

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

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

PROJECT NAME:	SKENDER PROJECT - PRE-APPLICATION	PROJ #: 25-80000123
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	11/05/25	
RELATED NAMES:	EP SKENDER SHEHU	
PROJECT MANAGER:	TIFFANY OWENS (407) 665-7354	
PARCEL ID NO.:	16-19-30-5AB-1300-001B+	
PROJECT DESCRIPTION:	PROPOSED REZONE TO R-1FOR A LOT SPLIT ON 1.25 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE SOUTHEAST CORNER OF INDIANA ST AND ORANGE BLVD	
NO OF ACRES:	1.25	
BCC DISTRICT:	5-HERR	
CURRENT ZONING:	A-1	
LOCATION:	SOUTHEAST CORNER OF INDIANA ST AND ORANGE BLVD	
FUTURE LAND USE:	SE	
SEWER UTILITY:	SEMINOLE COUNTY UTILITIES	
WATER UTILITY:	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
SKENDER SHEHU 1390 N INDIANA STREET SANFORD FL 32771 (407) 506-5955 NERO2814@GMAIL.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.

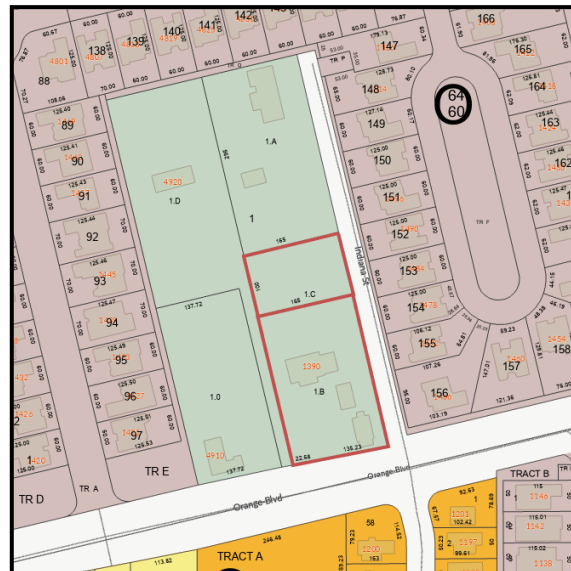
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [here](#).

PROJECT MANAGER COMMENTS

- The subject property has the Suburban Estates Future Land Use and A-1 (Agriculture) zoning.
- The proposed Rezone to R-1 (Single-Family Dwelling) is not an allowable zoning district in the Suburban Estates Future Land Use. The Suburban Estates Future Land Use allows only the following zoning districts A-1, RC-1, PLI, PD, and RM-3 zoning districts.
- Parcels, 16-19-30-5AB-1300-001B or 16-19-30-5AB-1300-001C, are not legal parcels of record prior to July 28, 1970. Staff recommends a lot combination of the previously referenced properties, as parcel 16-19-30-5AB-1300-001C is not eligible for building permits to be issued.

Based on our records, the guest house at the southeast corner of parcel 16-19-30-5AB-1300-001B was the original house prior to the single-family residence built in 2018. The guesthouse is intended for intermittent or temporary occupancy by a nonpaying guest, not as a permanent residence.

