

Project Date: 6-27-2024

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

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

PROJECT NAME:	DAILEY RANCH - PRE-APPLICATION	PROJ #: 24-8000085
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/11/24	
RELATED NAMES:	EP JUSTIN DAILEY	
PROJECT MANAGER:	YVONNE D'AVANZO (407) 665-7354	
PARCEL ID NO.:	30-21-31-300-004D-0000	
PROJECT DESCRIPTION	PROPOSED SUBDIVISION TO CREATE 5 SINGLE FAMILY RESIDENTIAL LOTS ON 12.17 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF GABRIELLA LN, EAST OF TUSKAWILLA RD	
NO OF ACRES	12.17	
BCC DISTRICT	1-BOB DALLARI	
CURRENT ZONING	A-1	
LOCATION	ON THE SOUTH SIDE OF GABRIELLA LN, EAST OF TUSKAWILLA RD	
FUTURE LAND USE-	SE	
APPLICANT:	CONSULTANT:	
JUSTIN DAILEY 4885 GABRIELLA LN OVIEDO FL 32765 (407) 506-4211 JUSTIN@THEACTIONCHURCH.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.

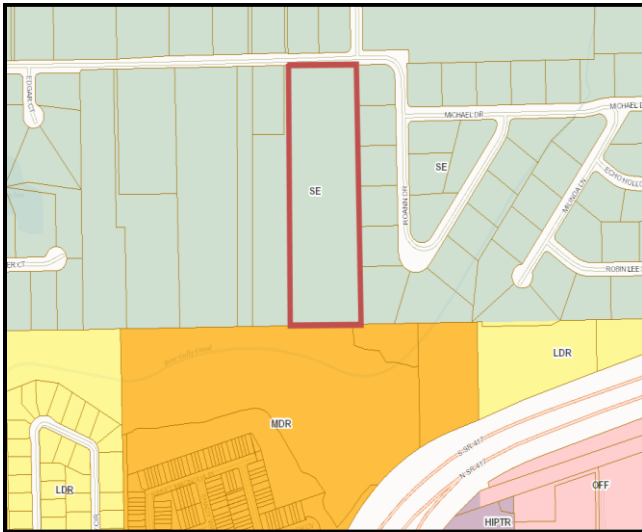
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

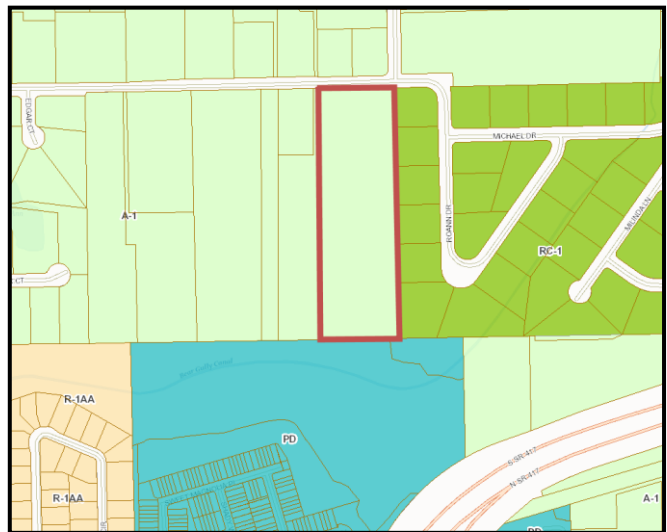
The subject site has an A-1 (Agricultural) zoning classification with Suburban Estates Future Land Use designation which allows a maximum density of one (1) dwelling unit per net buildable acre.

