

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

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

PROJECT NAME:	WILDWOOD TRL (2310) - PRE-APPLICATION	PROJ #: 24-80000128
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	10/31/24	
RELATED NAMES:	EP ANNETTE DONAHUE	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	19-20-32-300-0020-0000	
PROJECT DESCRIPTION	PROPOSED SUBDIVISION TO CREATE 3 PARCELS ON 39.14 ACRES IN THE A-5 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF WILDWOOD TRL, WEST OF COCHRAN RD	
NO OF ACRES	39.14	
BCC DISTRICT	2: ZEMBOWER	
CURRENT ZONING	A-5	
LOCATION	ON THE NORTH SIDE OF WILDWOOD TRL, WEST OF COCHRAN RD	
FUTURE LAND USE-	R5	
APPLICANT:	CONSULTANT:	
ANNETTE DONAHUE PCPI PROPERTIES II, LLC 819 S LAKE JESSUP AVE OVIEDO FL 32765 (407) 792-9525 PCPISERVICES@AOL.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.

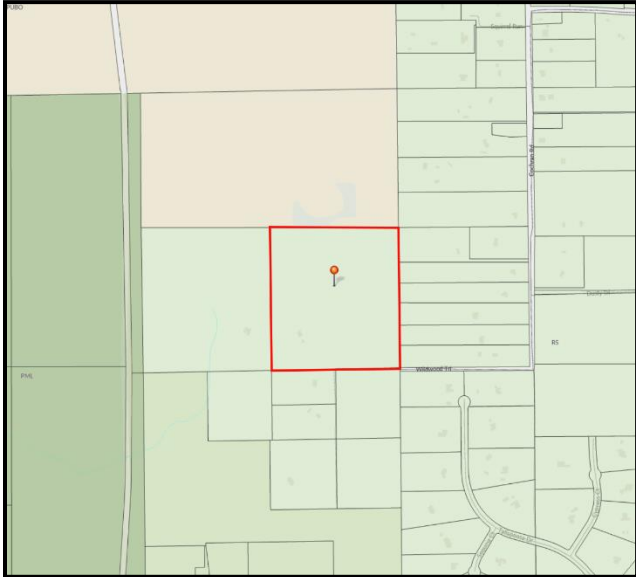
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

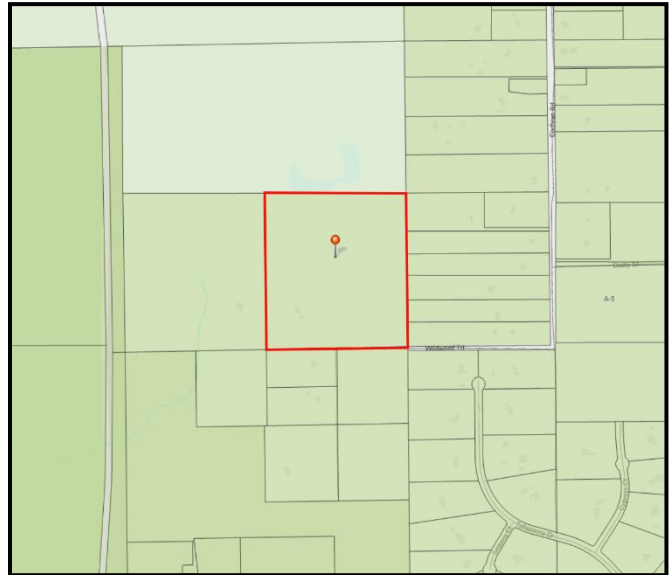
- The subject site has a Rural 5 Future Land Use designation with an A-5 (Rural) zoning classification. The Rural 5 Future Land Use designation allows for one (1) dwelling unit per five (5) net buildable acres.

