

SEMINOLE COUNTY GOVERNMENT
 1101 EAST FIRST STREET, WEST WING
 SANFORD, FLORIDA 32771

PROJECT NAME:	HESTER AVE SUBDIVISION - PRE-APPLICATION	PROJ #: 26-80000070
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/11/26	
RELATED NAMES:	EP DAVID A STOKES	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	23-20-30-300-010D-0000	
PROJECT DESCRIPTION	PROPOSED SUBDIVISION FOR 27 SINGLE FAMILY LOTS ON 9.50 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE NORTHWEST SIDE OF HESTER AVE, SOUTH N RONALD REAGAN BLVD	
NO OF ACRES	9.50	
BCC DISTRICT	2-Jay Zembower	
CURRENT ZONING	PD	
LOCATION	ON THE NORTHWEST SIDE OF HESTER AVE, SOUTH OF N RONALD REAGAN BLVD	
FUTURE LAND USE-	LDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
NICOLE MARTIN MADDEN, MOOREHEAD, & STOKES 431 E HORATIO AVE MAITLAND FL 32751 (407) 629-8330	DAVID A STOKES MADDEN, MOOREHEAD, & STOKES 431 E HORATIO AVE MAITLAND FL 32751 (407) 629-8330	

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.

PROTECT YOURSELF FROM FRAUDULENT INVOICES

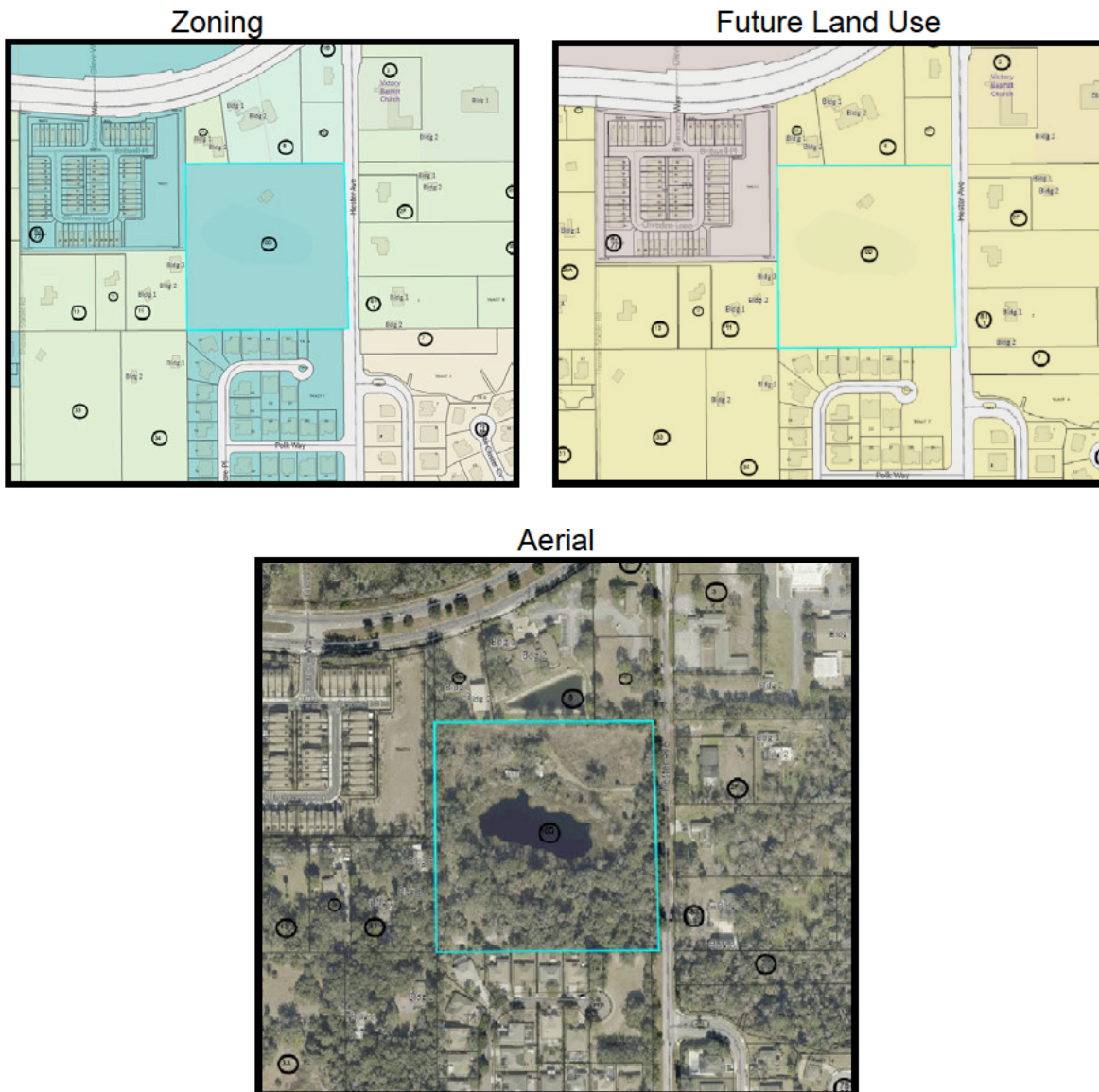
Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County’s logo, address, or terminology. However, they are not legitimate County communications. 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 PD (Planned Development) zoning, more specifically the Hester Avenue PD.
- The Hester Ave PD is considered expired, as a Final Development Plan was not submitted within five (5) years of the rezone approval, per Seminole County Land Development Code Chapter 30, Part 8, Section 30.8.5.6 (a).
- The Applicant has two process options. First option, they may use the Alternative Design Standards, which would require only a rezone to R-1A (Single-Family Dwelling) and would allow development with a minimum lot width of fifty (50) feet in exchange for providing twenty (20) percent open space, without needing to meet the PD criteria. Second option, the Applicant may apply for the PD process, in which case they must demonstrate compliance with the PD criteria and provide a minimum of twenty-five (25) percent open space.

