

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

PROJECT NAME:	GARDENS OF LIFE COTTAGES - PRE-APPLICATION	PROJ #: 26-80000065
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/05/26	
RELATED NAMES:	EP BELINDA BALLERAS	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	18-21-30-501-0200-0050	
PROJECT DESCRIPTION	PROPOSED REZONE FROM R-1 TO R-2 FOR A DUPLEX ON 0.26 ACRES LOCATED ON THE SOUTH SIDE OF DEPUGH ST, WEST OF CENTRAL ST	
NO OF ACRES	0.26	
BCC DISTRICT	4: LOCKHART	
CURRENT ZONING	R-1	
LOCATION	ON THE SOUTH SIDE OF DEPUGH ST, WEST OF CENTRAL ST	
FUTURE LAND USE-	MDR	
APPLICANT:	CONSULTANT:	
BELINDA BALLERAS 2023 SEPLER CT FERN PARK FL 32730 (407) 310-7818	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.

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 Medium Density Residential and R-1 (Single Family Dwelling) zoning.
- After speaking with the Applicant, it was determined that single-family residential units, rather than duplexes, would better meet their needs. To proceed with this approach, the Applicant must apply for the un-combination process to uncombine Lots 5 and 6 to their original platted lots.

PROJECT AREA ZONING AND AERIAL MAPS

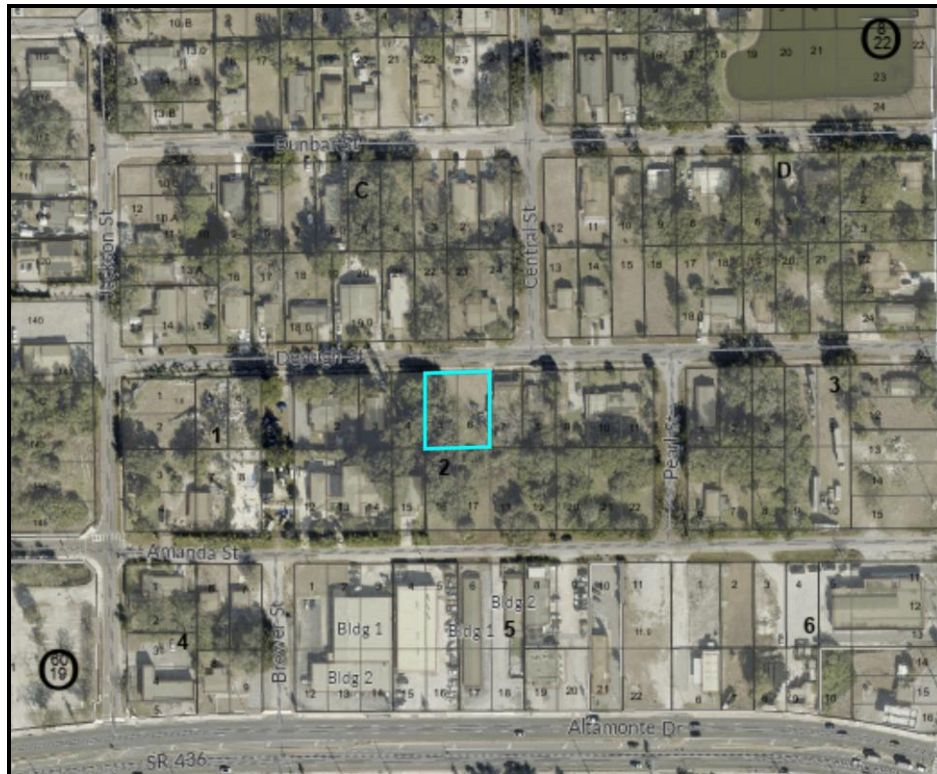
Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Building Division Daniel Losada	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
2.	Building Division Daniel Losada	Type of use and size of building requires fire sprinklers and fire alarms.	Info Only
3.	Building Division Daniel Losada	Facility must be fully compliant with the Florida Accessibility Code.	Info Only
4.	Comprehensive Planning David German	Site is located in Target Area East Altamonte. Per OBJECTIVE FLU 5.5 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM: 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. Based on this, at the discretion of the Planning and Development Division Manager, infill development for legal lots of record which are not meeting current lot size and setback requirements may be allowed.	Info Only
5.	Comprehensive Planning David German	Site has an MDR Future Land Use. Per Policy FLU 5.2.2 Medium Density Residential: The purpose and intent of this land use designation is to provide for a range of residential uses at a maximum density of 10 dwelling units per net buildable acre... This land use can serve effectively as a transitional use between more intense urban development and Low Density Residential/Suburban Estates uses. - Residential dwelling units may be permitted up to a density of 12 dwelling units per net buildable acre in compliance with the provisions of Policy FLU 4.1.1 Affordable and Workforce Housing Density and Intensity Bonuses.	Info Only
6.	Comprehensive Planning David German	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	Info Only

