

**SEMINOLE COUNTY GOVERNMENT**

1101 EAST FIRST STREET, WEST WING  
 SANFORD, FLORIDA 32771

<b>PROJECT NAME:</b>	<b>MAT COAST PROPERTIES - PRE-APPLICATION</b>	<b>PROJ #: 26-80000047</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	4/21/26	
RELATED NAMES:	EP LUIS VELEZ	
PROJECT MANAGER:	DAVID GERMAN (407) 665-7386	
PARCEL ID NO.:	33-19-31-507-0000-1670	
PROJECT DESCRIPTION	PROPOSED LAND USE AMENDMENT FROM COM TO LDR AND REZONE FROM C-1 TO R-1 FOR ONE LOT ON 0.17 ACRES LOCATED ON THE EAST SIDE OF BROADWAY, NORTH OF E SR 46	
NO OF ACRES	0.17	
BCC DISTRICT	5: HERR	
CURRENT ZONING	C-1	
LOCATION	ON THE EAST SIDE OF BROADWAY, NORTH OF E SR 46	
FUTURE LAND USE-	COM	
SEWER UTILITY	MIDWAY CANAAN UTILITIES	
WATER UTILITY	MIDWAY CANAAN UTILITIES	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
LUIS VELEZ MAT COAST PROPERTIES 2471 BROADWAY SANFORD FL 32771 (407) 963-2830 [REDACTED]	N/A	

**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.

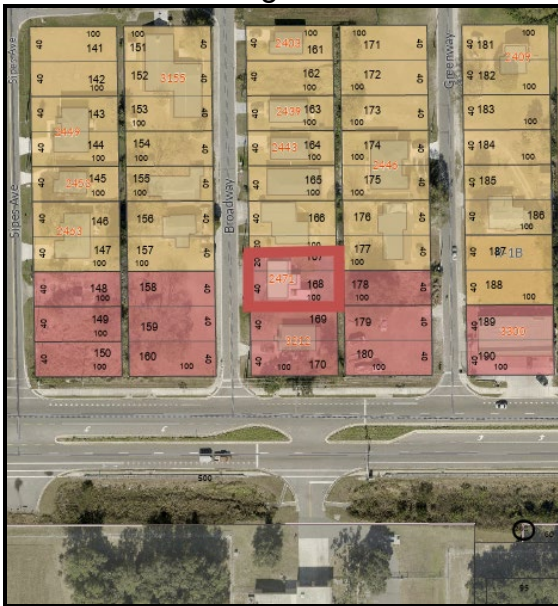
If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

## PROJECT MANAGER COMMENTS

- Site currently is zoned C-1 and has a Future Land Use of COM. A proposed single-family dwelling is not consistent with the zoning and FLU. A Rezone to **R-1B** and **Future Land Use Amendment to MDR** will be required to meet the minimum lot size and requirements for the zoning district with the existing lot configuration.
- Gravel and paving must be removed from front yard. A permit to install a residential driveway will be required.

