

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

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

PROJECT NAME:	JAFFER PROPERTIES - PRE-APPLICATION	PROJ #: 24-8000069
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/22/24	
RELATED NAMES:	EP ZULFIKAR JAFFER	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	23-20-30-300-010D-0000	
PROJECT DESCRIPTION	PROPOSED REZONE FROM PD TO A-1 AND TO SPLIT THE LAND ON 9.58 ACRES LOCATED ON THE WEST SIDE OF HESTER AVE, SOUTH OF RONALD REAGAN BLVD	
NO OF ACRES	9.58	
BCC DISTRICT	2-JAY ZEMBOWER	
CURRENT ZONING	PD	
LOCATION	ON THE WEST SIDE OF HESTER AVE, SOUTH OF RONALD REAGAN BLVD	
FUTURE LAND USE-	LDR	
APPLICANT:	CONSULTANT:	
ZULFIKAR JAFFER 1574 SONG SPARROW CT SANFORD FL 32773 (407) 416-1556 INFO@PRINCETECHNOLOGY.NET	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.

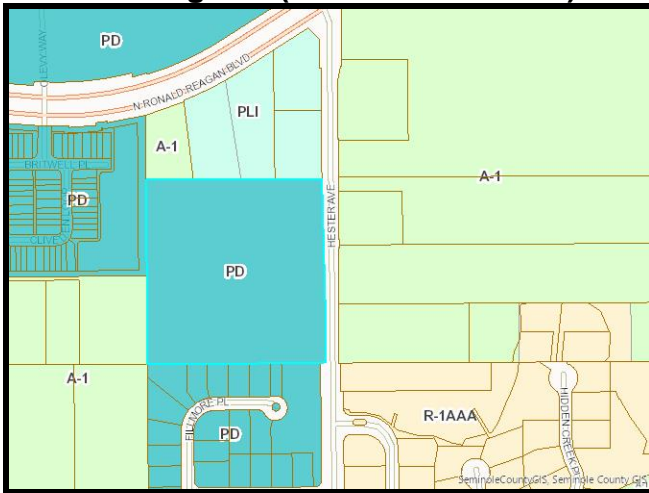
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

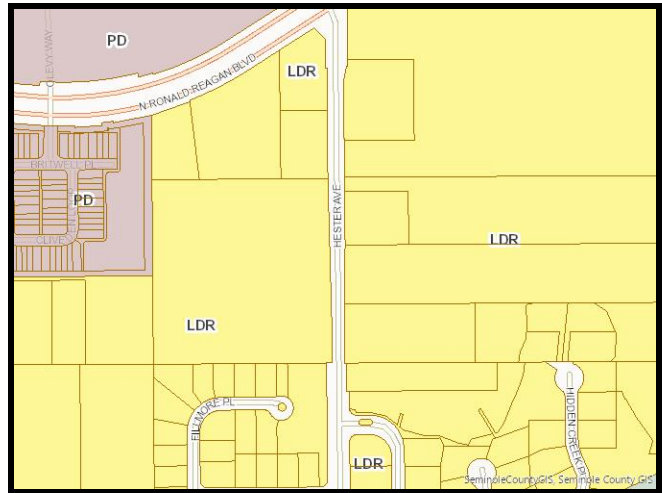
- The subject property has a Future Land Use (FLU) of Low Density Residential (LDR) and a zoning designation of PD (Planned Development), more specifically the Hester Avenue PD.
- The Hester Ave PD is considered expired, as a Final Development Plan was not submitted within five (5) years of the rezone approval, per Seminole County Land Development Code Chapter 30, Part 25, Section 30.446.
- The proposed zoning designation of A-1 (Agriculture) requires a minimum net buildable lot size of one (1) acre.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning: PD (Hester Avenue PD)



