

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

PROJECT NAME:	RIMEL - PRE-APPLICATION	PROJ #: 26-80000043
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	4/15/26	
RELATED NAMES:	EP DAVID AXEL	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	36-21-32-300-0070-0000	
PROJECT DESCRIPTION	PROPOSED SUBDIVISION FOR TWO LOTS ON 50.91 ACRES IN THE A-5 ZONING DISTRICT ON THE NORTHEAST CORNER OF CURRYVILLED RD AND TWILIGHT TRL	
NO OF ACRES	50.91	
BCC DISTRICT	1-Bob Dallari	
CURRENT ZONING	A-5	
LOCATION	ON THE NORTHEAST CORNER OF CURRYVILLED RD AND TWILIGHT TRL	
FUTURE LAND USE-	R5	
SEWER UTILITY	NA	
WATER UTILITY	NA	
APPLICANT:	CONSULTANT:	
DAVID AXEL AXEL REAL ESTATE INC 1757 W BROADWAY ST OVIEDO FL 32765 (407) 325-1574	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 Rural-5 and A-5 (Rural Agriculture) zoning.
- The proposed subdivision into four (4) lots would qualify for the Minor Plat process. The subject property is located within the East Rural Boundary; therefore, development must comply with the Rural Subdivision Standards in the SCLDC Sec 35.72.

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 Any Future Proposed Construction, Demolition, or Land Development A standard building permit will be required for all future construction activities. Each separate building or standalone structure requires its own permit. Examples include but are not limited to: standalone buildings, accessory structures, dumpster enclosures, fence and gate systems, signage, access control systems, pools, and similar improvements. All construction must comply with the current edition of the Florida Building Code and all referenced standards in effect at the time of permit application. Floodplain applicability will be reviewed. Portions of this parcel may lie within a Special Flood Hazard Area; flood review and associated documentation will be required where applicable. Each parcel and each building/structure must be permitted separately, regardless of ownership or project phasing. Separate demolition permits are required for the demolition of each existing structure.	Info Only
2.	Comprehensive Planning David German	<p>Site has a FLU of Rural-5. Please note Future Land Use Policy FLU 3.5.2 Rural-5: - The Rural-5 Future Land Use Designation allows rural residential development at densities equal to or less than one dwelling unit per five net buildable acres, agricultural and attendant uses. This land use is established to allow residential development on large lots... 2 Uses</p> <p>a. The Rural-5 Future Land Use Designation permits the following uses:</p> <p>b. Rural residential development at a density equal to or less than one dwelling unit per five net buildable acres or one free standing mobile/manufactured home and accessory uses per five net buildable acres; Special Provisions:</p> <p>a. Travel trailer parks and campsites are permitted on a short term basis (established at time of approval), located in less densely populated areas having natural or man-made recreation facilities in the vicinity.</p> <p>b. Family subdivisions are allowed in this land use designation consistent with County policy.</p> <p>c. Fifty (50) percent of land within any clustered developments shall be interconnected open space and lot sizes shall be no smaller than one-half acre (21,780 square feet). Open space uses within a clustered development may include common open space land for the grazing of horses or farm animals belonging to</p>	Info Only

		owners of land within the development and riding trails.	
3.	Environmental Services Maliha Rahman	Seminole County Utilities does not have any objection to the proposed plat.	Info Only
4.	Environmental Services Maliha Rahman	The proposed lots are located outside of the urban service boundary for utilities, so 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
5.	Environmental Services Maliha Rahman	The proposed lots are located outside of the urban utility service boundary, so an onsite sewage treatment and disposal system (OSTDS) aka septic system will be needed to service it. 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
6.	Environmental Services Maliha Rahman	The proposed lots are located outside of the urban utility service boundary, so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
7.	Natural Resources	According to the county wetland maps, wetlands are possibly located on 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
8.	Natural Resources	A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only
9.	Natural Resources	Conservation easements dedicated to Seminole County will be required over the wetlands and required buffers, and all property within the 100 year flood plain.	Info Only
10.	Natural Resources	Resources for wetland information: St. Johns River Water Management District: www.sjrwmd.com Florida Department of Environmental Protection:	Info Only

		<p>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</p>	
11.	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
12.	Planning and Development Annie Sillaway	The subject property has an A-5 (Rural Agriculture) zoning designation with an Rural-5 Future Land Use.	Info Only
13.	Planning and Development Annie Sillaway	The proposed subdivision of lots qualifies for the minor plat process per the SCLDC 35.122.	Info Only
14.	Planning and Development Annie Sillaway	<p>The net buildable area of each new lot must be stated on the plat and each shall be a minimum of five (5) acres of net buildable area.</p> <p>Net buildable definition: 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.</p>	Info Only
15.	Planning and Development Annie Sillaway	The setbacks for the A-5 (Rural Agriculture) zoning are: Front: Fifty (50) feet Side: Ten (10) feet, Rear: Thirty (30) feet.	Info Only
16.	Planning and Development Annie Sillaway	INFORMATIONAL: Your mortgage may be affected by subdividing your property.	Info Only
17.	Planning and Development Annie Sillaway	Parcels 36-21-32-300-006A-0000 and 36-21-32-300-0070-0000 are both within the 2000 tax roll.	Info Only
18.	Planning and Development Annie Sillaway	<p>Sec. 35.72. - Rural subdivision standards.</p> <p>On those properties assigned the A-3, A-5 or A-10 zoning classifications, the following subdivision standards apply. These standards are in addition to the other standards of Chapter 35, Part 6 of this Code except where the rural subdivision standards expressly replace the standards above.</p> <p>(a)Private streets. Residential streets must be developed in accordance with the minimum residential standards for street cross sections, open drainage, as prescribed in</p>	Info Only