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Crime Prevention Through Environmental Design (CPTED) CPTED is defined as "the proper design and effective use of the built environment that can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life." It is based on three overlapping strategies: 1. Natural access control 2. Natural surveillance 3. Territorial reinforcement The goal of CPTED is to reduce opportunities for crime that may be inherent in the design of structures and development sites. This goal is accomplished through the involvement of CPTED trained law enforcement officers in the planning and design review of development projects. CPTED uses various tools to evaluate environmental conditions, and look for ways to intervene to control human / criminal behavior and reduce the fear of crime. The comments provided below are intended to promote public safety on the property under review.	Info Only
2.	Buffers and CPTED	Buffer information can be found here: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP	Info Only
3.	Buffers and CPTED	A full buffer review will be done at time of rezone if it is rezoned to a Planned Development.	Info Only
4.	Building Division	Standard permitting will apply for any necessary, or proposed alterations, additions, or extension of the existing mechanical, plumbing and/ or mechanical systems prior to commencing.	Info Only
5.	Comprehensive Planning	Site has a Future Land Use of Suburban Estates (SE). Per Policy FLU 3.5.4 Suburban Estates: The purposes and intent of this land use designation are: to allow the development of large lot single family estates as a desired final land use; to act as a stepped down land use serving as a buffer between urban development and the East Rural Area; and to allow existing agricultural operations to continue until developed for other uses. This land use consists primarily of residential development on a minimum of one acre.	Info Only
6.	Comprehensive Planning	Allowable zonings in the Suburban Estates Future Land Use are A-1, RC-1, PLI, PD, and RM-3. Based on this, a proposed rezone to R-1 is not allowed in the SE Future Land Use.	Info Only
7.	Comprehensive Planning	Seminole County conducted a Rural Enclaves Small Area Study per the request of residents in the community. The study has shown that densities more than 2.5 DU (Dwelling Units) per acres (2.5 DU/ac) are not supported and would require a land use amendment to PD, which also may not be supported by staff.	Info Only
8.	Environmental Services	The proposed lots are within Seminole County's potable water service area and will be required to connect in order to subdivide. The nearest connection point is a 12" PVC potable water main running along the south side of Orange Blvd.	Info Only
9.	Environmental Services	The proposed lots are within Seminole County's sanitary sewer service area but are not required to connect. There is a 12" PVC force main running along the north side of Orange Blvd.	Info Only

10.	Environmental Services	The proposed lots are within Seminole County's sanitary sewer service area but may use onsite sewage treatment and disposal systems (OSTDS) aka septic systems. Per Florida Statutes 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 0.25 acre per lot (for lots using "a regulated public water system" such as City or County 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: 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
11.	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: https://library.municode.com/fl/seminole_county/codes/land_development_code County Planning & Development: https://www.seminolecountyfl.gov/departments-services/development-services/planning-development	Info Only
12.	Planning and Development	The Applicant has the option to submit a Small-Scale Future Land Use Amendment from Suburban Estates to Planned Development and Rezone from A-1 to PD for review, a Future Land Use Amendment to Planned Development would require the Applicant to demonstrate its necessity beyond an increase in density alone, and the Rezone to PD should meet the intent, purpose, and review criteria of the PD zoning.	Info Only
13.	Planning and Development	1st step is approval of the Small-Scale Future Land Use Amendment and PD Rezone which includes the Master Development Plan (MDP). This involves a public hearing with Planning & Zoning (P&Z), followed by a public hearing with the Board of County Commissioners (BCC) the Rezone cannot be approved unless the Future Land Use Amendment is, and may take between 5-6 months depending on the review and agenda date deadlines.	Info Only

		2nd step is approval of the Final Development Plan (FDP) which is approved on a staff level. 3rd step is approval of the Preliminary Subdivision Plan (PSP) which must be approved by the Planning & Zoning Board as a technical review item. Steps 2 & 3 may be submitted concurrently as the same plan (FDP/PSP); however, Staff recommends the FDP/PSP not be submitted until the 1st step has been scheduled for BCC. 4th step is approval of the Final Engineering Plans; Staff recommends Final Engineering not be submitted until step one has been approved by BCC and steps 2&3 are under review. 5th step is approval of the Final Plat; may be submitted once Final Engineering Plans are in review. Information on PD Rezoning can be found at: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.stml Information on the Subdivision Review Process can be found at: https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/subdivision-plan-approval-procedures/subdivision-application-procedure-Summary	
14.	Planning and Development	The minimum building setbacks required for the A-1 zoning district are: Fifty (50) Foot Front Yard, Thirty (30) foot Rear yard, Ten (10) foot Side Yard, Fifty (50) foot Side Street. • The maximum allowable building height is 35 feet. • The subject property is considered a corner lot, which has a front yard along the east portion of the property that faces N Indiana St, side street along the south portion of the property that faces Orange Blvd, and two (2) sides along the north and west portions of the site. The subject property does not have a rear yard. The subject property does have an existing approved variance for the Guest House and the accessory garage setbacks (17-30000131).	Info Only
15.	Planning and Development	The subject site has a Suburban Estates Future Land Use designation which allows a maximum density of one (1) dwelling unit per net buildable acre. Net Buildable would consist of the total number of acres within the boundary of a development, excluding areas devoted to road rights of way, transmission power line easements, natural lakes and wetlands or flood prone areas.	Info Only
16.	Planning and Development	The subject property is within the County's Urban Bear Management Area and must comply with the requirements	Info Only

