net buildable acre maximum density for the Low Density Residential Future Land Use. A Future Land Use Amendment would not be supported.
- The proposed lots do not meet minimum zoning standards, but an uncombination of the two (2) platted lots may be supported in accordance with SCLDC Sec. 30.2.6.6.

## PROJECT AREA ZONING AND AERIAL MAPS

Future Land Use: LDR

Zoning: R-1



## Aerial



**AGENCY/DEPARTMENT COMMENTS**

	<b>REVIEWED BY</b>	<b>TYPE</b>	<b>STATUS</b>
1.	Buffers and CPTED	CoBased on the proposed overall density of four (4) dwelling units per net buildable acre, buffering will not be required.	Info Only
2.	Building Division	Standard building permitting will apply. - Separate permits required for each building, and stand-alone structures. Example: each new building, demolition of any buildings, signage, fence/ gates systems, retaining walls, etc...	Info Only
3.	Building Division	Proposed set up of structures show around 4' between structures. it is important to monitor final layout against building design to ensure compliancy with section R302 of the FRBC>	Info Only
4.	Comprehensive Planning	Site has a Future Land Use of LDR (Low Density Residential). Per Policy FLU 5.2.1 Low Density Residential: The purpose and intent of this land use designation is to provide appropriate locations for residences at a maximum density of four (4) dwelling units per net buildable acre, with a limited list of public purpose and special exception uses. Uses - 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; - Public elementary schools, public middle schools and public high schools; and - 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. Based on this, the proposed use is greater than the required 4DU/ac and does not meet the requirements of LDR FLU	Info Only
5.	Comprehensive Planning	Please note Policy FLU 5.5.2 Development Standards for Community Development Block Grant Eligible Target Areas: - The County will also consider code changes to allow infill development, redevelopment, and renovation of existing structures on existing lots of record within Community Development Block Grant eligible Target Areas on an individual basis at the discretion of the Planning and Development Division Manager, without variances. This provision can be applied when the lot or lots in question were legal lots at time of platting, but do not meet current lot size and setback standards.	Info Only
6.	Environmental Services	The proposed lots are not within Seminole County's utility service area. Please coordinate with the City of Sanford to service them.	Info Only
7.	Environmental Services	If the City of Sanford is unable to service sewer to the proposed lots, then onsite sewage treatment and disposal systems (OSTDS) aka septic systems would be needed to service them instead. Per Florida Statutes Section 381.0065(4)(a) and Section 381.0065(4)(b) since these proposed lots would need to be serviced by septic systems and the lot split is occurring after 01/01/1972, the minimum lot sizes allowed is 0.50 acre per lot (for lots using private wells) and 0.25 acre per lot (for lots using "a regulated public water system" such as City water). Additionally, per House Bill 1379, these OSTDS would have to be enhanced nutrient-reducing (ENR) OSTDS since it will be new	Info Only

		<p>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:</p> <p><a href="https://www.flrules.org/gateway/reference.asp?No=Ref-14359">https://www.flrules.org/gateway/reference.asp?No=Ref-14359</a> , 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.</p>	
8.	Environmental Services	<p>Per previous comments, if the proposed lots are unable to connect to City of Sanford water and sewer then they will not meet the minimum lot size requirements of being 0.25 acre each for septic system use. The property owner may proceed with the lot split AT THEIR OWN RISK and will be required to obtain a septic permit variance for each lot. Follow the link: <a href="https://floridadep.gov/water/onsite-sewage/content/variances">https://floridadep.gov/water/onsite-sewage/content/variances</a> , for more information on the septic permit variance process. The variance application form can be found at the following link: <a href="https://floridadep.gov/water/onsite-sewage/forms/application-variance-chapter-62-6-fac">https://floridadep.gov/water/onsite-sewage/forms/application-variance-chapter-62-6-fac</a>.</p>	Info Only
9.	Planning and Development	<p>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: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning &amp; Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a></p>	Info Only
10.	Planning and Development	<p>This property is zoned R-1, Single Family Dwelling, and has a Future Land Use of Low Density Residential. Single-family homes are a permitted use in this zoning district.</p>	Info Only
11.	Planning and Development	<p>The setbacks for the R-1 zoning district are: Twenty-five (25) feet Front Yard, Thirty (30) feet Rear yard, Seven and one-half (7.5) feet Side Yard, Fifteen (15) feet Side Street.</p>	Info Only
12.	Planning and Development	<p>The property has a Future Land Use of Low Density Residential. The maximum density for this land use is four (4) dwelling units per net buildable acre. A Future Land Use Amendment to Medium Density Residential would not be consistent with the area and would not be supported by staff.</p>	Info Only
13.	Planning and Development	<p>This property is within the Community Development Block Grant Target Area (Lockhart). Per the Seminole County Comprehensive Plan, Future Land Use Policy 5.5.2, the</p>	Info Only