PROJECT AREA ZONING AND AERIAL MAPS

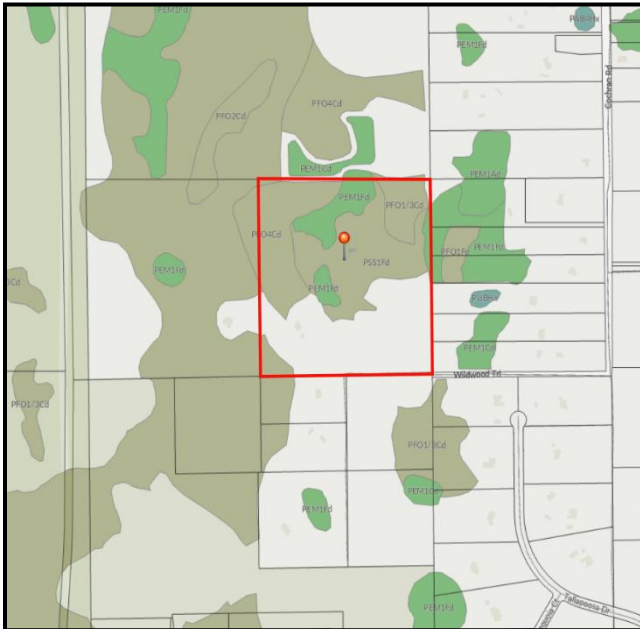
RURAL 5



A-5 (RURAL)



WETLANDS



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
2.	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.	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	The subject property has a Future Land Use (FLU) Designation of Rural-5 (R5), which allows single-family residential homes at 1 dwelling unit per 5 net buildable acres. Please provide the net buildable area with the subdivision application. The proposed use is permitted in the FLU.	Info Only
5.	Comprehensive Planning	Per Comprehensive Plan Policy FLU 3.2.12 Code Enforcement and Implementation (C) Family Farms- The County shall facilitate the continuation of the family farm by permitting family subdivisions. It is the intent of the Rural-10 and Rural5 land use designations to permit the development of tracts of land for the use of family members for their primary residences. For the purpose of the Rural-10 and Rural-5 designations, property developed and/or subdivided for the use of immediate family members for their primary residence shall not be limited in density to one dwelling unit per 10 acres, but may be developed for up to three family residences on a minimum of 10 acres notwithstanding the density pursuant to the clustering provisions established in this Plan. Immediate family is defined as persons related by blood, marriage, or adoption, such as parents, spouses, siblings and children. Those provisions shall not be construed to permit land to be subdivided in a lot size smaller than one acre.	Info Only
6.	Environmental Services	The proposed lots are located outside of the urban service boundary, so potable water wells will be needed to service them. To apply for a private potable well permit (to construct, repair, modify, or abandon), follow link: https://floridadep.gov/water/source-drinking-water/content/water-well-construction-rules-forms-and-reference-documents , have the property owner or a water well contractor download and complete application form: 62-532.900(1) and submit it to St. Johns River Water Management District (SJRWMD) along with the appropriate application fee. Please contact SJRWMD for any other questions/concerns that you may have.	Info Only
7.	Environmental Services	The proposed lots are located outside of the urban service boundary, so onsite sewage treatment and disposal systems (OSTDS) aka septic systems will be needed to service them. To apply for an OSTDS permit (to construct, repair, modify, or	Info Only

		<p>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.</p>	
8.	Environmental Services	The proposed lots are located outside of the urban service boundary, so irrigation will be provided by their potable water systems or by an alternative irrigation source such as a non-potable irrigation well.	Info Only
9.	Natural Resources	This property is currently under enforcement action by the Florida Department of Environmental Protection. Resolution of the violation (ERP site number 451101 and CE project number 419015) must be achieved before future development applications can be considered.	Info Only
10.	Natural Resources	According to the county wetland maps, wetlands are possibly located throughout 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
11.	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 approved wetland line and provide the date and name of the SJRWMD reviewer.	Info Only
12.	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
13.	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
14.	Natural Resources	In the Econ, there is a 50 ft. setback from all wetlands connected to the Big Econ River and its tributaries. There is a 50 ft. average, 25 ft. minimum setback from all isolated wetlands within the Econ River Basin. Both the wetlands and upland buffers must be placed within the conservation easement, but the buffer area can be counted towards net buildable area. SCLDC 30.1085	Info Only

