

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

<b>PROJECT NAME:</b>	<b>IRVING STREET - PRE-APPLICATION</b>	<b>PROJ #: 26-8000017</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	2/11/26	
RELATED NAMES:	EP AMID HABIB	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	01-21-29-5CK-170E-0160	
PROJECT DESCRIPTION	PROPOSED VACATE OF A RIGHT OF WAY TO BUILD A SINGLE FAMILY RESIDENTIAL LOT ON 0.24 ACRES IN THE R-1A ZONING DISTRICT LOCATED ON THE EAST SIDE OF SR 434, SOUTH OF TARRY TOWN TRL	
NO OF ACRES	0.24	
BCC DISTRICT	3: CONSTANTINE	
CURRENT ZONING	R-1A	
LOCATION	ON THE EAST SIDE OF SR 434, SOUTH OF TARRY TOWN TRL	
FUTURE LAND USE-	LDR	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
AMID HABIB MWA INVESTMENT LLC 601 WESTLAKE CIR LONGWOOD FL 32750 (321) 356-6247 [REDACTED]	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 Low Density Residential with an R-1A (Single Family Dwelling) zoning.
- The Applicant may apply to vacate the right-of-way; however, approval is not guaranteed.

## PROJECT AREA ZONING AND AERIAL MAPS

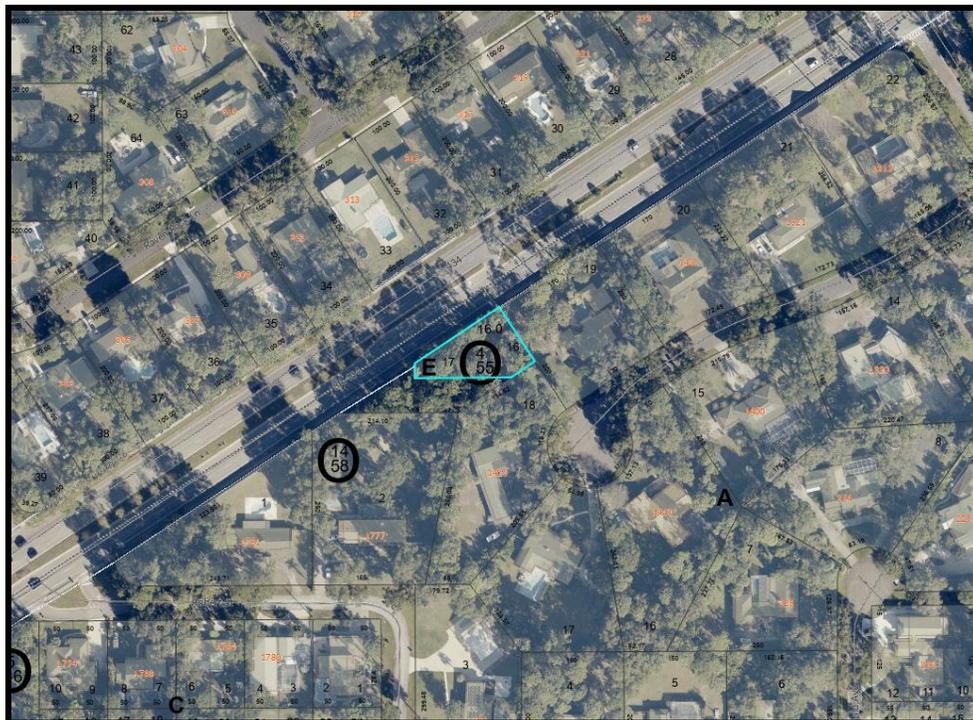
Zoning



Future Land Use



Aerial



**AGENCY/DEPARTMENT COMMENTS**

NO.	REVIEWED BY	TYPE	STATUS
1.	Building Division Daniel Losada	-Permitting Requirements for Future Construction- - 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, etc...	Info Only
2.	Comprehensive Planning David German	Site has a Future Land Use of LDR (Low Density Residential). Note Policy FLU 5.2.1 Low Density Residential of the Comprehensive Plan lists the following as uses: 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
3.	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 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.	Info Only
4.	Comprehensive Planning David German	Site is located in the Wekiva Study Area. Please note Comprehensive Plan Policy FLU 2.3.14 Wekiva Study Area Incorporated Objective and Policies.	Info Only
5.	Environmental Services James Van Alstine	Seminole County Utilities has no objection to the proposed right of way vacate. Please contact Sunshine Water Services and have them provide a letter/email stating that they have no objection to the proposed right of way vacate as well.	Info Only
6.	Planning and Development Annie Sillaway	The subject site has an R-1A (Single Family Dwelling) zoning classification; the building setbacks for R-1A are as follows:  Front Yard – Twenty-five (25) feet; Side Yard – Seven and one half (7.5) feet; Side Street – Twenty-five (25) feet (may be reduced to Fifteen (15) feet with Traffic	Info Only

		Engineering approval); Rear Yard – Thirty (30) feet.	
7.	Planning and Development Annie Sillaway	Step 1 – The Right-of-Way easement is reviewed by staff.  Step 2- Once all comments are completed and approved by all the required departments, the project manager will place the right-of-way easement as a public hearing item on the Board of County Commissioners agenda.	Info Only