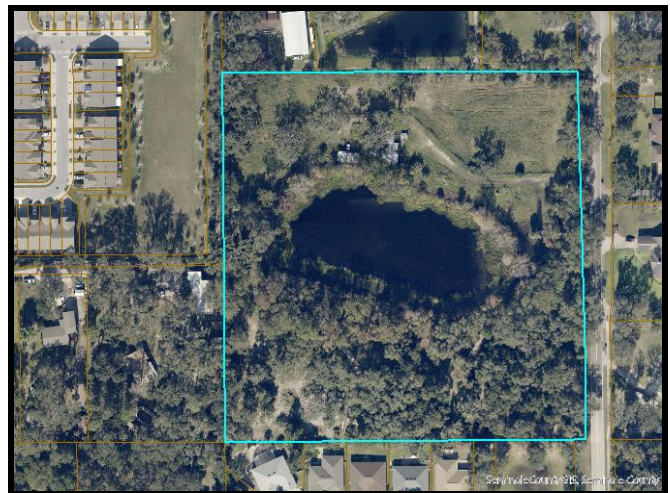
FLU: LDR



Wetlands



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
2.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67L_ASCBU	Info Only
3.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
4.	Buffers and CPTED	A full buffer review will be done at time of subdivision plan review, or at rezone if rezoning to a Planned Development, if necessary.	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 is Low Density Residential (LDR) which allows a maximum density of four (4) dwelling units per one (1) net buildable acre, and allows for a limited list of uses such as group homes, houses of worship, day care, guest cottages, public utilities and public elementary, middle and high schools. The proposed development of two single family homes is compatible with the LDR Future Land Use.	Info Only
7.	Environmental Services	The proposed lots are within Seminole County's potable water service area and are required to connect. There is a 12" PVC potable water line running along the east side of Hester Ave.	Info Only
8.	Environmental Services	The proposed lots are within Seminole County's sanitary sewer service area but are not required to connect. There is a pressurized 6" PVC force main running along the west side of Hester Ave. The developer would have to build a small grinder pump station to pressurize the sanitary sewer discharge to connect to our system.	Info Only
9.	Environmental Services	The proposed lots do not connect to the 6" PVC force main, then 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
10.	Environmental Services	The proposed lots are within Seminole County's reclaim water service area but since there are no reclaim water lines nearby, irrigation would be provided by their potable water systems.	Info Only
11.	Natural Resources	According to the county wetland maps, wetlands are possibly located around the small lake in the center of 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
12.	Natural Resources	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	Info Only

		approved wetland line and provide the date and name of the SJRWMD reviewer.	
13.	Natural Resources	A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only
14.	Natural Resources	Resources for wetland information: St. Johns River Water Management District: www.sjrwmd.com Florida Department of Environmental Protection: 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	Info Only
15.	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
16.	Planning and Development	A Rezone may take between 3 - 4 months and involves a public hearing with the Planning & Zoning Commission followed by a public hearing with the Board of County Commissioners. Properties greater than ten (10) acres will require a second Adoption hearing with the Board of County Commissioners.	Info Only
17.	Planning and Development	The proposed A-1 (Agriculture) zoning classification requires a minimum net buildable lot size of one (1) acre for each single-family dwelling and a minimum lot width at building line of 150 feet. The building setbacks for A-1 are as follows: Front Yard 50 feet; Side Yard 10 feet; Side Street 50 feet; Rear Yard 30 feet	Info Only
18.	Planning and Development	Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. Please see the Community Meetings link below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf	Info Only
19.	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
20.	Planning and Development	Per SCLDC Sec. 2.3 Definitions; <u>net buildable acreage</u> is defined as the total number of acres within the perimeter boundaries of a development, excluding areas devoted to rights-of way widths,	Info Only

		transmission and power line easements, lakes and areas defined as wetlands and floodprone areas.	
21.	Planning and Development	After Rezone approval, the Minor Plat process will be required to split the property. The proposed project is 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	Seminole County Land Development Code Sec. 35.122 Minor Plat approval criteria; When a parcel of record exists on the effective date of this section (08/22/2000), 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: (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 (2) Each created lot shall have a minimum lot frontage of twenty feet (20'). (3) The development of the parcel would require no additional facility improvements to potable water, sanitary sewer, drainage facilities or roads; and (4) The parcel would be subdivided into no more than <u>four (4) agricultural or residential lots</u> or two (2) non-residential or non-agricultural lots; and (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 (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. (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.	Info Only
23.	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	Info Only
24.	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.	Info Only
25.	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	Info Only
26.	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)	Info Only
27.	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

28.	Public Safety - Fire Marshal	Fire department access roads shall be designed and maintained to support the imposed loads of 39 tons for fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1,18.2.3.5.2)	Info Only
29.	Public Works - Engineering	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
30.	Public Works - Engineering	The proposed project is located within the Lake Jesup drainage basin.	Info Only
31.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has generally well drained soils.	Info Only
32.	Public Works - Engineering	Based on preliminary review, the site is considered to be land locked. The site will be required to hold water quality and retain the entire 100-year, 24-hour storm event onsite without discharge.	Info Only
33.	Public Works - Engineering	Conservation easements, dedicated to Seminole County, will be required over all property within the post-development 100 year flood plain.	Info Only
34.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope to the onsite depression.	Info Only
35.	Public Works - Engineering	Based on a preliminary review, the site does not appear to have an outfall.	Info Only
36.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
37.	Public Works - Engineering	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov	Info Only
38.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Info Only
39.	Public Works - Engineering	The roadway geometry does not meet County standards. The roadway structure may not meet County standards. The site may be required to improve Hester Avenue to County Standards.	Info Only
40.	Public Works - Engineering	Dedication of additional right-of-way shall be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.	Info Only
41.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	Info Only
42.	Public Works - Engineering	A minimum three (3) 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

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	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
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	Jay Hamm	jhamm@seminolecountyfl.gov	407-665-7468

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:

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