

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

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

PROJECT NAME:	WEST 9TH AVE - PRE-APPLICATION	PROJ #: 24-80000045
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	3/28/24	
RELATED NAMES:	EP JAMES SUMMERFIELD	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	21-21-32-5CF-7100-0010	
PROJECT DESCRIPTION	PROPOSED SUBDIVISION OF 1.55 ACRES INTO 4 TO 6 SINGLE FAMILY RESIDENTIAL LOTS IN THE R-1 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF 10TH ST, WEST OF CR 419	
NO OF ACRES	1.55	
BCC DISTRICT	1-BOB DALLARI	
CURRENT ZONING	R-1	
LOCATION	ON THE NORTH SIDE OF 10 TH ST, WEST OF CR 419	
FUTURE LAND USE-	LDR	
APPLICANT:	CONSULTANT:	
JAMES SUMMERFIELD 2 BROTHERS CONTRACTING, LLC 83 GENEVA DR # 622050 OVIEDO FL 32765 (407) 878-9038 OFFICE@2BROTHERSLLC.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 is located in the R-1 (Single-Family Dwelling) zoning district and has a Future Land Use (FLU) of Low Density Residential (LDR).
- The lots proposed are as originally platted in the North Chuluota Subdivision from 1913. The lots may be uncombined to the original lot line configuration as platted if each lot meets the minimum lot size requirement excluding wetlands and floodplain.
- 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.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning: R-1



FLU: LDR



Aerial



Wetlands



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LA SCBU	Info Only
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.	Info Only
3.	Buffers and CPTED	Library Comment A full buffer review will be done at time of subdivision plan review or at rezone if rezoning to a Planned Development.	Info Only
4.	Comprehensive Planning	The Future Land Use (FLU) is Low Density Residential (LDR) which allows for detached single family residences at a maximum density of four dwelling units per net buildable acre, with a limited list of public purpose and special exception uses. Single family detached residences (site-built or modular) may be permitted up to seven dwelling units per net buildable acre in compliance with the provisions of Policy FLU 10.1 Affordable and Workforce Housing Density and Intensity Bonuses.	Info Only
5.	Comprehensive Planning	Policy FLU 1.10 (f)- Development within the Econlockhatchee River Basin as a whole shall ensure the protection of floodplain, wetlands and critical native upland habitat; encroachment (fill) proposed to be placed or deposited within the 100 year floodplain as identified by the Federal Emergency Management Administration must comply with all applicable Federal and County regulations.	Info Only
6.	Comprehensive Planning	Please be advised that the property contain wetlands and must demonstrate compliance with Policy FLU 1.3 Wetlands Protection and Policy CON 7.4 Wetlands Regulation.	Info Only
7.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with Florida Government Utility Authority to service this development.	Info Only
8.	Natural Resources	Please indicate the jurisdictional wetland line on the site plans. Wetland areas must be delineated on a survey certified by a registered professional land surveyor. If applicable, include the jurisdiction that approved the wetland line, the date, and reviewers name on the plan.	Info Only
9.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	Info Only
10.	Natural Resources	The proposed project is within the Econ Protection Area. See SCLDC Chapter 30 Part 57 for requirements for development within the Econ Protection Area.	Info Only
11.	Natural Resources	In the Econ, there is a 50 ft. setback from all wetlands connected to the Big Econ River and its tributaries. There is a 50 ft. average, 25 ft. minimum setback from all isolated wetlands within the Econ River Basin. SCLDC 30.1085	Info Only
12.	Natural Resources	No subdivision may be approved that would result in the removal of over seventy-five (75) 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	Info Only

		the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Special consideration will be given for waterfront features and shoreline protection as specified in Chapter 71 of this Code. SCLDC 35.61(b)	
13.	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years, with site plan submission. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
14.	Natural Resources	Exotic trees and trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(g) and (h)	Info Only
15.	Natural Resources	Please provide a tree mitigation table with site plan submission. SCLDC 60.10 (b)(2f)	Info Only
16.	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
17.	Planning and Development	This property is part of the existing North Chuluota Plat and the individual platted lots meet the R-1 zoning district standards for lot size and lot width. The lots may be uncombined to the original lot line configuration as platted if each lot meets the minimum lot size excluding wetlands and floodplain.	Info Only
18.	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
19.	Planning and Development	SETBACKS: The setbacks for the R-1 zoning district are: 25 ft. front yard, 30 ft. rear yard, 7.5 ft. interior side yard, 25 ft. side street yard.	Info Only
20.	Planning and Development	The proposed use of single-family homes is permitted in the R-1 Zoning District designation.	Info Only
21.	Planning and Development	If the proposed lot configuration deviates from that of the plat, the proposed project will be subject to 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
22.	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
23.	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