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Annie Sillaway	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SEC_OLADECO_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED Annie Sillaway	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3.	Buffers and CPTED Annie Sillaway	Off-site trees do not count toward the landscape buffer requirements.	Info Only
4.	Buffers and CPTED Annie Sillaway	Buffers can overlap into a retention area.	Info Only
5.	Buffers and CPTED Annie Sillaway	A full buffer review will be done at time of rezoning to a Planned Development.	Info Only
6.	Buffers and CPTED Annie Sillaway	PD CRITERIA: If a PD is proposed: Per Sec. 30.8.5.3. - Review criteria. of the Land Development Code: "In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented though existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations." Please indicate with the rezone application if alternative landscaping is proposed that will result in greater benefits to the County.	Info Only
7.	Comprehensive Planning David German	Site has a Future Land Use of LDR (Low Density Residential) and a maximum density of four dwelling units per net buildable acre. Per Policy FLU 5.2.1 Low Density Residential: Single family detached residences (site-built or modular) may be permitted up to seven dwelling units per net buildable acre in compliance with the provisions of Policy FLU 5.6.1 Affordable and Workforce Housing Density Bonuses. The proposed plan appears consistent with the LDR Future Land Use and needs to also be consistent with the underlying zoning.	Info Only

8.	Comprehensive Planning David German	The subject property has a Planned Development Future Land Use (FLU) designation. Please note Comprehensive Plan Objective FLU 4.4 Planned Developments. Changes to the site may require a PD amendment.	Info Only
9.	Comprehensive Planning David German	Per OBJECTIVE FLU 4.4 PLANNED DEVELOPMENTS: The purpose and intent of this land use designation is to implement innovative arrangements of land development features that are not possible with the use of standard land use designations and zoning districts. This land use designation provides for a variety of densities and/or intensities arranged within a development site to facilitate flexible and creative site design. These considerations shall be paramount in any given project utilizing the Planned Development land use designation; an increase in density/intensity alone shall not justify an alternative to conventional future land use designations such as LDR, MDR, etc.	Info Only
10.	Environmental - Impact Analysis Becky Noggle	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
11.	Environmental Services Maliha Rahman	This development is within Seminole County's potable water service area and will be required to connect. The nearest connection point is a 12" PVC potable water main running along the east side of Hester Ave. There is an active 1" potable water service pipe running across Hester Ave to parcel 23-20-30-300-010D-0000. If this pipe is not to be used, it will need to be removed or properly abandoned.	Info Only
12.	Environmental Services Maliha Rahman	This development is within Seminole County's sanitary sewer service area and is required to connect. There is a pressurized 6" PVC force main running along the west side of Hester Ave. This development does not have an existing sewer account with the county and appears to be serviced by an existing onsite septic system. This existing onsite septic system is required to be abandoned within 90 days following the connection of this development to Seminole County sewer per the requirements of Chapter 62-	Info Only

