

## SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING  
SANFORD, FLORIDA 32771

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

<b>PROJECT NAME:</b>	<b>CR 419 HOMES - PRE-APPLICATION</b>	<b>PROJ #: 25-80000087</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	8/05/25	
RELATED NAMES:	EP TIM MOXLEY	
PROJECT MANAGER:	TIFFANY OWENS (407) 665-7354	
PARCEL ID NO.:	21-21-32-5CF-6900-0030	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO BUILD TWO AFFORDABLE SINGLE FAMILY RESIDENTIAL LOTS ON .24 ACRES IN THE R-2 ZONING DISTRICT LOCATED ON THE SOUTHWEST CORNER OF W 8TH ST AND S CR 419	
NO OF ACRES	.24	
BCC DISTRICT	1: DALLARI	
CURRENT ZONING	R-2	
LOCATION	ON THE SOUTHWEST CORNER OF W 8TH ST AND S CR 419	
FUTURE LAND USE-	HDR	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
AYTEKIN GENCAY GNC TRADING LLC 774 NIGHT OWEL CT WINTER SPRINGS FL 32708 (407) 341-7612	TIM MOXLEY CCL. CELERY CUSTOM LIVING LLC 908 MAGNOLIA AVE SANFORD FL 32771 (407) 702-3726 TMOXLEY@CELERYCUSTOMLIVING.COM	

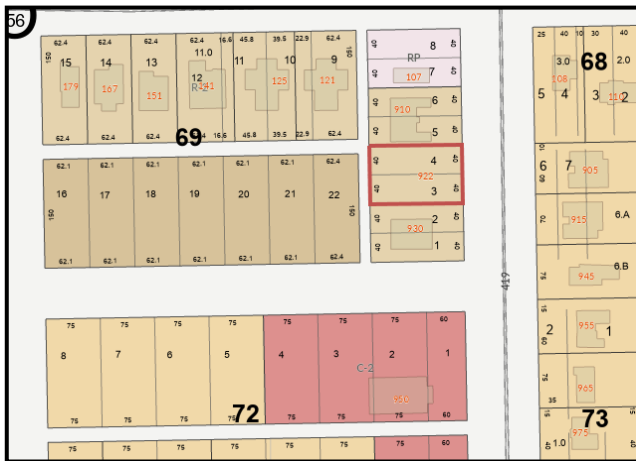
**Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and 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 High Density Residential and R-2 (One- and Two-Family Dwelling) zoning.
- If un-combined the subject property would not meet the minimum lot size or minimum width at building line requirements in the R-2 zoning district and would not meet the criteria established in Sec. 30.2.6.6 (a)-(h), therefore it is not eligible to be uncombined into the original platted configuration.
- Changes to the subject property or its plan for development could impact the Building Permit BP25-00007123 issued for one (1) single-family residence.

## PROJECT AREA ZONING AND AERIAL MAPS



## AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
2.	Comprehensive Planning	Site is located in the Econ Protection Area. Please note Comprehensive Plan Policy 2.2.6 Econlockhatchee River Basin Protection.	Info Only
3.	Comprehensive Planning	Future Land Use of HDR (High Density Residential). Please note Comprehensive Plan Policy FLU 5.2.3 High Density Residential. HDR has a maximum density of 20 dwelling units per net buildable acre.	Info Only
4.	Comprehensive Planning	HDR (High Density Residential) Comprehensive Plan Policy FLU 5.2.3 lists the following as uses: Uses A Condominiums, townhouses, apartment hotels, boarding and lodging houses, and motels; B Missing Middle housing typologies (except for Live/Work units), as defined in the Introduction Element, at a maximum of 20 dwelling units per net buildable acre; C Public elementary schools, public middle schools, and public high schools; and D Special exception uses such as houses of worship, utilities, group homes, hospitals, convalescent and nursing homes, and accessory office uses. E Residential densities may be permitted up to a maximum of 22 dwelling units per net buildable acre in accordance with the provisions of Policy FLU 4.1.1 and Policy HSG 3.3.	Info Only
5.	Comprehensive Planning	Based on the application proposing affordable housing, please note the following Comprehensive Plan areas for more information: - OBJECTIVE FLU 5.6 AFFORDABLE AND WORKFORCE HOUSING, Policy FLU 5.6.1 Affordable and Workforce Housing Density Bonuses. - Policy HSG 3.3 Affordable and Workforce Housing Density Bonuses	Info Only
6.	Environmental Services	This development is not within Seminole Countys utility service area. Please coordinate with Florida Government Utility Authority for water and sewer service.	Info Only
7.	Environmental Services	If the proposed lots are unable to connect to Florida Government Utility Authority sewer, 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)(b) since these proposed lots would need to be serviced by septic systems and the proposed lot split is occurring after 01/01/1972, the minimum lot sizes allowed is 0.25 acre per lot (for lots using "a regulated public water system" such as Florida Government Utility Authority water). Additionally, 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: <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	Info Only

