

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

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

<b>PROJECT NAME:</b>	<b>VIA HERMOSA ST - PRE-APPLICATION</b>	<b>PROJ #: 24-80000075</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/31/24	
RELATED NAMES:	EP BRIAN ELIAS	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	27-19-29-501-0000-0050	
PROJECT DESCRIPTION	PROPOSED REZONE FROM RC-1 TO R-1A FOR A SINGLE FAMILY RESIDENTIAL SUBDIVISION OF 1.36 ACRES LOCATED ON THE SOUTH SIDE OF VIA HERMOSA, CARDINAL POINTE CV	
NO OF ACRES	1.36	
BCC DISTRICT	5: HERR	
CURRENT ZONING	RC-1	
LOCATION	ON THE SOUTH SIDE OF VIA HERMOSA, EAST OF LONGWOOD MARKHAM RD	
FUTURE LAND USE-	SE	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
BRIAN ELIAS PREMIER REAL ESTATE ADVISOR 8160 VIA HERMOSA ST SANFORD FL 32771 (352) 210-8580 BRIANE@PREMIERERADVISOR.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.

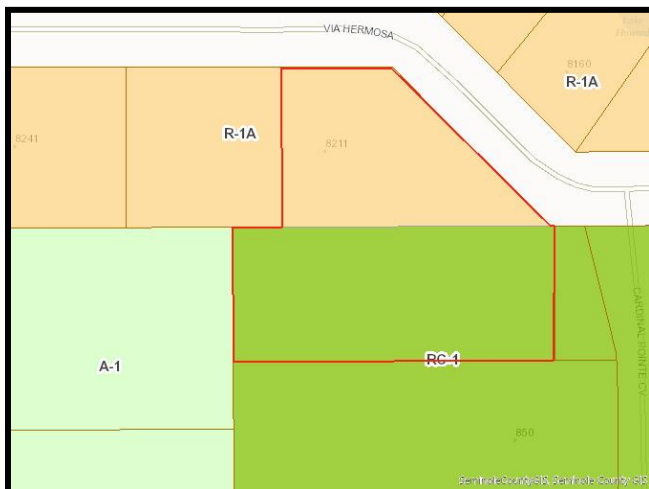
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

## PROJECT MANAGER COMMENTS

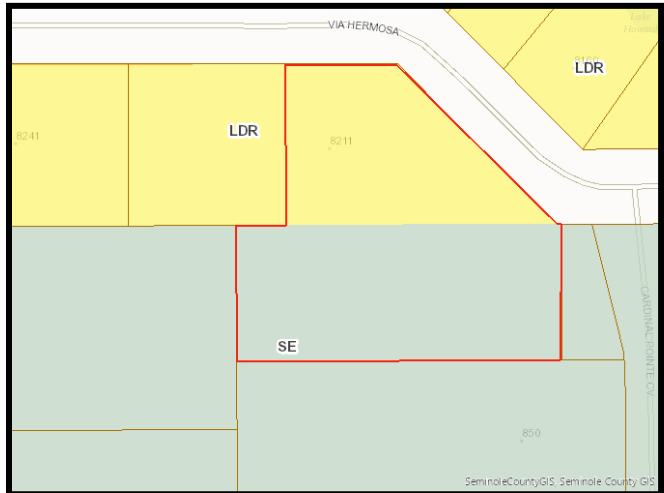
- The subject site has a Future Land Use (FLU) designation of Suburban Estates (SE) and Low Density Residential (LDR) as well as a zoning classification of R-1A and RC-1.
- This property is located in the Bear Management area which requires compliance with provisions outlined in Chapter 258 of the Seminole County Code of Ordinances.
- This property is located in the Wekiva River Protection Area. This subject to SCLDC Chapter 30 Part 58, and SCCP, FLU Element Objective FLU 2.3 and Policy FLU 3.1.2, and CON Element Exhibit-2. These provisions are required by State Statute, see F.S. Chapter 369 Title XXVIII Part II (ss. 369.301-369.309).

## PROJECT AREA ZONING AND AERIAL MAPS

**Zoning: R-1A and RC-1**



**FLU: LDR and SE**



**Aerial**



**AGENCY/DEPARTMENT COMMENTS**

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	A full buffer review will be done at time of subdivision plan review if necessary.	Info Only
2.	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
3.	Comprehensive Planning	A Future Land Use Map amendment for the bottom half would be required for the proposed project; however, staff would not support a Future Land Use Amendment for the south portion of property currently designated as Suburban Estates. The parcel is located within the Wekiva River Protection Area (WRPA) and is limited to a density of one dwelling unit per net buildable acre.	Info Only
4.	Environmental Services	The proposed lots are within Seminole County's potable water service area, but since our closest potable water main runs along the west side of Longwood Markham Road, potable water wells will be needed to service them instead. To apply for a private potable well permit (to construct, repair, modify, or abandon), follow link: <a href="https://floridadep.gov/water/source-drinking-water/content/water-well-construction-rules-forms-and-reference-documents">https://floridadep.gov/water/source-drinking-water/content/water-well-construction-rules-forms-and-reference-documents</a> , 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
5.	Environmental Services	The proposed lots are within Seminole County's sanitary sewer service area, but since we do not have any gravity sanitary sewer mains nearby, onsite sewage treatment and disposal systems (OSTDS) aka septic systems would be needed to service them. Per Florida Statutes Section 381.0065(4)(a) and Section 381.0065(4)(b) since these proposed lots would need to be serviced by septic systems and the lot split is occurring after 01/01/1972, the minimum lot sizes allowed is 0.50 acre per lot (for lots using private wells) and 0.25 acre per lot (for lots using "a regulated public water system" such as Seminole County water). Additionally, per House Bill 1379, these OSTDS would have to be an 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, 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 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
6.	Environmental Services	We OBJECT to the lot split as currently proposed. This is due to the proposed lots not meeting the minimum lot size requirement of being 0.50 acre each per the previous comment. Please	Info Only