15.	Natural Resources	The proposed development is within the Econlockhatchee River Protection Overlay. Please see SCLDC 30.10.4.5 for regulations pertaining to this overlay.	Info Only
16.	Natural Resources Sarah Harttung	Each platted lot must have a buildable area equal to the minimum lot size requirement of the applicable zoning district and located above the 100-year floodplain elevation or wetlands line, whichever is higher. Any portion of the platted lot which lies below the 100-year floodplain elevation or wetlands line must be dedicated to the public as a drainage easement, a conservation easement, or both. SCLDC 35.61(c)	Info Only
17.	Planning & Development	The subject site has a Rural 5 Future Land Use designation with an A-5 (Rural) zoning classification which allows for one (1) dwelling unit per five (5) net buildable acres.	Info Only
18.	Planning & Development	Definition of Net Buildable: 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
19.	Planning & Development	Currently the subject site is permitted to have one primary single family dwelling unit and one accessory dwelling unit. Division of the subject parcel into 3 lots will require approval of a minor plat.	Info Only
20.	Planning & Development	In order to subdivide under the Minor Plat provision, each newly created lot must have a minimum of 5 acres of uplands and the property must be accessed via a legal access easement no less than 20 feet wide.	Info Only
21.	Planning & Development	The Minor Plat requires approval by the Board of County Commissioners. The Minor Plat process can be found at this link: https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/subdivision-plan-approval-procedures/minor-plat-subdivision-procedure-summa.stml	Info Only
22.	Planning & Development	Prior to submitting a formal application for development, the CE violation by the Florida Department of Environmental Protection must be resolved.	Info Only
23.	Planning & Development	The criteria for accessory dwelling units in the A-5 Zoning district is as follows: <ul style="list-style-type: none"> No more than one (1) accessory dwelling unit shall be permitted on any parcel or lot; 	Info Only

		<ul style="list-style-type: none"> • Except as provided in Section 5.19(b), total floor area of the accessory dwelling unit shall not exceed thirty-five (35) percent of the gross floor area of the main residence; or one thousand (1,000) square feet, whichever is less. • A manufactured home, as defined in Section 2.3, may be permitted as an ADU on property where the principal structure is also a manufactured home. The moving hitch, wheels, axles, and transporting lights shall be removed from a manufactured dwelling unit and skirting shall be placed around the base, in compliance with any regulations of the National Flood Insurance Program, to ensure neighborhood compatibility. • If located in a detached structure, the accessory dwelling unit shall maintain the same front setback as the main structure and not project beyond the established building line unless set back a minimum of one hundred (100) feet from the front property line. 	
24.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
25.	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
26.	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
27.	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
28.	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	Info Only
29.	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	Info Only
30.	Public Safety - Fire Marshal	If there will be any gates to access the home. Gates shall be a minimum 14 ft wide. If manual gate, a fire department knox padlock shall be provided. If electric gate, a fire department knox key switch shall be provided. All in accordance with NFPA 1, chapter 18.	Info Only