		6.011, F.A.C. To apply for an onsite sewage treatment and disposal system (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.	
13.	Environmental Services Maliha Rahman	This development is not within any reclaim irrigation service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
14.	Environmental Services Maliha Rahman	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml . This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. Be advised that licensed professional engineer or professional surveyor will be required to provide their credentials for access. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	Info Only
15.	Natural Resources Jim Potter	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval.	Info Only

16.	Natural Resources Jim Potter	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.	Info Only
17.	Natural Resources Jim Potter	The development of the site shall make the most advantageous use of topography and preserve mature trees and other natural features wherever possible. Special consideration and credit shall be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Show location, size, and species of trees with minimum DBH of six (6) inches being removed and saved with site plan submission.	Info Only
18.	Natural Resources Jim Potter	Show tree preservation procedures for construction and development with site plan submission.	Info Only
19.	Natural Resources Jim Potter	Show tree replacement table with site plan submission. This will include a tree survey of specific type and size of trees. Please see Arbor Ordinance SCLDC 60 for details.	Info Only
20.	Natural Resources Jim Potter	Show the required mix of tree species for tree replacement with site plan submission.	Info Only
21.	Natural Resources Jim Potter	There is wetlands / surface water on the site. It appears that the wetland is intended to be fully disturbed. Mitigation for any wetland impacts will be required. Any saved wetlands will require a 15' minimum and 25' average undisturbed wetlands buffer.	Info Only
22.	Planning and Development Annie Sillaway	In the proposed update to the LDC scheduled for final reading before the Board on July 14th, the Alternative Design Standards would allow an applicant to rezone to R-1, R-1A, R-1BB, or R-1AA in order to create smaller lots in exchange for providing a minimum of twenty percent (20%) open space. Under this provision, the applicant would not be required to submit a development plan or meet the review criteria that would normally apply if they pursued the Planned Development (PD) process for Alternative Design Standards. Based on the analysis of the surrounding area, the applicant would be eligible to rezone to R-1A (Single-Family Dwelling), which	Info Only

		permits a minimum lot width of fifty (50) feet. The process would occur in two steps: 1. Rezone the subject property. 2. Complete the subdivision process, which includes a Preliminary Subdivision Plan, Final Engineering, and Final Plat.	
23.	Planning and Development Annie Sillaway	<p>STRAIGHT REZONE PROCESS</p> <p>Step 1 – Rezoning: Requires a recommendation from the Planning and Zoning Commission and final approval or denial by the Board of County Commissioners.</p> <p>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. If the subject site is not being proposed, this step may be skipped.</p> <p>Step 3 – Site Plan/Final Engineering: Approval of the Site Plan or Final engineering plans that is reviewed administratively.</p> <p>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.</p>	Info Only
24.	Planning and Development Annie Sillaway	<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: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/</p>	Info Only

25.	Planning and Development Annie Sillaway	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Info Only
26.	Planning and Development Annie Sillaway	The proposed project is subject to Subdivision Review Process: SCLDC Chapter 35. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Info Only
27.	Planning and Development Annie Sillaway	<p>PLANNED DEVELOPMENT PROCESS</p> <p>1st step- Approval of the PD (Planned Development) Rezone, which includes the Master Development Plan (MDP) and the Development Order. This process requires a public hearing before the Planning and Zoning (P&Z) Commission, followed by a public hearing before the Board of County Commissioners (BCC). The timeline may range between 4 to 6 months, depending on staff review timelines and Board agenda scheduling deadlines. (Per Sec. 30.8.5.6 (a) - the Applicant has 5 years from the date of approval of the Master Development Plan to submit for an FDP).</p> <p>2nd step- Approval of the Final Development Plan (FDP) and Developer's Commitment Agreement which is approved administratively. (Per Sec. 30.8.5.9 –If Substantial Development has not occurred within 8 years of approval of the Master Development Plan, the entitlements expire, and a rezone shall be required).</p> <p>3rd step (Only required if platting is proposed) Approval of the Preliminary Subdivision Plan (PSP) which must be approved by the Planning & Zoning Board as a technical review item. (Per Sec. 35.13 (f)- A Plat must be submitted within 2 years of the PSP approval, otherwise the PSP will expire. 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).</p>	Info Only

