

SEMINOLE COUNTY GOVERNMENT
 1101 EAST FIRST STREET, 2ND FLOOR, WEST WING
 SANFORD, FLORIDA 32771

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

PROJECT NAME:	RIVERS EDGE ESTATES - PRE-APPLICATION	PROJ #: 24-8000099
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	7/29/24	
RELATED NAMES:	EP JASON LEE	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	17-19-30-300-0020-0000	
PROJECT DESCRIPTION	PROPOSED SUBDIVISION TO CREATE 4 SINGLE FAMILY RESIDENTIAL LOTS ON 8.22 ACRES IN THE R-1AA ZONING DISTRICT LOCATED ON THE WEST SIDE OF MISSOURI AVE, NORTH OF ORANGE BLVD	
NO OF ACRES	8.22	
BCC DISTRICT	Andria Herr	
CURRENT ZONING	R-1AA	
LOCATION	ON THE WEST SIDE OF MISSOURI AVE, NORTH OF ORANGE BLVD	
FUTURE LAND USE-	LDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
JASON LEE SUPERIOR LAND MANAGEMENT INC 14934 OLD US HWY 441 TAVARES FL 32778 (407) 461-5996 JASON@LANDANDDEV.COM	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](#).

PROJECT MANAGER COMMENTS

- The subject site has a PML (Preservation/Managed Lands) and LDR (Low Density Residential) Future Land Use designation and an A-1 (Agriculture) and R-1AA (Single-family) zoning classification.
- The proposed subdivision qualifies for a minor plat, but must address the split zoning and does not meet other subdivision regulations regarding net buildable acreage due to the estimated wetland/floodplain inundation.
- Per Seminole County Land Development Code Sec. 35.61 (c), each platted lot must have a buildable area equal to the minimum lot size requirement of the applicable zoning district and located above the 100-year floodplain elevation or wetlands line, whichever is higher.
- Any portion of the platted lot which lies below the 100-year floodplain elevation or wetlands line must be dedicated to Seminole County as a drainage easement, a conservation easement, or both.

PROJECT AREA ZONING AND AERIAL MAPS

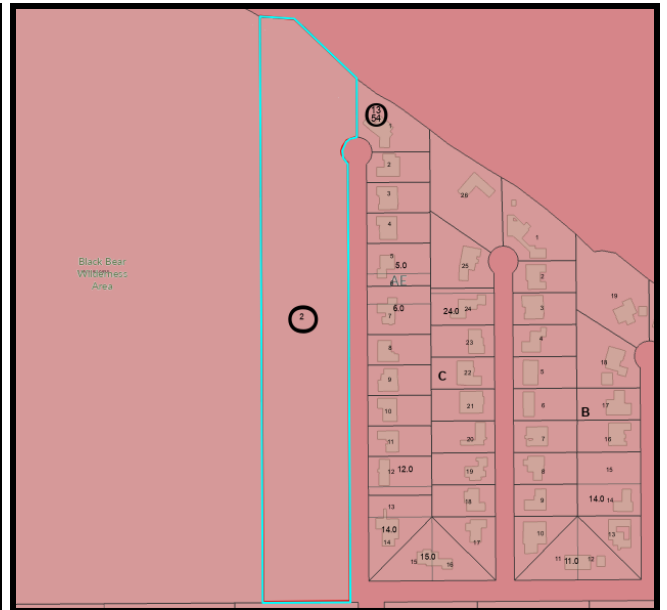
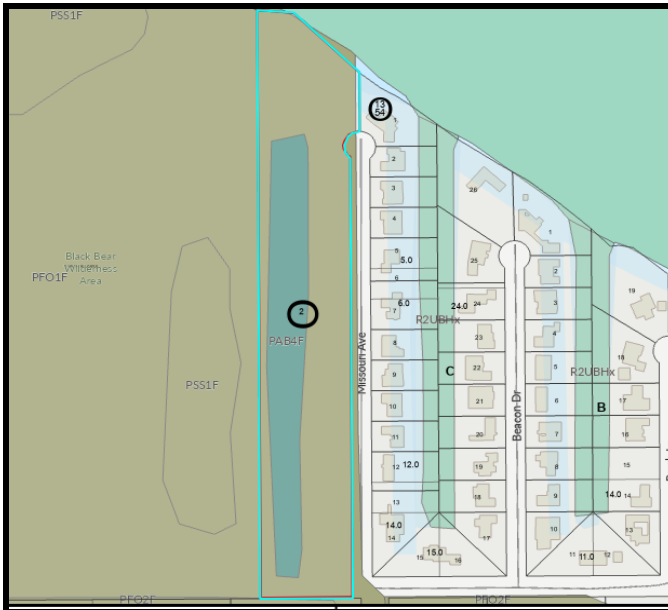
FLU: PML and LDR

