

## SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING  
SANFORD, FLORIDA 32771

Please review the comments below. If upon reviewing the comments you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to [devrevdesk@seminolecountyfl.gov](mailto:devrevdesk@seminolecountyfl.gov) or call (407) 665-7374 no later than noon on Friday, September 5, 2025, in order to place you on the Wednesday, September 10, 2025 meeting agenda.

MEETINGS ARE HELD IN A HYBRID FORMAT (IN-PERSON AND VIRTUALLY). IF YOU REQUEST A MEETING, PLEASE INDICATE WHETHER YOU WOULD LIKE TO ATTEND THE MEETING IN-PERSON OR VIRTUALLY.

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

<b>PROJECT NAME:</b>	<b>BELLA LAGO CV - PRE-APPLICATION</b>	<b>PROJ #: 25-80000090</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	8/18/25	
RELATED NAMES:	EP ANGELA DAVIS	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	27-21-30-300-008B-0000	
PROJECT DESCRIPTION	PROPOSED REZONE FROM A-1 TO R-1AAA AND SUBDIVISION OF 2.22 ACRES LOCATED ON THE NORTH SIDE OF BELLA LAGO CV, EAST OF LAKE HOWELL LN	
NO OF ACRES	2.22	
BCC DISTRICT	4: LOCKHART	
CURRENT ZONING	A-1	
LOCATION	NORTH SIDE OF BELLA LAGO CV, EAST OF LAKE HOWELL LN	
FUTURE LAND USE	LDR	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
ANGELA DAVIS 1138 BELLA LAGO CV WINTER PARK FL 32792 (812) 890-3623 AWANG0106@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.**

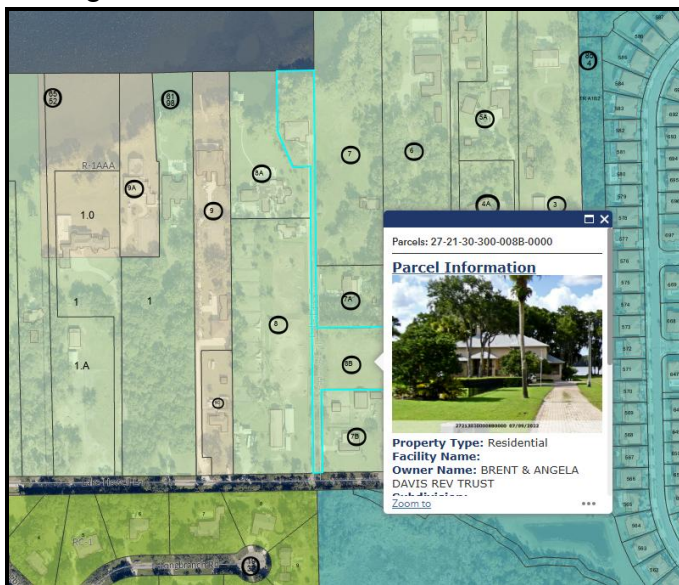
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [here](#).

## PROJECT MANAGER COMMENTS

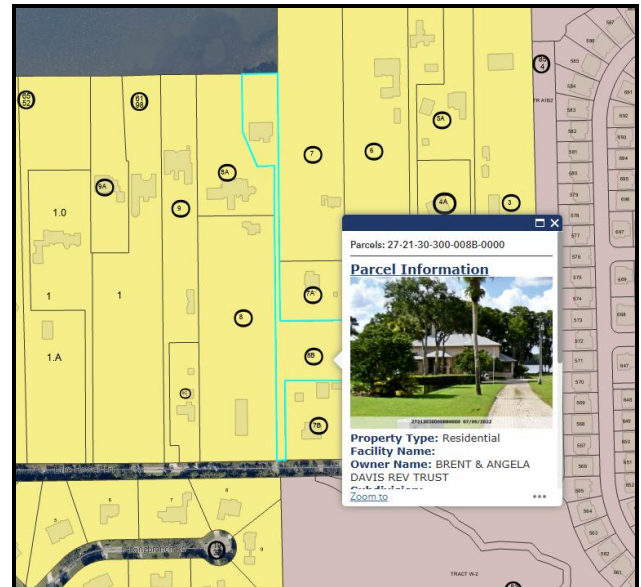
- The subject property has a Low Density Residential (LDR) Future Land Use and A-1 (Agricultural) zoning.
- This property has 30 feet of public road frontage. Pursuant to Section 35.122(a)(2) of the Seminole County Land Development Code, each newly created lot must have a minimum lot frontage of 20 feet to qualify for a minor plat. Therefore, this property does not qualify to be subdivided.