		<p>Steps 2 & 3 may be submitted concurrently as the same plan (FDP/PSP); however, staff recommends the FDP/PSP not be submitted until the 1st step has been scheduled for BCC.</p> <p>Step 4 – Approval of Site Plan/Final Engineering Plans: If the development is to remain under single ownership and will not require a Plat, the Site Plan can be submitted concurrently with the FDP (FDP as an Engineered Site Plan). Staff recommends submitting after step one has been approved by BCC.</p> <p>Step 5 – Final Plat: The Final Plat may be reviewed concurrently with the Final Engineering Plan; however, it cannot be approved until an approval letter for the Final Engineering Plan has been issued.</p>	
28.	<p>Planning and Development Annie Sillaway</p>	<p>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).</p>	Info Only
29.	<p>Planning and Development Annie Sillaway</p>	<p>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 24x 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</p>	Info Only

		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.	
30.	Planning and Development Annie Sillaway	***SUBMITTAL INFORMATION FOR "ALL" 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 407-320-0069 or joy_ford@scps.k12.fl.us	Info Only
31.	Planning and Development Annie Sillaway	<p>The Applicant is required at the time of the PD Rezone to provide a narrative on the review criteria and how the proposed development meets the criteria listed below:</p> <p>30.8.5.3 Review criteria.</p> <p>(a)Comprehensive Plan Consistency. In approving a planned development, the Board of County Commissioners shall affirm that the proposed development is consistent with the Comprehensive Plan, and effectively implements any performance criteria that the Plan may provide.</p> <p>(b)Greater Benefit and Innovation Criteria. In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented though existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following:</p> <p>(1)Natural resource preservation. (2)Crime Prevention (CPTED). (3)Neighborhood/community amenities. (4)Provision of affordable or workforce housing. (5)Reduction in vehicle miles traveled per</p>	Info Only

