

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

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

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| PROJECT NAME: | HIOCT DEVELOPMENT - PRE-APPLICATION | PROJ #: 25-80000036 |
| APPLICATION FOR: | DR - PRE-APPLICATION DRC | |
| APPLICATION DATE: | 3/24/25 | |
| RELATED NAMES: | EP TOUFIC AWAD | |
| PROJECT MANAGER: | KAITLYN APGAR (407) 665-7377 | |
| PARCEL ID NO.: | 05-21-29-502-0B00-0010 | |
| PROJECT DESCRIPTION | PROPOSED SUBDIVISION FOR TWO SINGLE FAMILY RESIDENTIAL LOTS ON 0.62 ACRES IN THE R-1 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF LAKE BRANTLEY RD, WEST OF SAND LAKE RD | |
| NO OF ACRES | 0.62 | |
| BCC DISTRICT | 3: CONSTANTINE | |
| CURRENT ZONING | R-1 | |
| LOCATION | ON THE NORTH SIDE OF LAKE BRANTLEY RD, WEST OF SAND LAKE RD | |
| FUTURE LAND USE- | LDR | |
| APPLICANT: | | CONSULTANT: |
| DEVIN PIERSON HIOCT DEVELOPMENT 3142 CECELIA DR APOPKA FL 32703 (321) 277-0117 DEVINPIERSON@GMAIL.COM | | TOUFIC AWAD TWA ENGINEERING & CONSULTING PLLC MAULDIN SC 29662 (786) 777-8727 TOUFIC.AWAD@TWAENGINEERS.COM |

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.

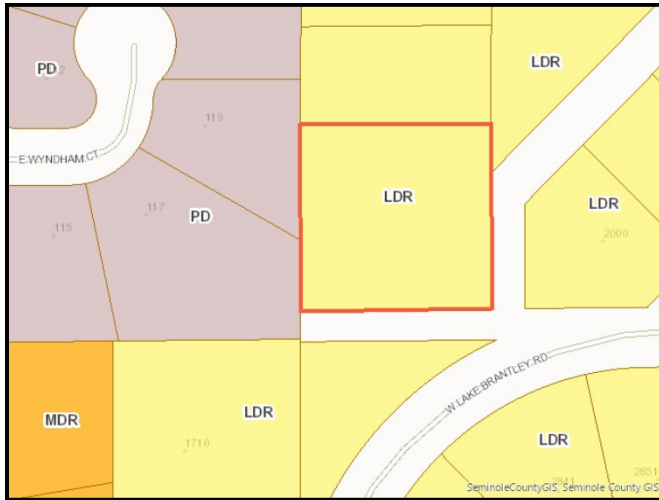
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

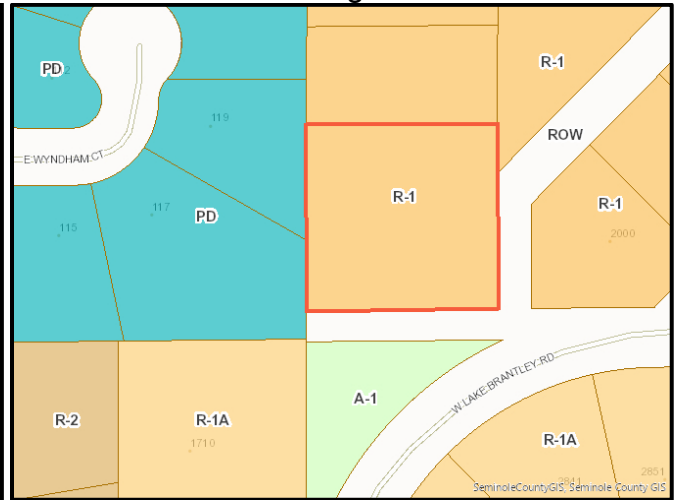
- The subject property has a Future Land Use (FLU) of Low Density Residential (LDR) and a zoning designation of R-1 (Single-Family).
- Net buildable acreage is the total number of acres within the perimeter boundaries of a development, excluding areas devoted to rights-of-way widths, transmission and power line easements, lakes and areas defined as wetlands and floodprone areas.
- Each created lot must meet the minimum net buildable lot size in accordance with the R-1 Zoning District. Each lot must retain at least 8,400 square feet of net buildable acreage. Each lot must have 20 feet in width of access onto a public right of way that conforms to the Seminole County standards.