		<p>the Seminole County, Florida Public Works Engineering Manual described in Section 5.20(a) of this Code. Alternative proposals may be submitted for review and, if found to be appropriate and in accordance with the purposes of this part, the Planning and Zoning Commission may recommend and the Board may approve the proposal and waive the requirements of the Seminole County, Florida Public Works Engineering Manual described in Section 5.20(a) of this Code in whole or in part.</p> <p>(b) Lots. To the maximum extent practical, subdivisions must be designed to preserve the rural character of the area by locating lots and buildings to retain natural features of the site including, but not limited to, specimen trees and wooded areas and by minimizing any negative impacts and alteration of natural features.</p> <p>(c) Sidewalks (or pedestrian ways) and gutters. Sidewalks, curbs and gutters are not required and may be permitted on one side of the roadway only in order to provide access to schools, parks or bus stops.</p> <p>(d) Street lighting. No street lighting may be provided other than lighting at intersections, along walkways, at entryways, between buildings and in parking areas where required for safety or when required by State law. one (1) net buildable acre in size. These lots must be located adjacent to the existing primary residence to the maximum extent feasible.</p>	
19.	Planning and Development Annie Sillaway	<p>Sec. 35.122 - Minor plat approval; criteria. (a) When a parcel of record exists on the effective date of this section, 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:</p> <p>(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</p> <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>	Info Only

		<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.</p> <p>(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>	
20.	Planning and Development Annie Sillaway	Per Sec. 35.68. - Water and sewer. Individual wells and septic tanks may be allowed according to Section 35.64(b)(1) of this Chapter. Also, wells and septic tanks must have a minimum separation of seventy-five (75) feet from each other. Septic tanks and their drain fields must have a minimum separation of at least seventy-five (75) feet from the mean-high-water mark of any water body.	Info Only
21.	Planning and Development Annie Sillaway	The subject property is located within the East Rural Boundary.	Info Only
22.	Planning and Development Annie Sillaway	When creating new lots all existing structures must meet the building setbacks from the newly created parcel lines required in the A-5 zoning district.	Info Only
23.	Planning and Development Annie Sillaway	When subdividing to create a new lot, if that lot contains an existing accessory structure, the subdivision cannot be legally completed unless the accessory structure is removed or a principal structure is constructed on the site. Per Sec. 30.6.2 (b) In no event shall an accessory building, boat dock, or structure be established prior to the principal use to which it is accessory.	Info Only
24.	Planning and Development Annie Sillaway	***SUBMITTAL INFORMATION FOR "ALL" RESIDENTIAL PROJECTS: 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 Joy Ford at 407-320-0069 or joy_ford@scps.k12.fl.us	Info Only
25.	Planning and Development	The maximum allowable building height is 35 feet.	Info Only

	Annie Sillaway		
26.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
27.	Public Safety - Fire Marshal Matthew Maywald	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 Matthew Maywald	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 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
30.	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
31.	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
32.	Public Safety - Fire Marshal Matthew Maywald	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
33.	Public Safety - Fire Marshal Matthew Maywald	Future building shall require: 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
34.	Public Safety - Fire Marshal Matthew Maywald	If the access to lot 1 and 2 is through an easement, the fire access easement maintenance agreement shall be filled out and submitted to county attorney for review and then recorded by the county. This shall be minimum 20 ft wide.	Info Only
35.	Public Safety - Fire Marshal Matthew Maywald	Driveways to SFR shall be minimum 12 ft wide, access easements and roads shall be minimum 20 ft wide.	Info Only
36.	Public Works - Engineering Andrew Broxton	Based on FEMA FIRM Map the site or portions of the site appear to lie in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation.	Info Only
37.	Public Works -	The proposed project is located within the Puzzle Lake	Info Only

	Engineering Andrew Broxton	drainage basin.	
38.	Public Works - Engineering Andrew Broxton	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils. The eastern portions of proposed new lots 2 and 3 have hydric soils.	Info Only
39.	Public Works - Engineering Andrew Broxton	At building permit a detailed grading plan for each lot will be required. Each lot will be required to hold water quality.	Info Only
40.	Public Works - Engineering Andrew Broxton	Conservation easements, dedicated to Seminole County, will be required over all property within the post-development 100 year flood plain.	Info Only
41.	Public Works - Engineering Andrew Broxton	Based on 1 ft. contours, the topography of the site appears to slope north east.	Info Only
42.	Public Works - Engineering Andrew Broxton	Based on a preliminary review, the site appears to outfall to the wetland that discharges to Puzzle Lake.	Info Only
43.	Public Works - Engineering Andrew Broxton	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov	Info Only
44.	Public Works - Engineering Andrew Broxton	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.sjrwm.com .	Info Only
45.	Public Works - Engineering Andrew Broxton	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
46.	Public Works - Engineering Andrew Broxton	Proposed new lots 1, 2 and 3 will be required to share a single access in order to meet 200' separation requirements for driveways intersecting local roads.	Info Only
47.	Public Works - Impact Analysis Arturo Perez	No Review Required for Five (5) residential lots.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	STATUS	REVIEWER
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 aperez@seminolecountyfl.gov
Environmental Services	Review Complete	Maliha Rahman 407-665-2033 mrahman@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Andrew Broxton 407-665-7334 abroxton@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Buffers and CPTED	No Review Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Building Division	Review Complete	Daniel Losada 407-665-7468 dlosada@seminolecountyfl.gov
Natural Resources	Review Complete	Jim Potter 407-665-5764 jpotter@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