		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.	
7.	Comprehensive Planning David German	Per Policy FLU 4.2.3 Urban Centers and Corridors Overlay: Site is located in the Core Area of the Urban Centers and Corridors Overlay and has a MDR, Lower Intensity FLU. Based on this, the FAR is 0.2 and there is a maximum of 35 du/ac. To meet the maximum DU/ac listed in section 4.2.3, compliance with Missing Middle Alternative Standards (Policy 4.2.1) for the site is required.	Info Only
8.	Environmental Services Maliha Rahman	This development is not within Seminole County's utility service area. Please coordinate with the City of Altamonte Springs to service it. No review required.	Info Only
9.	Planning and Development Annie Sillaway	The subject site has an R-1 (Single Family Dwelling) zoning classification; the building setbacks for R-1 are as follows: Front Yard 25 feet; Side Yard 7.5 feet; Rear Yard 30 feet.	Info Only
10.	Planning and Development Annie Sillaway	The maximum allowable building height is thirty-five (35) feet.	Info Only
11.	Planning and Development Annie Sillaway	The subject site is located within the City of Altamonte Springs Utility service area; please contact the City at 407-571-8000 to discuss utility requirements and a pre-annexation agreement prior to submitting a formal application with the County for development.	Info Only
12.	Planning and Development Annie Sillaway	The parcel is a parcel of record as reflected on the 1971 tax roll. Pursuant to FLU Policy 5.5.2, because the property is located within the East Altamonte Target Area, this combined lot may be reverted to the two (2) original platted parcels. However, the resulting lot sizes would only support the development of single family residences not duplexes.	Info Only
13.	Planning and Development Annie Sillaway	The subject property is located within the East Altamonte Target Area.	Info Only
14.	Planning and Development Annie Sillaway	Off-street parking requirements: Residential Unit - 1,000 sf or greater: 2 spaces/dwelling or Less than 1,000 sf: 1.5 spaces/dwelling unit.	Info Only
15.	Planning and Development Annie Sillaway	If the parcel has any accessory structures on the property they would need to be removed before the parcel could be un-combined. Per Sec. 30.6.1.2 (b) In no event shall an accessory building, boat dock, or structure be established prior to the principal use to which it is accessory.	Info Only
16.	Public Safety - Fire Marshal	This project falls under the Uniform Fire Safety Standards as defined in FS 633.206 and will have	Info Only

	Matthew Maywald	specific fire and life safety requirements as defined in FAC 69A.	
17.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
18.	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
19.	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
20.	Public Works - Engineering Andrew Broxton	The proposed project is located within the Gee Creek drainage basin.	Info Only
21.	Public Works - Engineering Andrew Broxton	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils.	Info Only
22.	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
23.	Public Works - Engineering Andrew Broxton	Based on 1 ft. contours, the topography of the site appears to slope east.	Info Only
24.	Public Works - Engineering Andrew Broxton	A detailed drainage analysis will be required at final engineering unless development is limited to single family homes only.	Info Only
25.	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
26.	Public Works - Impact Analysis Arturo Perez	No Review Required.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	STATUS	REVIEWER
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 aperez07@seminolecountyfl.gov
Environmental Services	No Review Required	Maliha Rahman 407-665-2033 mrahman@seminolecountyfl.gov
Buffers and CPTED	No Review Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Works - County Surveyor	No Review Required	Raymond Phillips 407-665-5647 rphillips@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Natural Resources	No Review Required	Andrew Broxton 407-665-5275 abroxton@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Andrew Broxton 407-665-5275 abroxton@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Building Division	Review Complete	Daniel Losada 407-665-7468 dlosada@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