PROJECT MAPS

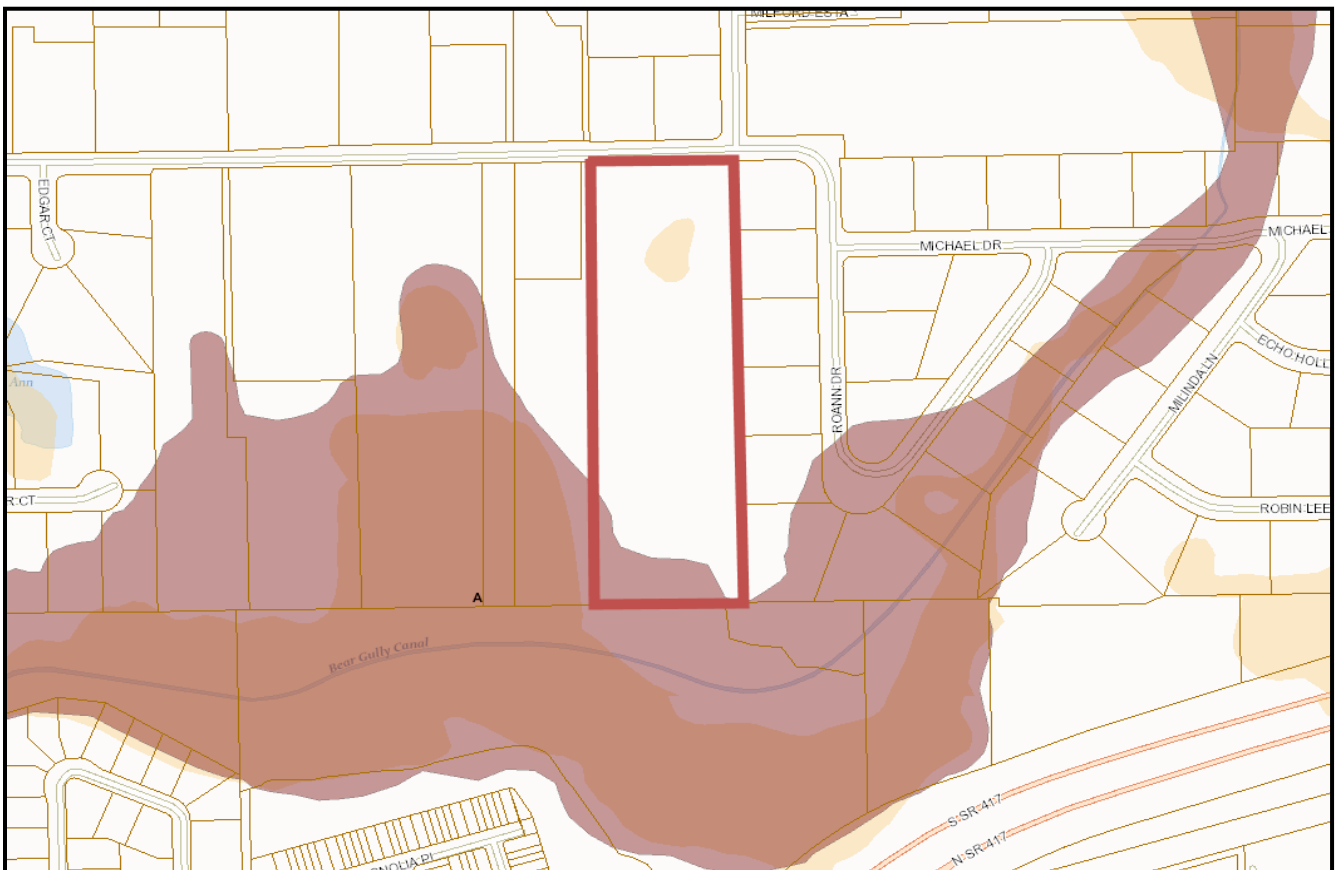
SUBURAN ESTATES FUTURE LAND USE



A-1 (AGRICULTURAL) ZONING



WETLANDS  and FEMA Flood Prone Areas  A – 1% Annual Chance Flood Hazard



AERIAL MAP 2023



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_PT67LASCBU	Info Only
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3.	Buffers and CPTED	A full buffer review will be done at time of site plan review, special exception review, or at rezone if rezoning to a Planned Development, if necessary.	Info Only
4.	Buffers and CPTED	For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.	Info Only

5.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
6.	Comprehensive Planning	The Future Land Use designation is Suburban Estates, which allows up to one dwelling unit per net buildable acre.	Info Only
7.	Natural Resources	A threatened and endangered study along with a species of special concern survey will be required at the time of final engineering review; the study shall be valid for eighteen (18) months from the date that such survey.	Info Only
8.	Natural Resources	The site appears to contain wetlands and floodplain. A 15-foot minimum, 25 foot overall average buffer is required adjacent to all post wetlands and floodplain.	Info Only
9.	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.	Info Only
10.	Planning and Development	The subject site has an A-1 (Agricultural) zoning classification with Suburban Estates Future Land Use designation which allows a maximum density of one (1) dwelling unit per net buildable acre.	Info Only
11.	Planning and Development	Each lot shall have a minimum one (1) acre net buildable with a minimum width at building line of 150 feet. All existing and proposed structures shall meet the minimum setback for the A-1 zoning classification. Minimum building setbacks are: Front Yard fifty (50) feet; Side Yard ten (10); and the Rear Yard Thirty (30) feet.	Info Only
12.	Planning and Development	Net Buildable Definition: 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
13.	Planning and Development	Each parcel shall meet all applicable Seminole County Land Development Code requirements for access; parking; building setbacks; building height; stormwater retention; and utilities, without the necessity of a variance.	Info Only
14.	Planning and Development	The proposed project is subject to a Preliminary Subdivision Plan Review Process, Final Engineering Plan, and Final Plat. Information can be found in Seminole County Land Development Code, Chapter 45.	Info Only