		outlined in Chapter 258 of the Seminole County Code of Ordinances (2015-33). http://www.seminolecountyfl.gov/core/fileparse.php/4073/urll/Bear-Management-Ordinance-Final-Approved-Document.pdf	
17.	Planning and Development	Per Sec. 30.11.3. - Quantities of parking required. Parking requirements for the subject use are: • Residential Unit 1,000 square feet or greater: two (2) spaces for each dwelling • Residential Unit Less than 1,000 square feet: one and a half (1.5) spaces for each dwelling Parking requirements can be found here: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT1_1PALORE	Info Only
18.	Planning and Development	The Seminole County Land Development Code defines a guest house or cottage as a detached accessory building located on the same premises of the main residential building, <u>intended for intermittent or temporary occupancy by a nonpaying guest, and which has no cooking facilities and is not rented.</u>	Info Only
19.	Planning and Development	Per SCLDC Sec. 30.8.5 Intent and purpose – • The Planned Development (PD) district is intended to facilitate various development types, and combinations thereof, that may be difficult to achieve under conventional zoning regulations. • Planned developments shall promote flexibility and creativity in addressing changing social, economic and market conditions, especially where they are used to implement adopted policies of the Comprehensive Plan. • Examples of development concepts that may be appropriate for PD zoning include, but are not limited to, enhanced protection of natural resource areas, mixed use or transit-oriented development, and infill development or redevelopment.	Info Only
20.	Planning and Development	Per SCLDC Sec. 30.8.5.3 Review Criteria – (a) Comprehensive Plan Consistency. In approving a planned development, the Board of County Commissioners shall affirm that the proposed development is consistent with the Comprehensive Plan, and effectively implements any performance criteria that the Plan may provide. (b) Greater Benefit and Innovation Criteria. In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented through existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following: (1) Natural resource preservation. (2) Crime Prevention (CPTED). (3) Neighborhood/community amenities. (4) Provision of affordable or workforce housing. (5) Reduction in vehicle miles traveled per household. (6) Transit-oriented development. (7) Provision of new multimodal connectivity. (8) Innovation in water or energy conservation. (9) Innovative development	Info Only

		types not currently provided within the County but consistent with the goals of the Comprehensive Plan. (c) In addition, any proposed development under the PD ordinance must address the following goals: (1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis. (2) Minimize transportation impacts through design elements, which may include but are not limited to: multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural design; accommodation or neighborhood electric vehicles; transportation demand management; or permitting complementary uses. (d) The PD application shall include a narrative addressing the following: (1) How the proposed development addresses the goals of the Comprehensive Plan. (2) Why the proposed development cannot be achieved under an existing conventional or special zoning district. (3) How the proposed development provides an innovative approach to land development.	
21.	Planning and Development	Community Meeting Procedures Section 30.3.5.3 Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 Community Meeting Procedure (Ordinance #2021-30). 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. Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).	Info Only
22.	Planning and Development	New Public Notification Procedures Required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link below: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf	Info Only
23.	Public Safety - Fire Marshal	If access is changing to any of the homes the following shall apply: 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 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) 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 Fire department access road shall have an	Info Only

		unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	
24.	Public Works - Engineering	The proposed project is located within the Lake Monroe drainage basin.	Info Only
25.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils.	Info Only
26.	Public Works - Engineering	Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the pre development rate of discharge for the 25-year,24-hour storm event. If this is a legal lot split the amount of drainage may be reduced. At minimum water quality swales will be required.	Info Only
27.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally south to Orange Boulevard.	Info Only
28.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to Orange Boulevard.	Info Only
29.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
30.	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
31.	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
32.	Public Works - Engineering	The roadway geometry does not meet County standards. The roadway structure does not meet County standards.	Info Only
33.	Public Works - Engineering	Dedication of additional right-of-way shall be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.	Info Only
34.	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
35.	Public Works - Impact Analysis	No Review Required. The trip generation for two (2) Single Family Homes will be minimal. Net external trips will be less than the 50 Peak Hour trips threshold for a TIS to be required.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	REVIEWER
Buffers and CPTED	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Building Division	Phil Kersey (407) 665-7460 pkersey@seminolecountyfl.gov
Comprehensive Planning	David German (407) 665-0311 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) 665-5764 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	Arturo Perez (407) 665-5716 aperez@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