PROJECT AREA ZONING AND AERIAL MAPS

FLU: LDR



Zoning: R-1



Aerial



AGENCY/DEPARTMENT COMMENTS

| | REVIEWED BY | TYPE | STATUS |
|----|------------------------|---|-----------|
| 1. | Buffers and CPTED | A full buffer review will be done at time of subdivision plan review. | Info Only |
| 2. | Buffers and CPTED | Buffer information can be found here: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14L_ASCBUOPSP | Info Only |
| 3. | 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 |
| 4. | Comprehensive Planning | Subject site is Zoned R-1 with a Future Land Use of LDR (Low Density Residential). Based on the Future Land Use of LDR, there is a maximum of 4 DU/AC. | Info Only |
| 5. | Comprehensive Planning | Subject site is located within the Wekiva Study Area and is subject to the design standards and special area requirements per Future Land Use Policy FLU 2.3.14 | Info Only |
| 6. | Environmental Services | This development is within Seminole County's potable water service area and is required to connect. The nearest available connection point is a 4" PVC potable water main running along the southeast side of E Triangle Drive. | Info Only |
| 7. | Environmental Services | 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 would be needed to service them instead. Per Florida Statutes Section 381.0065(4)(a) and Section 381.0065(4)(b) since these proposed lots would need to be serviced by septic systems and the lot split is occurring after 01/01/1972, the minimum lot sizes allowed is 0.50 acre per lot (for lots using private wells) and 0.25 acre per lot (for lots using "a regulated public water system" such as City or County water). Additionally, per House Bill 1379, these OSTDS would have to be enhanced nutrient-reducing (ENR) OSTDS since it will be new construction, on lots 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: 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 |
| 8. | Environmental Services | The proposed lots are not within any reclaim irrigation service areas so irrigation will be provided by their potable water system or by an alternative irrigation source such as a non-potable irrigation well. | Info Only |
| 9. | Environmental Services | If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.shtml . This page can also be navigated to from our official website via | Info Only |

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| | | Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information. | |
| 10. | Natural Resources | A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries. | Info Only |
| 11. | 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 |
| 12. | 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 |
| 13. | 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 Richard Leblanc at 407-320-0560 or lebanrz@scps.k12.fl.us . | Info Only |
| 14. | 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 |
| 15. | Planning and Development | SETBACKS: The setbacks for the R-1 zoning district are: 25 feet Front Yard, 30 feet Rear yard, 7.5 feet Side Yard, 15 feet Side Street. | Info Only |
| 16. | Planning and Development | The proposed use of single-family homes is permitted in current Zoning District designation. | Info Only |
| 17. | Planning and Development | 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 |

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| 18. | Planning and Development | A 15-foot minimum, 25-foot average undisturbed upland buffer shall be provided from all approved jurisdictional wetland boundaries. | Info Only |
| 19. | Planning and Development | Conservation easements, dedicated to Seminole County, will be required over the wetlands and required buffers. | Info Only |
| 20. | Planning and Development | Per SCLDC Sec. 35.61 (c), Each lot created must have a minimum net buildable lot area in accordance with the zoning district requirements that is above the 100 year flood plain and outside of the wetland areas. Net buildable acreage is 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. | Info Only |
| 21. | Planning and Development | The R-1 zoning district minimum standards are as follows: 8,400 square feet minimum lot size, 70 foot lot width at building line, a maximum building height of 35 feet, and a minimum dwelling size of 450 square feet. | Info Only |
| 22. | Planning and Development | Subdivision Process: 1st step is approval of the Preliminary Subdivision Plan (PSP) which must be approved by the Planning & Zoning Board as a technical review item. The 2nd step is submittal/approval of the Final Engineering Plans. The 3rd step is approval of the Final Plat; may be submitted once Final Engineering Plans are in for review. The Final Plat is approved at the Board of County Commissioners as a consent agenda item. | Info Only |
| 23. | Planning and Development | Per Sec. 35.64 (b)(4) Street Access. The subdividing of the land shall be such as to provide, by means of a street or access-way, each lot with satisfactory and permanent access to an existing public street. Where automobiles backing onto adjacent roadways from driveways are anticipated to present a potential traffic flow or safety problem, the County may require provisions, such as turnaround areas or horseshoe driveways, or other access-control measures as deemed necessary. Lots not having full frontage on a street shall have an accessway of at least twenty (20) foot width and suitable for access by emergency vehicles. | Info Only |
| 24. | Planning and Development | This property is located in the Bear Management Area. All new residential development, within an Urban Bear Management Area, including, but not limited to, single family residential subdivisions and multi-family apartment complexes, must install Bear Awareness Signage. A homeowners/property association, property owner, or management company, as applicable, is responsible for owning and maintaining the required Bear Awareness Signage. Please see the following link for more info: https://library.municode.com/fl/seminole_county/codes/code_of_ordinances?nodeId=CH258URBEMA_S258.2REREURBEMAR | Info Only |
| 25. | Planning and Development | This property may be eligible for the Minor Plat process. This would allow for the PSP and Final Engineering requirements to be waived. The following criteria must be met and requires approval from the Planning Director or designee: 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 | Info Only |