15.	Planning and Development	All plats filed shall meet all requirements, as set forth in Chapter 35 - Subdivision Regulations.	Info Only
16.	Planning and Development	The maximum building height in the A-1 (Agricultural) zoning district is thirty-five (35) feet.	Info Only
17.	Planning and Development	Each parcel shall have a minimum twenty (20) feet frontage on a public road (public right-of-way).	Info Only
18.	Planning and Development	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 Jordan Smith at 407-320-0168 or smithjs@scps.k12.fl.us.	Info Only
19.	Planning and Development	Per House Bill 1379 - Requirements for Enhanced Nutrient-Reducing Systems; permit applicants for new septic systems serving lots of one (1) acre or less within impacted areas (where waterbodies do not meet water quality standards) are required to install Enhanced Nutrient-Reducing Onsite Sewage Treatment and Disposal Systems (ENR-OSTDS).	Info Only
20.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
21.	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
22.	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
23.	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 212 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector that is placed 6 in the roadway	Info Only

		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.	
24.	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
25.	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
26.	Public Safety - Fire Marshal	Any proposed gates will require a separate permit and review. If electric gates are proposed an access control permit and a knox key switch for fire department access will be required.	Info Only
27.	Public Works - Engineering	Based on FEMA FIRM Map approximately 5%-10% of the site appears to be within the floodplain (Zone A). The floodplain is primarily affecting the south and southwest area of the subject property. Seminole County does not allow fill in the floodplain without equal volumetric compensation. Based on the available County data, last than 1% of the site appears to be in wetlands. The wetlands are primarily present at the small section of the southwest corner of the subject property. Please be advised that 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. Wetland boundaries need to be delineated by a wetlands specialist and approved by Seminole County and staff of FDEP if residential not in the WRPA or SJRWMD if residential in the WRPA or if in a Commercial plat. The plat must show the approved wetland line and provide the date and name of the SJRWMD reviewer. A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only
28.	Public Works - Engineering	The proposed project is located within the Howell Creek Drainage Basin.	Info Only
29.	Public Works - Engineering	Based on the USDA Web Soil Survey, the site has predominantly Myakka and EauGallie Fine Sand (59%), Map Unit Symbol 20; EauGallie and Immokalee Fine Sands (32%), Map Unit Symbol 13; Adamsville-Sparr Fine Sands (6%), Map Unit Symbol 2; and Nittaw, Okeelanta, and Basinger Soils, Frequently Flooded (3%), Map Unit Symbol 23. Myakka Fine Sand (58%) are classified by the USDA as "Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 6 to 18 inches and designates the Hydrologic Soil Group as A/D. EauGallie Fine Sand soils (32%) are classified by the USDA as "Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 6 to 18 inches and designates the Hydrologic Soil Group as A/D. Minor soil	Info Only

		<p>components are Pompano, flooded (5%) and Basinger (5%). EauGallie Fine Sands (56%) are classified by the USDA as "Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 6 to 18 inches and designates the Hydrologic Soil Group as A/D. Immokalee Fine Sands (35%) are classified by the USDA as "Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 6 to 18 inches and designates the Hydrologic Soil Group as A/D. Minor soil component is Malabar (9%).</p> <p>Adamsville Fine Sands (54%) are classified by the USDA as "Somewhat Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 24 to 42 inches and designates the Hydrologic Soil Group as A. Sparr Fine Sands (36%) are classified by the USDA as "Somewhat Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 18 to 42 inches and designates the Hydrologic Soil Group as A/D. Minor soil component is Immokalee (10%).</p> <p>Nittaw, flooded soils (45%) are classified by the USDA as "Very Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 to 6 inches and designates the Hydrologic Soil Group as C/D. Okeelanta, flooded soils (34%) are classified by the USDA as "Very Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 to 6 inches and designates the Hydrologic Soil Group as A/D. Basinger, flooded soils (19%) are classified by the USDA as "Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 to 6 inches and designates the Hydrologic Soil Group as A/D. Minor soil component is Pompano, flooded (2%).</p>	
30.	Public Works - Engineering	Based on the Seminole County available one (1) foot contours data, the topography of the site appears to be sloping from the mid-section of the subject property to the south and north. The mid-section of the property is approximately at Elevation 55.0 feet, while the south and north sections are at Elevation 55.0 feet.	Info Only
31.	Public Works - Engineering	Based on the preliminary review, the south section of the site appears to outfall to the wetlands located south of the subject property and, subsequently, to Bear Gully Creek; while the north section of the site appears to outfall to the onsite wet retention pond and to the swale/ditch along the south side of Gabriella Lane. Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a retention or detention facility with positive outfall requires the Stormwater Quantity Analysis to meet (not exceed) the predevelopment rate of discharge for a 25-Year, 24-Hour storm event. Stormwater Quality Analysis shall meet the St. Johns River Water Management District (SJRWMD) requirements. A detailed Drainage Plan will be required at permitting. A detailed Drainage Analysis will be required at Final Engineering.	Info Only