## PROJECT AREA ZONING AND AERIAL MAPS

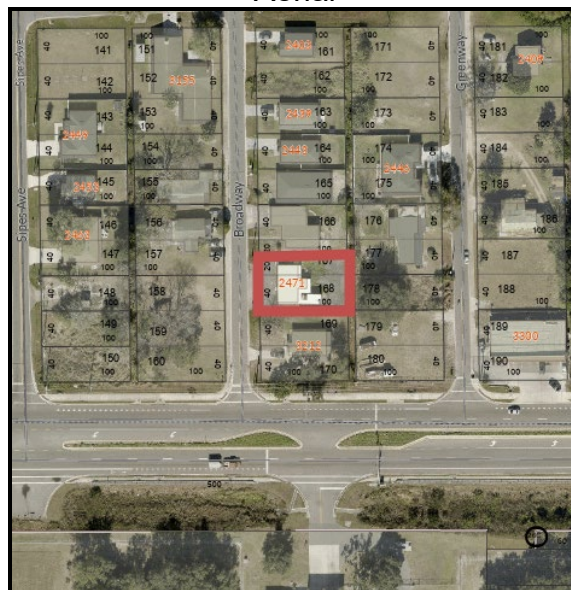
Zoning: C-1



Future Land Use: COM



Aerial



## AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	No buffers required based on proposal of a single family home.	Info Only
2.	Building Division	- This proposed use is a Change of Occupancy for this building/ location. Standard permitting will apply and must be dealt with prior to use of the building/ structure.	Info Only
3.	Building Division	- Standard building permitting will apply.	Info Only
4.	Building Division	- Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, pools, etc...	Info Only
5.	Building Division	- Any necessary or proposed modifications must be properly permitted.	Info Only
6.	Building Division	- Separate demolition permits are required for the demolition of each existing structure.	Info Only
7.	Comprehensive Planning	Site is located in the Sanford JPA area. <i>Site will require communication with City of Sanford</i> per the Joint Planning Agreement and may receive comments from the City as needed.	Info Only
8.	Comprehensive Planning	Site is located in the Airport Avigation Easement, Airport Accident Potential Hazard Area and the Airport Noise Contour between the 60-65 DNL noise level area.	Info Only
9.	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.	Info Only

10.	Comprehensive Planning	<p>Site has a Future Land Use of COM as per Policy FLU 5.3.3 Commercial allows the following uses:</p> <p>Uses</p> <p><b>A</b> Neighborhood convenience store;</p> <p><b>B</b> Community, regional and subregional shopping centers;</p> <p><b>C</b> Colleges, universities, business and technical schools;</p> <p><b>D</b> Retail sales, restaurants and commercial services;</p> <p><b>E</b> Highway oriented businesses and outdoor advertising;</p> <p><b>F</b> Amusement and commercial recreation within an enclosed building;</p> <p><b>G</b> Adult and child care facilities, including evening and night facilities ;</p> <p><b>H</b> Public and private elementary schools, middle schools, and high schools;</p> <p><b>I</b> Hotels and motels; and</p> <p><b>J</b> Special exceptions such as contractor, alcoholic beverage, drive-in restaurants, flea markets, mechanical garages, paint and body shops, service stations, lumberyards, public utilities, hospitals, and nursing homes. The proposed use of residential home is not consistent with the COM FLU and will require a Future Land Use Amendment to MDR.</p>	Info Only
11.	Comprehensive Planning	<p>Medium Density Residential (MDR) Future Land Use (FLU) allows for a maximum density of 10 dwelling units per net buildable acre, or 12 dwelling units with affordable housing per policy HSG 3.3.</p>	Info Only
12.	Environmental Services	<p>This development is not within Seminole County's utility service area. Please coordinate with Midway Canaan Utilities to service it. No review required.</p>	Info Only
13.	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
14.	Planning and Development	<p>SETBACKS: The setbacks for the R-1B zoning district are:  20ft Front Yard,  25ft Rear yard,  7.5ft Side Yard,  15ft Side Street.</p> <p>The minimum lot size is 6,700sq ft and the width at building line must be 60ft or greater.</p>	Info Only

		The minimum house size is 450sq ft.	
15.	Planning and Development	The proposed use is not permitted in the current Zoning District designation and will require the following approval process: Rezone and Future Land Use Amendment. <b>A potential zoning and FLU for the site are R-1B zoning and a Future Land Use of MDR.</b> Setbacks and all required site modifications will need to meet the standards of these districts.	Info Only
16.	Planning and Development	Site currently has a zoning of C-1 and a Future Land Use of COM.	
17.	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. <a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf</a>	Info Only
18.	Planning and Development	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. Properties greater than ten (10) acres will require a second Adoption hearing with the Board of County Commissioners.	Info Only
19.	Planning and Development	Sec. 30.44: 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
20.	Planning and Development	Community Meeting Procedures Section 30.49. – Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.49 – 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.	Info Only

		30.49 - 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).	
21.	Planning and Development	The subject property is within the Urban Centers and Corridors Overlay (along certain roadways per FLU Element, Urban Centers and Corridors Overlay - Exhibit).	Info Only
22.	Public Safety - Fire Marshal	Change of use will require building permits through SC building department.	Info Only
23.	Public Works - Engineering	<b>Gravel and paving must be removed from front yard. A permit to install a residential driveway will be required.</b>	Info Only
24.	Public Works - Impact Analysis	No Review Required.	Info Only

### 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	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental Services	Maliha Rahman	mrahan@seminolecountyfl.gov	407-665-2033
Natural Resources	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Planning and Development	David German	dgerman@seminolecountyfl.gov	407-665-7386
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Andrew Broxton	abroxton@seminolecountyfl.gov	407-665-0311
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716

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](mailto:devrevdesk@seminolecountyfl.gov) or call (407) 665-7775 no later than noon on Friday, May 8, 2026, in order to place you on the Wednesday, May 13, 2026 meeting agenda.

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

## 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>