Zoning: A-1 and R-1AA



Wetlands

Flood Zone AE



AGENCY/DEPARTMENT COMMENTS

REVIEWED BY	TYPE	STATUS
Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
Buffers and CPTED	A full buffer review will be done at time of subdivision plan review, or at rezone if rezoning to a Planned Development. No buffers are required for a minor plat.	Info Only
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
Comprehensive Planning	The subject property has a Low Density Residential Future Land Use (LDR). The purpose and intent of this land use designation is to provide appropriate locations for residences at a maximum density of four dwelling units per net buildable acre, with a limited list of public purpose and special exception uses. This land use requires a full range of basic services and facilities and may serve as an effective transitional use between more intense urban uses and Suburban Estates.	Info Only
Environmental Services	The proposed lots are within Seminole County's potable water service area, but since we do not have any potable water lines nearby, potable water wells will be needed to service them. To apply for a private potable well permit (to construct, repair, modify, or abandon), follow link: https://floridadep.gov/water/source-drinking-water/content/water-well-construction-rules-forms-and-reference-documents , have the property owner or a water well contractor download and complete application form: 62-532.900(1) and submit it to St. Johns River Water Management District (SJRWMD) along with the appropriate application fee. Please contact SJRWMD for any other questions/concerns that you may have.	Info Only
Environmental Services	The proposed lots are within Seminole County's sanitary sewer service area, but since we do not have any sanitary sewer lines nearby, onsite sewage treatment and disposal systems (OSTDS) aka septic systems will be needed to service them. To apply for an OSTDS permit, 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 on septic system sizing, standards, and any other questions/concerns that you may have.	Info Only
Environmental Services	The proposed lots are within Seminole County's reclaim water service area but since there are no reclaim water lines nearby, irrigation will be provided by their potable water systems or by an alternative irrigation source such as a non-potable irrigation wells.	Info Only
Natural Resources	According to the county wetland maps, wetlands are possibly located throughout the property. ***Please be advised the county wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. **	Info Only
Natural Resources	Wetland boundaries need to be delineated by a wetlands specialist and approved by Seminole County and staff of FDEP if residential not in the WRPA or SJRWMD if residential in the WRPA or if in a Commercial plat. The plat must show the approved wetland line and provide the date and name of the SJRWMD reviewer.	Info Only

Natural Resources	A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only
Natural Resources	Resources for wetland information: St. Johns River Water Management District: www.sjrwmd.com Florida Department of Environmental Protection: www.dep.state.fl.us Seminole County Map Resources: www.seminolecountyfl.gov Wetland and Flood Prone: Under ONLINE SERVICES / Interactive Maps / Information Kiosk Quadrangles: DEPARTMENTS/ Information Technologies / GIS / Maps available for viewing / Wetland quadrangle maps. Seminole County Property Appraiser Map Resources: http://www.scpafl.org Zoning, Future Land Use, FEMA, Aerials	Info Only
Natural Resources	If lots are platted into wetlands or associated upland buffers, signage demarking the boundary of the said buffers and wetlands shall be used to deter encroachment. The homeowners association shall be required to adopt covenants which protect such areas from any activity by the residents. Violators shall be subject to standard code enforcement procedures. SCLDC 30.10.5.10(b)(3)	Info Only
Natural Resources	Each platted lot must have a buildable area equal to the minimum lot size requirement of the applicable zoning district and located above the 100-year floodplain elevation or wetlands line, whichever is higher. Any portion of the platted lot which lies below the 100-year floodplain elevation or wetlands line must be dedicated to the public as a drainage easement, a conservation easement, or both. SCLDC 35.61(c)	Info Only
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: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
Planning and Development	The subject property has split zoning and Future Land Use. The parcel retains A-1, Agriculture, zoning in the rear west portion and R-1AA in the east portion. The parcel also retains PML (Preservation/Managed Land) Future Land Use in the rear west portion and LDR (Low Density Residential) Future Land Use in the east portion. The property would have to be rezoned and requires a Small Scale Future Land Use Amendment in order to proceed with the subdivision process.	Info Only
Planning and Development	The minimum Lot Area required for the R-1AA zoning district is 11,700 sq. ft. The setbacks for the R-1AA zoning district are: 25 feet Front Yard, 30 feet Rear yard, 10 feet Side Yard, 25 feet Side Street.	Info Only
Planning and Development	The proposed use of single-family homes is permitted in the R-1AA Zoning District designation.	Info Only
Planning and Development	The proposed project is subject to the 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
Planning and Development	Based on preliminary aerial photo and County wetland map analysis, the subject property may contain wetlands. Compliance with the Land Development Code regarding development within and around wetland	Info Only