		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	Per the previous comment, if the proposed lots are unable to connect to Florida Government Utility Authority 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> .	Info Only
9.	Planning and Development	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 & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>	Info Only
10.	Planning and Development	The minimum required building setbacks for the R-2 zoning district are: Twenty-five (25) feet Front Yard, Thirty (30) feet Rear yard, Ten (10) feet Side Yard.	Info Only
11.	Planning and Development	R-2 zoning includes two-family dwellings or duplexes as a permitted use, please note that as the subject property isn't able to be uncombined any proposed duplex would have to remain under a single ownership.	Info Only
12.	Planning and Development	The subject property is located within the Scenic Corridor Overlay Zoning District on CR 419, which is classified as Major Road. Please refer to the development standards under Sec. 30.10.2. at the link below <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_P_T10OVDI_S30.10.2SCCOOVZODI">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_P_T10OVDI_S30.10.2SCCOOVZODI</a>	Info Only
13.	Planning and Development	<b>Please see the below definitions from the Seminole County Comprehensive Plan:</b>  <b>AFFORDABLE HOUSING</b> A dwelling unit for which monthly rents or monthly mortgage payments, including taxes, insurance and utilities, do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for households or persons indicated in Section 420.0004, Florida Statutes (i.e., Low income, moderate income and	Info Only

		<p>very low income households or persons as defined herein). Affordable housing definitions that are prescribed by housing programs administered by the US Department of Housing and Urban Development or the State of Florida may also be used by Seminole County when implementing such programs.</p> <p><b>WORKFORCE HOUSING</b> Housing affordable to Seminole County working households that earn up to 140 percent of Area Median Income (AMI). Seminole County further defines Workforce Housing to include households in which one or more of the wage-earners, employed by either the private or the public sector, are compensated for provision of services essential to Seminole County, including but not limited to: teachers and educators, police and fire personnel, government employees, healthcare personnel, and skilled building trades personnel.</p> <p><b>WORKFORCE HOUSING DEVELOPMENT</b> Owner or renter occupied developments consisting of single family or multi-family units in which a minimum of 20 percent of the total units are attainable by households at or below 140 percent of Area Median Income (AMI).</p> <p><a href="https://www.seminolecountyfl.gov/docs/default-source/pdf/introduction_element_20240529_ma.pdf?sfvrsn=275bb5db_3">https://www.seminolecountyfl.gov/docs/default-source/pdf/introduction_element_20240529_ma.pdf?sfvrsn=275bb5db_3</a></p>	
14.	Planning and Development	<p><b>OBJECTIVE FLU 5.7 REDUCTION OF NONCONFORMING USES AND ANTIQUATED PLATS</b> The County shall reduce uses that are inconsistent with community character, future land uses and service and facility plans through a systematic program to reduce nonconforming uses, eliminate nonconforming zonings and resolve issues related to antiquated plats. <u>Antiquated plats refer to a subdivision of land that does not comply with current zoning district and/or subdivision requirements, or that has limited development potential due to inadequate public facilities, services, or environmental constraints.</u> These generally include lands platted prior to modern land development regulations adopted in 1970. Examples include plats with substandard designs for lot size, configuration, roads or drainage facilities.</p> <p><b>Policy FLU 5.7.1 Nonconforming Uses, Nonconforming Zonings, and Conflicting Zonings</b> The County shall reduce nonconforming uses and zonings and eliminate conflicting zonings by means of procedures set forth in the Implementation Element of this Plan.</p> <p><b>Policy FLU 5.7.2 Antiquated Vacant Plats</b> The County shall continue to resolve land use compatibility, environmental and infrastructure issues related to antiquated vacant plats by way of, but not limited to, the following techniques:</p>	Info Only

		<p>A. Requiring the combining of abutting lots with unity of ownership, where such lots are nonconforming by reason of width, depth or area; and</p> <p>B. Allowing for replatting and vacating and abandonment procedures.</p>	
15.	Planning and Development	The proposed project is within the Econ Protection Area. See SCLDC Chapter 30 Part 57 and Policy FLU 1.9 and 1.10 and CON Element Exhibit-2 for requirements for development within the Econ Protection Area.	Info Only
16.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
17.	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
18.	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
19.	Public Safety - Fire Marshal	"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 21/2 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
20.	Public Works - Engineering Jim Potter	CR 419 is an Urban Minor Arterial. No additional driveways are allowed per the Public Works Engineering Manual. If the lot were to be split it would have to have a shared driveway and also a turnaround onsite so that cars do not have to back out into CR 419.	Info Only
21.	Public Works - Engineering Jim Potter	A detailed grading plan will be required at building permit. The lot appears to split forward and back. Water quality will be required for the site if the lot is split or if not. Provide swales to hold water quality whichever way the drainage flows.	Info Only
22.	Public Works - Engineering	Note that there is a fairly decent sized ditch in front of the site. A drainage culvert will be required for the driveway. The	Info Only

	Jim Potter	minimum size is 18". Note that a larger culvert may be needed. This would be determined with the driveway permit.	
23.	Public Works - Impact Analysis	NRR, trips generated by two Single Family homes < 50 peak trip threshold. A Traffic Impact Study (TIS) is not required.	Info Only

### DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	REVIEWER
Building Division	Jay Hamm (407) 665-7468 jhamm@seminolecountyfl.gov
Comprehensive Planning	David German (407) 665-7386 dgerman@seminolecountyfl.gov
Environmental Services	James Van Alstine (407) 665-2014 jvanalstine@seminolecountyfl.gov
Planning and Development	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald (407) 665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jim Potter (407) 665-7456 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	Arturo Perez (407) 665-5716 aperez07@seminolecountyfl.gov

## 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>