## PROJECT AREA ZONING AND AERIAL MAPS

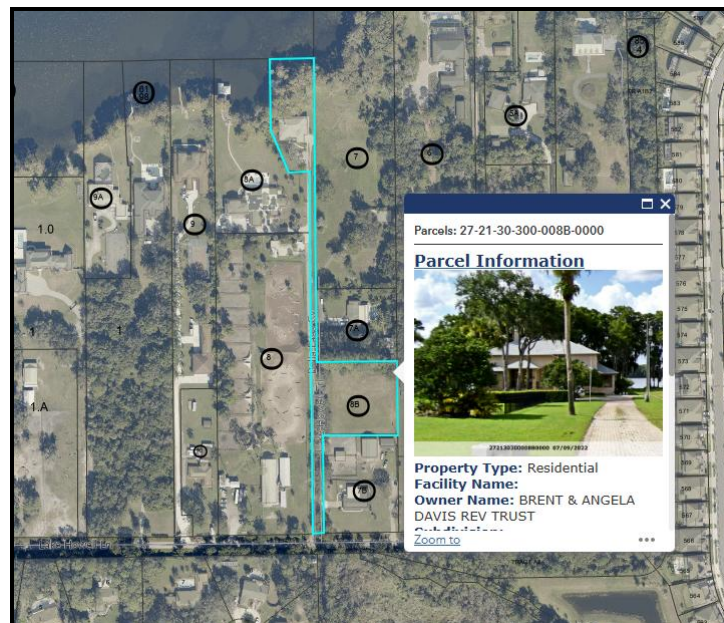
Zoning



Future Land Use



Aerial



## AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE
1	Buffers and CPTED	Buffer information can be found here: <a href="https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU">https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU</a>
2	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.
3	Comprehensive Planning	Site has a Future Land Use of LDR (Low Density Residential) and a maximum density of four dwelling units per net buildable acre.
4	Comprehensive Planning	Policy FLU 5.2.1 Low Density Residential of the Comprehensive Plan lists the following as uses: Uses A Single family detached residences (site-built or modular), and/or Missing Middle housing typologies as defined in the Introduction Element (except for six-plexes, Courtyard Buildings, and Live/Work units), up to four dwelling units per net buildable acre; B Public elementary schools, public middle schools and public high schools; and C Special exception uses such as group homes, houses of worship, day care, guest cottages, home occupation, public utilities, and publicly owned parks and recreational areas. Proposed use appears to be consistent with the Low Density Residential (LDR) Future Land Use.
5	Environmental Services	The proposed lot is not within Seminole Countys potable water service area. Please coordinate with the City of Casselberry for water service.
6	Environmental Services	The proposed lot is within Seminole County's sanitary sewer service area, but since we do not have any sanitary sewer lines nearby, an onsite sewage treatment and disposal system (OSTDS) aka septic system would be needed to service it instead. Per House Bill 1379, this OSTDS would have to be enhanced nutrient-reducing (ENR) OSTDS since it will be new construction, on a lot 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: <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.
7	Environmental Services	The proposed lot is not within any reclaim irrigation service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.
8	Environmental Services	Seminole County Utilities has no objection to the proposed lot split.

9	Planning and Development	The surrounding area has R-1AAA (Single Family Dwelling) and A-1 (Agriculture) zoning districts; however, due to the limited public road frontage, staff would not support a rezone to R-1AAA at this time.
10	Planning and Development	The subject property has a Low Density Residential (LDR) Future Land Use and A-1 (Agricultural) zoning.
11	Planning and Development	<p>In the A-1 (Agriculture) zoning district, each lot must have at least 1 acre of net buildable property and 150 feet of width at the building line. The R-1AAA zoning district requires 13,500 square feet and 100 feet of width. The northern end of the property appears to have a significant amount of floodprone area, which would not be counted towards the net buildable acreage.</p> <p>Net buildable acreage: 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>
12	Planning and Development	In 2003, a lot split was applied for on this property and was denied since it is not a parcel of record prior to July 28, 1970, and does not have 20 feet of public road frontage for each newly created lot.
13	Planning and Development	This property has 30 feet of public road frontage. Pursuant to Section 35.122(a)(2) of the Seminole County Land Development Code, each newly created lot must have a minimum lot frontage of 20 feet to qualify for a minor plat. Therefore, this property does not qualify to be subdivided.
14	Public Safety - Fire Marshal	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
15	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.
16	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
17	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)
18	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
19	Public Safety - Fire Marshal	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

		plat. If it qualified for a minor plat they would still need 40'.
21	Public Works - Engineering	There are known drainage issues in this area. The new lot would be required to provide retention on it.
22	Public Works - Engineering	The site is in the flood plains A detailed topographic survey showing the limits of the actual floodplain would be needed and that area cannot count toward the buildable area.
23	Public Works - Engineering	The access into the property is not clear. There are 2 driveways but neither are fully on the lot. Are there access easements on either lot?
24	Public Works - Impact Analysis	NRR, trips generated by an additional home < 50 peak trip threshold. A Traffic Impact Study (TIS) is not required.

## DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	REVIEWER
Buffers and CPTED	Hilary Padin (407) 665-7331 <a href="mailto:hpadin@seminolecountyfl.gov">hpadin@seminolecountyfl.gov</a>
Comprehensive Planning	David German (407) 665-7377 <a href="mailto:dgerman@seminolecountyfl.gov">dgerman@seminolecountyfl.gov</a>
Environmental - Impact Analysis	Becky Noggle (407) 665-2143 <a href="mailto:bnoggle@seminolecountyfl.gov">bnoggle@seminolecountyfl.gov</a>
Environmental Services	James Van Alstine (407) 665-2014 <a href="mailto:jvanalstine@seminolecountyfl.gov">jvanalstine@seminolecountyfl.gov</a>
Natural Resources	Sarah Harttung (407) 665-7391 <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>
Planning and Development	Hilary Padin (407) 665-7331 <a href="mailto:hpadin@seminolecountyfl.gov">hpadin@seminolecountyfl.gov</a>
Public Safety - Fire Marshal	Matthew Maywald (407) 665-5177 <a href="mailto:mmaywald@seminolecountyfl.gov">mmaywald@seminolecountyfl.gov</a>
Public Works - Engineering	Jim Potter (407) 665-5764 <a href="mailto:jpotter@seminolecountyfl.gov">jpotter@seminolecountyfl.gov</a>
Public Works - Impact Analysis	Arturo Perez (407) 665-5716 <a href="mailto:aperez07@seminolecountyfl.gov">aperez07@seminolecountyfl.gov</a>

## 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>