8.	Planning and Development Annie Sillaway	The Application submittal requirement for a right-of-way vacate are: Ownership Disclosure form (Add'; documentation required if the property owner is a trust or corporation), Owner Authorization form (if the applicant and/or consultant is not the property owner), letters of review from all utility companies (electric, telephone, cable, water, sewer, and gas) stating that there is no objection to the right of way vacate, a sketch and description of the area to be vacate in 8.5"x11" or 8.5" x 14" labeled as Exhibit A.	Info Only
9.	Public Safety - Fire Marshal Matthew Maywald	Future building shall require : 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
10.	Public Safety - Fire Marshal Matthew Maywald	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
11.	Public Safety - Fire Marshal Matthew Maywald	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
12.	Public Safety - Fire Marshal Matthew Maywald	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
13.	Public Works - Engineering Jim Potter	No specific issues with the vacate for traffic. Note that there is some concern with an access onto SR 434. Please verify with FDOT that they will give access to this location. Note that any connection to SR 434 will require an FDOT driveway connection permit.	Info Only
14.	Public Works - Engineering Jim Potter	No specific issues noted for drainage. Please note that if anything other than a single-family residence is put on the lot stormwater drainage will have to be addressed. Underground exfiltration may be allowed. Any discharge to FDOT ROW would require an FDOT drainage connection permit.	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 <a href="mailto:Dgerman@seminolecountyfl.gov">Dgerman@seminolecountyfl.gov</a>
Environmental Services	Review Complete	James Van Alstine 407-665-2014 <a href="mailto:jvanalstine@seminolecountyfl.gov">jvanalstine@seminolecountyfl.gov</a>
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 <a href="mailto:asillaway@seminolecountyfl.gov">asillaway@seminolecountyfl.gov</a>
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 <a href="mailto:mmaywald@seminolecountyfl.gov">mmaywald@seminolecountyfl.gov</a>
Buffers and CPTED	No Review Required	Annie Sillaway 407-665-7936 <a href="mailto:asillaway@seminolecountyfl.gov">asillaway@seminolecountyfl.gov</a>
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>
Public Works - Engineering	Review Complete	Jim Potter 407-665-5764 <a href="mailto:jpotter@seminolecountyfl.gov">jpotter@seminolecountyfl.gov</a>
Public Works - Impact Analysis	No Review Required	Jim Potter 407-665-5764 <a href="mailto:jpotter@seminolecountyfl.gov">jpotter@seminolecountyfl.gov</a>
Building Division	Review Complete	Daniel Losada 407-665-7468 <a href="mailto:dlosada@seminolecountyfl.gov">dlosada@seminolecountyfl.gov</a>

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

## 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>