32.	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
33.	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
34.	Public Works - Engineering	The primary access point to the subject property is Gabriella Lane which is functionally classified as Local Road and was last resurfaced in 2010. Gabriella Lane is currently programmed to be improved according to the Seminole County 5-year Capital Improvement Program in the FY 2023/24. The roadway geometry and structure meet the current Seminole County standards. Per the Seminole County Public Works Engineering Manual - Section 1.2.3.A. (Development Planning and Regulation - Access Design Standards / Access Requirements) all private roadways must be designed and constructed to County Standards. Street stubs in excess of 150 feet must be provided with a minimum stabilized turnaround in accordance with the Florida Fire Prevention Code or as approved by the County Engineer (SC Public Works Engineering Manual - Section 1.2.3.A.4). Auxiliary lanes, median modifications and other design features may be required, including cross-access agreements (SC Public Works Engineering Manual - Section 1.2.3.A.5). A permanent access easement is granted for service and emergency vehicles and for maintenance of public and semi-public utilities (SC Public Works Engineering Manual - Section 1.2.3.A.6.b). A reciprocal easement for ingress and egress is granted for all residents of the development (SC Public Works Engineering Manual - Section 1.2.3.A.6.c). All lots must front on a paved road. A development must abut, or have as its primary access, a street constructed to County standards as established herein. All abutting roadways providing direct access to the development must be paved to the nearest public paved road. Where paving is required on the abutting roadway beyond the development frontage, then paving only to the development access points may be allowed provided that in no case may the length of required paving be less than the length of the development's frontage along the abutting roadway (SC Public Works Engineering Manual - Section 1.2.3.A.7). A right-of-way use permit is required for any construction in, utility usage of or access to a County right-of-way. Such construction must meet all County standards and permitting procedures can be found at the Seminole County website. Permit fees are established by the Board of County Commissioners (SC Public Works Engineering Manual - Section 1.2.3.A.8.c). Per the Seminole	Info Only

		County Public Works Engineering Manual - Section 1.11.1.A. (Required Right-of-Way and Pavement Widths) the minimum pavement width in an urban and rural area is 20 feet.	
35.	Public Works - Engineering	A minimum five (5) 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
36.	Public Works - Engineering	A FEMA LOMR (Letter of Map Revision) may be required. For more information, contact FEMA at www.fema.gov .	Info Only
37.	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 Seminole County regulations.	Info Only
38.	Utilities Engineering	We have no objection to the proposed lot split/subdivision. Each lot will be required to maintain utility access to Gabriella Lane.	Info Only
39.	Utilities Engineering	The proposed lots are within Seminole County's potable water service area and are required to connect. There is a 6" PVC potable water main running along the south side of Gabriella Lane.	Info Only
40.	Utilities Engineering	The proposed lots are within Seminole County's sanitary sewer service area, but since we do not have any sanitary sewer lines nearby, onsite sewage treatment and disposal systems (OSTDS) aka septic systems will be needed to service them. To apply for an OSTDS permit, 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
41.	Utilities Engineering	The proposed lots are not within any reclaim water service areas so irrigation will be provided by this development's potable water system.	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	STATUS	REVIEWER
Buffers and CPTED	Review Complete	Maya Athanas mathanas@seminolecountyfl.gov 407-665-7388
Building Division	Review Complete	Jay Hamm jhamm@seminolecountyfl.gov 407-665-7468
Building Division Review Coordinator		Jay Hamm jhamm@seminolecountyfl.gov 407-665-7468
Comprehensive Planning	Review Complete	Maya Athanas mathanas@seminolecountyfl.gov 407-665-7388
Environmental - Impact Analysis	No Review Required	Becky Noggle bnoggle@seminolecountyfl.gov 407-665-2143
Natural Resources	Review Complete	Sarah Harttung sharttung@seminolecountyfl.gov 407-665-7391
Planning and Development	Review Complete	Yvonne D'Avanzo ydavanzo@seminolecountyfl.gov 407-665-7354
Public Safety - Fire Marshal	Review Complete	Matthew Maywald mmaywald@seminolecountyfl.gov 407-665-5177
Public Works - Engineering	Review Complete	Jim Potter jpotter@seminolecountyfl.gov 407-665-5764
Public Works - Impact Analysis	Review Complete	William Wharton wwharton@seminolecountyfl.gov 407-665-5730
Utilities Engineering	Review Complete	James Van Alstine jvanalstine@seminolecountyfl.gov 407-665-2014

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.stml>

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.stml>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities in Seminole County:

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) 665-3621	

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