	areas is required prior to the issuance of any building permits.	
Planning and Development	Net buildable acreage is defined as the total number of acres within the perimeter boundaries of a development, excluding areas devoted to rights-of way widths, transmission and power line easements, lakes and areas defined as wetlands and floodprone areas.	Info Only
Planning and Development	The Future Land Use designation for this property is Low Density Residential (LDR). The maximum allowable density is four (4) dwelling units per net buildable acre.	Info Only
Planning and Development	A Small Scale Future Land Use and Rezone may take between 4-6 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
Planning and Development	Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. 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. Please see the Community Meetings link below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf	Info Only
Planning and Development	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 Jordan Smith at 407-320-0168 or smithjs@scps.k12.fl.us .	Info Only
Planning and Development	Per LDC Sec. 35.61 (c), a subdivision plan will not be approved unless all land intended for use as building sites can be used safely for building purposes without danger from flood or other inundation or from adverse soil or foundation conditions or from any other menace to health, safety, or public welfare. In particular, lands which are within the 100-year flood-prone areas, may not be subdivided and developed until proper provisions are made for protective flood-control measures and water-management facilities necessary for flood-free development and flood-free vehicular access to such sites. Each platted lot must have a buildable area equal to the minimum lot size requirement of the applicable zoning district and located above the 100-year floodplain elevation or wetlands line, whichever is higher. Any portion of the platted lot which lies below the 100-year floodplain elevation or wetlands line must be dedicated to Seminole County as a drainage easement, a conservation easement, or both. No filling or grade level change will be permitted which will adversely affect any surrounding area.	Info Only
Planning and Development	Based on the criteria set forth in LDC Sec. 35.122, this property may be eligible to utilize the Minor Plat Process after the split zoning and wetland/floodplain concerns are addressed. See criteria below. When a parcel of record exists on the effective date of this section (08/22/2000), the Planning and Development Director or her or his designee may waive the requirements of this Code relating to conceptual and development plans and may permit the submission and approval of final plans and final plat in accordance with sections 35.14, 35.44 and 35.61 if the following criteria are met: (1) The parcel abuts and each created lot will abut existing dedicated public right of way that conforms to the County's standards for width; and	Info Only

	<p>(2) Each created lot shall have a minimum lot frontage of twenty feet (20').</p> <p>(3) The development of the parcel would require no additional facility improvements to potable water, sanitary sewer, drainage facilities or roads; and</p> <p>(4) The parcel would be subdivided into no more than four (4) agricultural or residential lots or two (2) non-residential or non-agricultural lots; and</p> <p>(5) If septic tanks are to be utilized for sewage disposal, each lot must conform to the standards set forth in section 35.64; and</p> <p>(6) The subdivision of the parcel would meet all requirements of Part 4 of this Chapter which requirements may be waived by the Development Review Manager if he or she finds and determines that the general intent of this Chapter is met and the subdivision otherwise complies with State law. (b) A parcel of land may receive the benefit of the minor plat process on only one (1) occasion and a replat of the subject property shall not be processed under the provision of section 35.182.</p>	
Planning and Development	This property is located within the Urban Bear Management Area and subject to all provisions of Chapter 258 of the Seminole County Code of Ordinances as well as the adopted supplementary signage provisions within Ordinance 2024-0865.	Info Only
Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
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
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
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 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
Public Safety - Fire Marshal	Future building shall require: Fire department access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inch (NFPA 1, 18.2.3.5.1.2)	Info Only
Public Works - Engineering	Based on FEMA FIRM Map the site appear to lie in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation. The flood elevation is 8'NAVD 88. Based on the LIDAR the site is mostly below this elevation. Each lot will have to have net buildable above the flood elevation. A signed and sealed topographic survey would be required showing that there is net buildable above the	Info Only

	flood elevation.	
Public Works - Engineering	The proposed project is located within the Monroe drainage basin.	Info Only
Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has _poorly drained soils.	Info Only
Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope north and west.	Info Only
Public Works - Engineering	Based on a preliminary review, the site appears to outfall to the St. Johns River.	Info Only
Public Works - Engineering	A detailed drainage analysis will be required at final engineering. if the minor plat cannot be done.	Info Only
Public Works - Engineering	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov	Info Only
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
Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Info Only
Public Works - Engineering	The roadway geometry meets County standards. The roadway structure meets County standards.	Info Only
Public Works - Engineering	Sidewalks shall be required in accordance with the code. 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
Public Works - Engineering	A minimum three (3) 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

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

Department	Reviewer	Email	Phone
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388
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	Vladimir Simonovski	vsimonovski@seminolecountyfl.gov	407-665-5762
Public Works - Impact Analysis	William Wharton	wwharton@seminolecountyfl.gov	407-665-5730

RESOURCE INFORMATION

Seminole County Land Development Code:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/>

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/>

Wekiva Consistency form:

<http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf>

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml>

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) 665-3621	

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org