		<p>household.</p> <p>(6) Transit-oriented development.</p> <p>(7) Provision of new multimodal connectivity.</p> <p>(8) Innovation in water or energy conservation.</p> <p>(9) Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan.</p> <p>(c) In addition, any proposed development under the PD ordinance must address the following goals:</p> <p>(1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis.</p> <p>(2) Minimize transportation impacts through design elements, which may include but are not limited to: multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural design; accommodation or neighborhood electric vehicles; transportation demand management; or permitting complementary uses.</p> <p>(d) The PD application shall include a narrative addressing the following:</p> <p>(1) How the proposed development addresses the goals of the Comprehensive Plan.</p> <p>(2) Why the proposed development cannot be achieved under an existing conventional or special zoning district.</p> <p>(3) How the proposed development provides an innovative approach to land development.</p> <p>(4) A description of benefits to the County that cannot be achieved under the existing provisions of this Code.</p> <p>(e) Residential PD Design Standards:</p> <p>(1) If lot width is less than forty-five (45) feet, homes must be rear loaded, unless otherwise approved by the Board of County Commissioners.</p> <p>(2) Front-facing garage doors must be set back a minimum of twenty (20) feet.</p> <p>(3) Minimum front and rear setbacks at project boundaries shall be twenty-five (25) feet, or twenty (20) feet for accessory structures not exceeding one story.</p> <p>(4) Required setbacks adjacent to existing residential development will increase based on elevation/grade changes between developments and proposed building heights, as determined by</p>	
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		<p>the Board of County Commissioners.</p> <p>(f) Required Residential Neighborhood Improvements:</p> <p>(1) Street trees are required in generous planting strips to provide for the health of the trees. The street trees may count towards required open space. Street trees shall:</p> <ul style="list-style-type: none"> a. Be planted an average of forty (40) feet on center on both sides of internal streets and on existing rights-of-way adjoining the site. b. Be in a planting strip or tree well with a minimum width of eight (8) feet. Planting strips less than ten (10) feet in width must include a root barrier. c. Be selected from the "Approved Plant Species List: Canopy Trees," except that Laurel Oaks may not be used as street trees. d. Meet the standards of Section 30.14.16, General provisions for all landscaped areas. <p>(2) Fifty (50) percent of pond frontage must be open to streets or community parks.</p> <ul style="list-style-type: none"> a. Where pond frontage is along a park, a walkway (minimum five (5) feet in width) is required unless adjacent to a street with a sidewalk. b. Landscaped areas must comply with the provisions of Section 30.14.16 (General provisions for all landscaped areas) and (Water-efficient landscaping design requirements). <p>(g) Common Useable Open Space:</p> <p>(1) In addition to the twenty-five (25) percent minimum open space requirements listed in Section 30.8.3.8, commonly accessible open space is required subject to the following standards:</p> <ul style="list-style-type: none"> a. Minimum eight (8) percent of net buildable acreage utilized for open space b. Open Space may be provided in multiple locations however each location must be: <ul style="list-style-type: none"> i. Bordered by streets, stormwater ponds, natural lakes, or commonly accessible pedestrian pathways ii. Not less than 0.25 contiguous acres. Dog parks and tot lots that are a minimum of seventy-five (75) square feet per dwelling unit are also exempt from this requirement and may count towards open space. Dog parks must contain waste disposal receptacles and appropriate signage. 	
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		<p>iii. .A minimum of forty (40) feet in width. Except that open space areas adjacent to a stormwater pond or natural lake may be a minimum of twenty (20) feet in width from the top of berm to the public right-of-way or lot line.</p>	
32.	Planning and Development Annie Sillaway	The minimum required open space is twenty-five (25) percent.	Info Only
33.	Planning and Development Annie Sillaway	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
34.	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.	Info Only
35.	Planning and Development Annie Sillaway	<p>PLANNED DEVELOPMENT PROCESS 1st step- Approval of the PD (Planned Development) Rezone, which includes the Master Development Plan (MDP) and the Development Order. This process requires a public hearing before the Planning and Zoning (P&Z) Commission, followed by a public hearing before the Board of County Commissioners (BCC). The timeline may range between 4 to 6 months, depending on staff review timelines and Board agenda scheduling deadlines. (Per Sec. 30.8.5.6 (a) - the Applicant has 5 years from the date of approval of the Master Development Plan to submit for an FDP).</p> <p>2nd step- Approval of the Final Development Plan (FDP) and Developer's Commitment Agreement which is approved administratively. (Per Sec. 30.8.5.9 –If Substantial Development has not occurred within 8 years of approval of the Master Development Plan, the entitlements expire, and a rezone shall be required).</p> <p>3rd step (Only required if platting is proposed) Approval of the Preliminary Subdivision Plan (PSP) which must be approved by the Planning & Zoning Board as a technical review item. (Per Sec. 35.13 (f)- A Plat must be submitted within 2 years of the PSP approval, otherwise the PSP will expire. An extension to the two-year limit may be considered by the planning</p>	Info Only