		<p>County will also consider code changes to allow infill development, redevelopment, and renovation of existing structures on existing lots of record within Community Development Block Grant eligible Target Areas on an individual basis at the discretion of the Planning and Development Division Manager, without variances. This provision can be applied when the lot or lots in question were legal lots at time of platting, but do not meet current lot size and setback standards.</p> <p>If setback variances are required for the principal dwelling, they can be processed administratively.</p>	
14.	Planning and Development	<p>The property contains two (2) platted lots. It may be possible to uncombine this property into two lots, so long as the following criteria is met in accordance with SCLDC Sec. 30.2.6.6, Uncombining Lots in the Urban Area:</p> <ul style="list-style-type: none"> <li>a. The properties are vested in accordance with the Comprehensive Plan Policy FLU 3.3 and Section 15.3 of the Land Development Code; and</li> <li>b. The subject parcel is in the urban area; and</li> <li>c. Fifty (50) percent or more of the lots in the same platted subdivision have the same character and are the size as originally platted; and</li> <li>d. All existing structures on the subject property meet the setback requirements for the subject zoning classification (<b>Please note</b>, the accessory structure shown per Property Appraiser records is not meeting setback requirements, this may need to be relocated/demolished to qualify); and</li> <li>e. The subject property is not limited in its development potential due to wetlands and floodplains; and</li> <li>f. The subject property has adequate access to a public right of way and roadway that meets the County standard per Seminole County Public Works Manual Section 1.11.1; and</li> <li>g. The subject property has adequate drainage per Seminole County Public Works Manual Chapter 2.</li> <li>h. Utility services are available, or the property is eligible for permits to install potable water wells and onsite sewage treatment and disposal systems, per the following conditions: <ul style="list-style-type: none"> <li>1. Utility services are available from Seminole County in accordance with Section 270.1 of the Seminole County Code of Ordinances or Section 381.0065(2)(a), Florida Statutes, as applicable, or</li> <li>2. Utility services are available from a city or other entity regulated by the Public Services Commission, or</li> <li>3. If the un-combined lots are unable to connect to any of the previously mentioned regulated potable water distribution systems, the property must be eligible for a permit for potable water wells with the St. Johns River Water Management District (SJRWMD) in accordance with applicable SJRWMD provisions and eligible for onsite sewage treatment and disposal systems (OSTDS) with the local Florida</li> </ul> </li> </ul>	Info Only

		<p>Department of Health location in accordance with Section 381.0065(4), Florida Statutes, as applicable.</p> <p>Please see the following link for the application:  <a href="https://www.seminolecountyfl.gov/docs/default-source/pdf/lot-split-reconfiguration-08-2024.pdf?sfvrsn=f6ca6ca0_3">https://www.seminolecountyfl.gov/docs/default-source/pdf/lot-split-reconfiguration-08-2024.pdf?sfvrsn=f6ca6ca0_3</a></p>	
15.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
16.	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.	Info Only
17.	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	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 Works - Engineering	The proposed project is located within the Sanford drainage basin.	Info Only
20.	Public Works - Engineering	Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the pre development rate of discharge for the 25-year,24-hour storm event.	
21.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally north.	Info Only
22.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to the roadside ditches.	Info Only
23.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
24.	Public Works - Engineering	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
25.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. There are currently no sidewalks along the property frontage. 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
26.	Public Works - Engineering	Dedication of additional right-of-way shall be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.	Info Only
27.	Public Works - Engineering	The developer shall provide a pedestrian sidewalk along all roadway frontages or may provide payment into the Sidewalk Fund in accordance with Ordinance #2019-46 in lieu of sidewalk construction.	Info Only

28.	Public Works - Impact Analysis	No Review Required. Trip Generation << than 50 Peak VPH threshold.	Info Only
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## DEPARTMENT PROJECT STATUS AND CONTACT

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

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Phil Kersey	pkersey@seminolecountyfl.gov	407-665-7460
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716

## RESOURCE INFORMATION

### Seminole County Land Development Code:

[https://library.municode.com/fl/seminole\\_county/codes/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](http://www.fema.gov)

#### Cities:

Altamonte Springs	(407) 571-8150	<a href="http://www.altamonte.org">www.altamonte.org</a>
Casselberry	(407) 262-7751	<a href="http://www.casselberry.org">www.casselberry.org</a>
Lake Mary	(407) 585-1369	<a href="http://www.lakemaryfl.com">www.lakemaryfl.com</a>
Longwood	(407) 260-3462	<a href="http://www.longwoodfl.org">www.longwoodfl.org</a>
Oviedo	(407) 971-5775	<a href="http://www.cityofoviedo.net">www.cityofoviedo.net</a>
Sanford	(407) 688-5140	<a href="http://www.sanfordfl.gov">www.sanfordfl.gov</a>
Winter Springs	(407) 327-5963	<a href="http://www.winterspringsfl.org">www.winterspringsfl.org</a>

#### Other Agencies:

Florida Dept of Transportation	<b>FDOT</b>		<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3605	<a href="http://www.floridahealth.gov">www.floridahealth.gov</a>

#### Other Resources:

Flood Prone Areas	<a href="http://www.seminolecountyfl.gov/gm/building/flood/index.aspx">www.seminolecountyfl.gov/gm/building/flood/index.aspx</a>
Watershed Atlas	<a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>