		provide a letter or an approved OSTDS permit variance from the Florida Department of Health for each proposed lot.	
7.	Environmental Services	The proposed lots are within Seminole County's reclaim water service area but since our closest reclaim water main runs along the east side of Longwood Markham Road, irrigation will be provided by this development's potable water system or by an alternative irrigation source such as a non-potable irrigation well.	Info Only
8.	Natural Resources	No subdivision may be approved that would result in the removal of over fifty (50) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit will be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger.	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 building setbacks for R-1A zoning classification are as follows: Front Yard 25 feet; Side Yard 7.5 feet; Side Street 25 feet; Rear Yard 30 feet	Info Only
11.	Planning and Development	Future Land Use designation for this property is Low Density Residential (LDR) and Suburban Estates (SE). The maximum allowable density for LDR is four (4) dwelling units per net buildable acre. The maximum allowable density for SE is one (1) dwelling unit per net buildable acre.	Info Only
12.	Planning and Development	The proposed project is within the Wekiva River Protection Area (WRPA). Per the Seminole County Comprehensive Plan Policy FLU 2.3.8 Wekiva Character Policy (A) (4), development of property assigned the Suburban Estates Future Land Use designation is limited to a maximum density of one dwelling unit per net buildable acre.	Info Only
13.	Planning and Development	FLU Policy 2.3.3 states that the County shall not approve a land use designation amendment within the WRPA outside of the East Lake Sylvan Transitional Area that could result in a net density increase compared to that allowable as of December 15, 1999. The County's policy is to maintain this final form of development to ensure that residential development in the WRPA maintains the overall rural density and character.	Info Only
14.	Planning and Development	Per SCLDC Sec. 2.3 Definitions; 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

15.	Planning and Development	Lot 5 of the Lake Markham Estates Plat has an R-1A (Single Family Dwelling) zoning classification which requires a minimum lot size of 9,000 square feet and a minimum lot width of 75 feet. Sub-dividing the parcel would require that each new parcel meet the minimum lot size and lot width requirements and meet the required building setbacks for the R-1A zoning district. The unplatted parcel to the south could not be included in the lot size calculation.	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	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
18.	Public Safety - Fire Marshal	Future building may require: 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	Future building shall require : Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
20.	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
21.	Public Safety - Fire Marshal	Future building shall require: Please verify the composition of the fire department access road (driveway) to the structure. This shall be a compacted all weather surface and comprised of asphalt, concrete, millings, etc. It shall not consist of sugar sand. NFPA 1, 18.2.3.4.2	Info Only
22.	Public Safety - Fire Marshal	Dead end fire department access roads in excess of 150 ft in length shall be provided with approved provisions for the fire apparatus to turn around per section 18.2.3.5.4 of NFPA 1	Info Only
23.	Public Safety - Fire Marshal	Please verify if there will be any gates to access the home. Gates shall be a minimum 14 ft wide. If manual gate, a fire department knox padlock shall be provided. If electric gate, a fire department knox key switch shall be provided. All in accordance with NFPA 1, chapter 18.	Info Only
24.	Public Works - Engineering	The proposed project is located within the Yankee Lake drainage basin.	Info Only
25.	Public Works - Engineering Jim Potter 6/5/24 2:17 PM	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils.	Info Only
26.	Public Works - Engineering Jim Potter 6/5/24 2:17 PM	Based on preliminary review, the site is considered to be land locked. The site will be required to hold water quality and retain the entire 100-year, 24-hour storm event onsite without discharge.	Info Only
27.	Public Works - Engineering Jim Potter 6/5/24 2:17 PM	Based on 1 ft. contours, the topography of the site appears to slope to the northeast corner of the site where there is an inlet on Via Hermosa Road.	Info Only
28.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to Lake Markham after draining to a County Drainage system	Info Only
29.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only

30.	Public Works - Engineering	The site lies within the Wekiva River Protection Area (WRPA) Protection Zone. Please review all parts of the Code and Comp plan on extra drainage requirements for this section.	Info Only
31.	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 <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .	Info Only
32.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. ( <a href="http://cfpub.epa.gov/npdes/home.cfm?program_id=45">http://cfpub.epa.gov/npdes/home.cfm?program_id=45</a> )	Info Only
33.	Public Works - Engineering	LA 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 - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
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	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
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.shtml>

### 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.shtml>

### 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) 665-3621	

#### 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>
Seminole Co. Property Appraiser	<a href="http://www.scpafl.org">www.scpafl.org</a>