

LOT RESEARCH REPORT

Seminole County Planning & Development
1101 E. First Street, Sanford, Florida 32771
(407) 665-7371 plandesk@seminolecountyfl.gov

Project #: 23-51500043

Request Date: 8/17/23

APPLICANT INFORMATION

Name: AUSTIN FAILOR
PO BOX 659
GENEVA, FL 32732

Phone #: (407) 782-9991

Email: austin@failorconstruction.com

PROPERTY INFORMATION

Parcel ID #: 14-20-32-5UG-0000-0250

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Address/Street Name:

PLANNING & DEVELOPMENT REVIEW

Zoning District: A-1	Future Land Use: SE	Lot Size: 103' x 120'	Vacant: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> 5 Acre Development:		<input checked="" type="checkbox"/> Unrecorded Plat: LAKE HARNEY RANCH ESTATES 3RD SEC	
Legal Description: LOT 25 UNRECD PLAN LAKE HARNEY RANCH ESTATES 3RD SEC		Parcel of Record: 14 20 32 5UG 0000 0250 N 125 FT OF S 450 FT OF W 103 FT OF E 1280 FT OF SW 1/4 BEING LOT 25 UNRECD PLAN LAKE HARNEY RANCH ESTATES 3RD SEC	

Legal parcel of record prior to July 28, 1970:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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Seminole County Target Area(s): No

Within the East Rural Area:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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In Bear Management Area:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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Minimum lot size required: 1 acre	Current lot size: 12,360 square feet/acre(s)
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Parcel meet the minimum lot size requirement for the zoning district: COMMENT: A variance may be required for parcels that do not meet the minimum lot size for the zoning district. Please visit our website for information on obtaining a variance.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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Minimum lot width at building line required: 150 feet	Current lot width at building line: 103 feet
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Parcel meet the minimum lot width requirement for the zoning district: COMMENT: A variance may be required for parcels that do not meet the minimum lot width for the zoning district. Please visit our website for information on obtaining a variance.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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Parcel have frontage on natural waterbody:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Parcel has frontage on a public right of way:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
COMMENT: If access to property is via a legal private easement, easement documentation must be provided at building permitting.	
Existing structures on the property:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Property subdivided via Plat Waiver or Lot Split process: File #	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Comments: The subject parcel pre-dated the subdivision requirements of Seminole County and is considered a legal parcel of record. However, since the parcel has common ownership with adjacent nonconforming lots, they must be combined to come into compliance with the A-1 zoning district, per Policy FLU 3.2 of the Seminole County Comprehensive Plan. Due to these circumstances, Seminole County cannot issue building permits at this time for lot 25 alone. Lots 25-27 should be combined to meet the minimum lot size and lot width.

Policy FLU 3.2 Antiquated Vacant Plats

The County shall continue to resolve land use compatibility, environmental and infrastructure issues related to antiquated vacant plats by way of, but not limited to, the following techniques:

- A** Requiring the combining of abutting lots where such lots have unity of ownership; and
- B** Allowing for replatting and vacating and abandonment procedures.

Reviewed by: Angi Gates	Date: 9/6/23
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FLOOD PRONE REVIEW

Property located in a FEMA Regulated Special Flood Hazard Area:		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Flood Zone: X	BFE:	Community #: 120289

Flood Prone Map:

Reviewed by: PER GIS	Date: 9/6/23
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WETLAND REVIEW

Wetlands on the property:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
COMMENTS: Wetland setback buffers of 15' minimum, 25' average must be maintained.	
Please visit our website for additional information regarding wetlands.	

Property within an area of environmental concern:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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NOTE: If there are wetlands indicated on the map near the area of construction, the wetlands will be required to be delineated by an Environmental Surveyor. Once the wetlands are flagged, this information along with the Wetland Specialist's name and date of delineation must be shown on a survey when submitting for building permits.

NOTE: Endangered, Threatened, and Species of Special Concern plants or animals are protected by Federal and/or State laws. When impacts to protected species are unavoidable, permits are required from the Florida Fish and Wildlife Conservation Commission prior to issuance of County permits. You may contact the FFWCC Listed Species Permitting office at (352) 732-1225 concerning state permit requirements.

Comments:

Reviewed by: PER GIS

Date: 9/6/23

WATER AND SEWER REVIEW

WATER: Well City of Seminole County

SEWER: Septic City of Seminole County

NOTE: If on septic, the lot must meet minimum lot size required by the Health Department:

- septic with water service – minimum lot size required is $\frac{1}{4}$ acre
- septic with well – minimum lot size required is $\frac{1}{2}$ acre

For information regarding septic permits, please contact the Health Department at (407) 665-3604.

For information regarding well permits, please contact the Building Division (407) 665-7050.

Reviewed by: Angi Gates, GIS

Date: 9/6/23

This report has been sent to the applicant via: Mail Email by Angi Gates 9/6/23

NOTE: This research is based on the best available data and does not guarantee that a permit will be issued; therefore, does not create a liability on the part of the County, or any officer or employee thereof, for any damage that results from reliance on this determination. In addition to above references, property shall comply with all applicable federal, state and local rules and regulations.