		and zoning commission, upon written request by the applicant prior to the expiration date, showing cause for such an extension). Steps 2 & 3 may be submitted concurrently as the same plan (FDP/PSP); however, staff recommends the FDP/PSP not be submitted until the 1st step has been scheduled for BCC. Step 4 – Approval of Site Plan/Final Engineering Plans: If the development is to remain under single ownership and will not require a Plat, the Site Plan can be submitted concurrently with the FDP (FDP as an Engineered Site Plan). Staff recommends submitting after step one has been approved by BCC. Step 5 – Final Plat: The Final Plat may be reviewed concurrently with the Final Engineering Plan; however, it cannot be approved until an approval letter for the Final Engineering Plan has been issued.	
36.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
37.	Public Safety - Fire Marshal Matthew Maywald	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
38.	Public Safety - Fire Marshal Matthew Maywald	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 Matthew Maywald	"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"	Info Only
40.	Public Safety - Fire Marshal Matthew Maywald	1. Parking Restrictions: i. Access roadway widths less than 27 paved feet must have fire lane markings on a minimum of one side of the roadway. Parking is not allowed on at least one side of the street. ii. Parking is not allowed within 20 feet on either side of any fire hydrant (Detail FD-1 located at the end of Chapter 3 of this manual). iii. Parking is not permitted within any cul-de-sac(s) or dead-end(s). (Full striping in culdesac)	Info Only
41.	Public Works - County Surveyor Raymond Phillips	As it stands i have not found any dedication for the right of way for Hester. The deed for the property doesn't even except it out. While it is clear that the county maintains the right of way, I do not know how much of that right of way that they actually maintain. This will have to be cleaned up in the process of platting. It may be as simple as a quit claim deed for the right of way will clean it up.	Info Only

42.	Public Works - County Surveyor Raymond Phillips	A careful survey of the section will be required because the description of the property is fractional.	Info Only
43.	Public Works - Engineering Andrew Broxton	Based on FEMA FIRM Map the site or portions of the site appear to lie in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation.	Info Only
44.	Public Works - Engineering Andrew Broxton	The proposed project is located within the Lake Jessup drainage basin.	Info Only
45.	Public Works - Engineering Andrew Broxton	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils.	Info Only
46.	Public Works - Engineering Andrew Broxton	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
47.	Public Works - Engineering Andrew Broxton	Based on 1 ft. contours, the topography of the site appears to slope east.	Info Only
48.	Public Works - Engineering Andrew Broxton	A detailed drainage analysis will be required at final engineering.	Info Only
49.	Public Works - Engineering Andrew Broxton	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov	Info Only
50.	Public Works - Engineering Andrew Broxton	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
51.	Public Works - Engineering Andrew Broxton	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only

52.	Public Works - Engineering Andrew Broxton	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
53.	Public Works - Engineering Andrew Broxton	The developer shall provide a pedestrian sidewalk along Hester Ave frontage.	Info Only
54.	Public Works - Engineering Andrew Broxton	A minimum five 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
55.	Public Works - Engineering Andrew Broxton	Driveway location/separation is not in accordance with the County Access Management Standards. The separation is required to be 200-foot on a local roadway.	Info Only
56.	Public Works - Engineering Andrew Broxton	Hester Avenue is functionally classified as Local Road and was last resurfaced in 2000. The developer will be required to widen the road along the frontage of the development, in approximate length of 650 linear feet. This section of the road is currently 20 feet wide and will have to be widened to 24 feet to match the width south and north of the development. The improvement of the section of Hester Avenue and the construction of the new pedestrian sidewalk may require dedication of approximately 20 feet of the entire property frontage, or section of it, for public "right-of-way".	Info Only
57.	Public Works - Engineering Andrew Broxton	Conservation easements, dedicated to Seminole County, will be required over all property within the post-development 100 year flood plain.	Info Only
58.	Public Works - Impact Analysis Arturo Perez	A Traffic Impact Study (TIS) will not be required for this 27 SF DU subdivision with new external trip generation total of 29 Peak Hour trips (less than the 50 Peak Hour Trip threshold per Seminole County TIS Guidelines).	Info Only
59.	Public Works - Water Quality Shannon Wetzel	Please be advised that this project is located within the Lake Jesup Basin Management Action Plan area. The County would encourage the incorporation of nutrient reduction best management practices during the site design process.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	STATUS	REVIEWER
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@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 aperez07@seminolecountyfl.gov
Public Works - Water Quality	Review Complete	Shannon Wetzel 407-665-2455 SWetzel@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Public Works - County Surveyor	Review Complete	Raymond Phillips 407-665-5647 rphillips@seminolecountyfl.gov
Natural Resources	Review Complete	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Andrew Broxton 407-665-0311 abroxton@seminolecountyfl.gov
Environmental Services	Review Complete	Maliha Rahman 407-665-2033 mrahman@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/WevikaRiverAreaConsistencyFormNovember2024ADA.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