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| | | 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 four (4) agricultural or residential lots 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. | |
| 26. | 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 |
| 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 Safety - Fire Marshal | 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 |
| 30. | 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 |
| 31. | Public Safety - Fire Marshal | Please provide an ingress/egress easement maintenance agreement to continue in perpetuity ensuring continuous fire department access in accordance with FFPC and as established within the approved plans. | Info Only |
| 32. | 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. The flood elevation is elevation 59' NAVD and most of the property is around 54'-55' NAVD. It is not clear how volumetric compensation could be achieved. | Info Only |
| 33. | Public Works - Engineering | The proposed project is located within the Big Wekiva drainage basin. | Info Only |
| 34. | Public Works - Engineering | Based on SCS Soil Survey GIS overlays, the site generally poorly drained soils. | Info Only |
| 35. | Public Works - Engineering | Based on a preliminary review, the site either does not have a viable discharge (piped system, canal or connected waterbody) or a known drainage issues exists, therefore the site will be required to not exceed the predevelopment rate of discharge and retain the volumetric difference for the 25-year, 24-hour storm event volume onsite without discharge. | Info Only |
| 36. | 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 |

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| 37. | Public Works - Engineering | Based on 1 ft. contours, the topography of the site appears to slope generally north. | Info Only |
| 38. | Public Works - Engineering | Based on a preliminary review, the site appears to outfall to an existing onsite depressional flood area that drains to the north. | Info Only |
| 39. | Public Works - Engineering | A detailed drainage analysis will be required at final engineering. | Info Only |
| 40. | Public Works - Engineering | A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov | Info Only |
| 41. | 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 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 |
| 42. | Public Works - Engineering | A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. | Info Only |
| 43. | Public Works - Engineering | The roadway geometry to the lots is required to meet County standards. The roadway structure to the lots is required to meet County standards. | Info Only |
| 44. | Public Works - Engineering | The proposed road connection is on a major superelevated corner with substantial grade change down to the lots. This location is not ideal for a roadway connection to the site. | Info Only |
| 45. | Public Works - Engineering | Dedication of additional right-of-way may 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 |
| 46. | 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 |
| 47. | 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 |
| 48. | Public Works - Engineering | There is a major drainage pipe at the general area of the proposed entrance No impacts to this area would be allowed. | Info Only |
| 49. | Public Works - Engineering | There is one or more platted ROWs that would be impacted by these lots. No impacts would be supported to these areas. | Info Only |

AGENCY/DEPARTMENT REVIEWER CONTACT

This section shows the reviewers of this project from the various County agencies.

| Department | Reviewer | Email | Contact |
|---------------------------------|-------------------|----------------------------------|--------------|
| Buffers and CPTED | Kaitlyn Apgar | kapgar@seminolecountyfl.gov | 407-665-7377 |
| Building Division | Jay Hamm | jhamm@seminolecountyfl.gov | 407-665-7468 |
| Comprehensive Planning | Maya Athanas | mathanas@seminolecountyfl.gov | 407-665-7388 |
| Environmental - Impact Analysis | Becky Noggle | bnoggle@seminolecountyfl.gov | 407-665-2143 |
| Environmental Services | James Van Alstine | jvanalstine@seminolecountyfl.gov | 407-665-2014 |
| Natural Resources | Sarah Harttung | sharttung@seminolecountyfl.gov | 407-665-7391 |
| Planning and Development | Kaitlyn Apgar | kapgar@seminolecountyfl.gov | 407-665-7377 |
| Public Safety - Fire Marshal | Matthew Maywald | mmaywald@seminolecountyfl.gov | 407-665-5177 |
| Public Works - Engineering | Jim Potter | jpotter@seminolecountyfl.gov | 407-665-5764 |
| Public Works - Impact Analysis | William Wharton | wwharton@seminolecountyfl.gov | 407-665-5730 |

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:

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| 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:

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|---------------------------------|--|
| 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 |