24.	Planning and Development	There exists a platted alleyway in the rear of the property. If applicable, the alleyway may be vacated via the right-of-way vacate process. This would require no objection letters from all utilities contains within the ROW, abutting owner authorization, and is subject to Board of County Commission approval. More information regarding this application can be found at: https://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/VACATE-10-2023.ADA.pdf	Info Only
25.	Planning and Development	Within the R-1 zoning district; the maximum building height is 35 feet, the minimum lot size requirement is 8,400 square feet, the minimum lot width at building line is 70 feet, and the minimum dwelling size is 700 square feet.	Info Only
26.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
27.	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
28.	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
29.	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 21/2 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
30.	Public Safety - Fire Marshal	Fire department access roads shall have an unobstructed vertical clearance of not less than 13 ft 6 inches per NFPA 1, 18.2.3.5.1.2. Please verify on the plans.	Info Only
31.	Public Safety - Fire Marshal	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
32.	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
33.	Public Works - Engineering	Based on FEMA FIRM Map approximately 85% of the site appears to be within the floodplain (Zone A). Seminole County does not allow fill in the floodplain without equal volumetric compensation. Also, approximately 75% of the site appears to be in wetlands.	Info Only

34.	Public Works - Engineering	The proposed project is located within the Big Econlockhatchee Drainage Basin. The entire site is located within the Econ Protection Area. Refer to SCLDC Chapter 30 Part 57 for requirements for development within the Econ Protection Area.	Info Only
35.	Public Works - Engineering	Based on the USDA Web Soil Survey, the site has predominantly Basinger, Samsula, and Hontoon soils, Depressional (100%), Map Unit Symbol 10. Basinger, Samsula, and Hontoon soils are classified by the USDA as "Very Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 inches and designates the Hydrologic Soil Group as A/D.	Info Only
36.	Public Works - Engineering	Based on the Seminole County available one (1) foot contours data, the topography of the site appears to be sloping to the east. The highest point is on the west side of the property (Elevation 46.0 feet), while the lowest point is on the east side of the property (Elevation 42.0 feet). The lowest area of the drainage sub-basin is also at elevation 42.0 feet.	Info Only
37.	Public Works - Engineering	Based on the preliminary review, the site appears to be landlocked, with no positive outfall. Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a landlocked facility, with no positive outfall, requires a 100-Year, 24-Hour Total Retention. "Landlocked" is defined as a drainage system that does not currently discharge its basin or sub-basin in the 10-year, 24-hour storm event.	Info Only
38.	Public Works - Engineering	A detailed Drainage Plan will be required at permitting. A detailed Drainage Analysis will be required at Final Engineering.	Info Only
39.	Public Works - Engineering	West 9th Avenue is a 70 feet wide public "right-of-way" that is currently used for stormwater conveyance and storage collected from South County Road 419. There is no existing roadway within this public "right-of-way". Therefore, the primary access point to the subject property will be South C.R. 419 that is functionally classified as Urban Minor Arterial Road and was last resurfaced in 1997. South C.R. 419 is not currently programmed to be improved according to the Seminole County 5-year Capital Improvement Program. Construction of a new roadway along West 9th Avenue is required to access the subject property. The new roadway will need to meet the minimum roadway standards defined in the Seminole County Public Works Engineering Manual. A construction of such roadway will require mitigation of the current stormwater management system within the public "right-of-way". The developer shall also provide a pedestrian sidewalk along the West 9th Avenue. This sidewalk shall connect to the existing sidewalk along the west side of South C.R. 419.	Info Only
40.	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 area, 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
41.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one (1) acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Info Only
42.	Public Works - Engineering	At Final Engineering approval, a note to the plans that states "Any sidewalk less than 5 feet wide (6 feet along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with the	Info Only

		Seminole County regulations.	
43.	Public Works - Engineering	A minimum three (3) foot side yard drainage easement is required for each single residential unit. Air conditioning units, pool equipment, water softeners, and similar facilities shall not be permitted within the drainage easements.	Info Only
44.	Public Works - Engineering	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov .	Info Only
45.	Public Works - Engineering	A detailed Grading Plan for each single residential unit will be required at permitting.	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	Reviewer Comments
Comprehensive Planning	Tyler Reed	treed@seminolecountyfl.gov	407-665-7398
Public Works - Engineering	Vladimir Simonovski	vsimonovski@seminolecountyfl.gov	407-665-5762
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388
Public Works - Impact Analysis	William Wharton	wwharton@seminolecountyfl.gov	407-665-5730
Building Division	Tony Coleman	acoleman@seminolecountyfl.gov	407-665-7581

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

Cities:

Altamonte Springs	(407) 571-8000	www.altamonte.org
Casselberry	(407) 262-7700	www.casselberry.org
Lake Mary	(407) 585-1449	www.lakemaryfl.com
Longwood	(407) 260-3440	www.longwoodfl.org
Oviedo	(407) 971-5555	www.cityofoviedo.net
Sanford	(407) 688-5000	www.sanfordfl.gov
Winter Springs	(407) 327-1800	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