31.	Public Works - Engineering	Based on the FEMA FIRM Map the site is not located in the floodplain. The site is located in Zone X - Area of Minimal Flood Hazard. Based on the available County data, approximately 60% of the site (the entire northern half of the property) appears to be in wetlands. 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
32.	Public Works - Engineering	The proposed project is located within the Lake Jesup Drainage Basin.	Info Only
33.	Public Works - Engineering	Based on the USDA Web Soil Survey, the site has predominantly Paola-St. Lucie Sands, 0-5% slopes (34%), Map Unit Symbol 24; EauGallie and Immokalee Fine Sands (33%), Map Unit Symbol 13; Pomello Fine Sand, 0-5% slopes (18%), Map Unit Symbol 27; and Myakka and EauGallie Fine Sands (15%), Map Unit Symbol 20. Paola - St. Lucie Sands, 0-5 % slopes, are classified by the USDA as "Excessively Drained" soils. Paola Sands constitute 52% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be more than 80 inches and designates the Hydrologic Soil Group as A. St. Lucie Sands constitute 43% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be more than 80 inches and designates the Hydrologic Soil Group as A. Minor Components (Tavares) constitute 5% of the Map Unit Composition. EauGallie and Immokalee Fine Sands are classified by the USDA as "Poorly Drained" soils. EauGallie Fine Sands constitute 56% of the Map Unit Composition. 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 constitute 35% of the Map Unit Composition. 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 Components (Malabar) constitute 9% of the Map Unit Composition. Pomello Fine Sands are classified by the USDA as "Moderately Well Drained" soils. Pomello Fine Sands constitute 91% of the Map Unit Composition. 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. Minor Components (Myakka, non-hydric; EauGallie, non-hydric; Basinger, hydric; Sparr) constitute 9% of the Map Unit Composition. Myakka and EauGallie Fine Sands are classified by the USDA as "Poorly Drained" soils. Myakka Fine Sands constitute 58% of the Map Unit Composition. 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 Sands constitute 32% of the Map Unit	Info Only

		Composition. 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. Minor Components (Pompano, flooded and Basinger) constitute 10% of the Map Unit Composition.	
34.	Public Works - Engineering	Based on the available one (1) foot contours, the topography of the site appears to slope from west to east and north. The highest ground elevation appears to be 35.0 feet (west mid-section of the property) and the lowest 19.0 feet (northwest corner of the property).	Info Only
35.	Public Works - Engineering	Based on the preliminary review, the subject property appears to outfall to the wetlands located in the northwest section of the property and, subsequently, to a major depression area located on the adjacent northern property . This depression area appears to be a landlocked basin, without positive outfall. Section of the property appears to drain towards the wet pond located in the central mid-section of the property. This area also appears to be a landlocked basin, without positive outfall. Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a landlocked retention or detention facility with no positive outfall requires the Stormwater Quantity Analysis to meet a 100-Year, 24-Hour storm event total retention or a 25-Year, 96-Hour Pre/Post Volumetric Discharge with appropriate receiving system, with County Engineer approval. 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
36.	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
37.	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
38.	Public Works - Engineering	The primary access to the subject property is through Wildwood Trail via South Cochran Road (Private Easements). Wildwood Trail is functionally classified as Local Road (maintained by Seminole County for emergency only) and represents a rural section roadway (12-feet to 14-feet wide pavement, no curb and gutter, and no pedestrian concrete sidewalk). The most western section of the road is a dirt road. The roadway geometry does not meet the current Seminole County standards (minimum pavement width of 20-feet for, both, rural and urban roadway sections). Per the Seminole County Public Works Engineering Manual - Section 1.2.7 (Number and Spacing of Driveways), spacing between driveways must conform to the Table 1.2.7.A., which is based on functional classification. The required minimum separation for Local Road is	Info Only

		<p>200 feet. Distance is measured from nearest edge of pavement to edge of pavement (Detail T-1). Driveways on opposite sides on any undivided street classified local must either be aligned on the same centerline or be offset a minimum of 200 feet measured from edge of pavement to edge of pavement (SC Public Works Engineering Manual - Section 1.2.7.C). 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). 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).</p>	
39.	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

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
Public Works - Impact Analysis	William Wharton wwharton@seminolecountyfl.gov
Natural Resources	Sarah Harttung sharttung@seminolecountyfl.gov
Public Works - Engineering	Vladimir Simonovski vsimonovski@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald mmaywald@seminolecountyfl.gov

Planning and Development	Joy Giles jjiles@seminolecountyfl.gov
Comprehensive Planning	Maya Athanas mathanas@seminolecountyfl.gov
Buffers and CPTED	Maya Athanas mathanas@seminolecountyfl.gov
Environmental Services	James Van Alstine jvanalstine@seminolecountyfl.gov
Building Division	Jay Hamm

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

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