

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

**Please review the comments below. If you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee, please email your request to attend to [devrevdesk@seminolecountyfl.gov](mailto:devrevdesk@seminolecountyfl.gov) or call (407) 665-7372 no later than noon on Friday, 9/29/2023, in order to place you on the Wednesday, 10/4/2023 meeting agenda.**

**MEETINGS ARE NOW BEING HELD IN A HYBRID FORMAT (IN-PERSON AND VIRTUALLY ON ZOOM). IF YOU REQUEST A MEETING, YOU MUST INDICATE WHETHER YOU WOULD LIKE TO ATTEND THE MEETING IN-PERSON OR REMOTELY VIA ZOOM.**

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

|   |   |                            |
|---|---|----------------------------|
| <b>PROJECT NAME:</b>  | <b>ALEXANDER AVE LOT 2 - PRE-APPLICATION</b>  | <b>PROJ #: 23-80000123</b> |
| APPLICATION FOR:  | DR - PRE-APPLICATION DRC  |                            |
| APPLICATION DATE:   | 9/15/23   |                            |
| RELATED NAMES:  | EP PENNY SEATER   |                            |
| PROJECT MANAGER:  | KATHY HAMMEL (407) 665-7389   |                            |
| PARCEL ID NO.:  | 35-19-30-517-1000-0020  |                            |
| PROJECT DESCRIPTION   | PROPOSED SITE PLAN TO BUILD A SINGLE-FAMILY HOME ON 0.11 ACRES IN THE R-1 ZONING DISTRICT LOCATED ON THE EAST SIDE OF ALEXANDER AVE, SOUTH OF 20TH ST |                            |
| NO OF ACRES   | 0.11  |                            |
| BCC DISTRICT  | 5: HERR   |                            |
| CURRENT ZONING  | R-1   |                            |
| LOCATION  | ON THE EAST SIDE OF ALEXANDER AVE, SOUTH OF 20TH ST   |                            |
| FUTURE LAND USE-  | LDR   |                            |
| <b>APPLICANT:</b>   | <b>CONSULTANT:</b>  |                            |
| PENNY SEATER<br>HABITAT FOR HUMANITY SEMINOLE<br>PO BOX 181010<br>CASSELBERRY FL 32718<br>(407) 696-5855<br>CONSTRUCTION@HABITAT-SA.ORG | 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 proposed site is located within the “Lockhart” Target Area.
- The Applicant can proceed to apply for a building permit to place a single family home on the subject site.
- The subject site is a parcel of record.

## AGENCY/DEPARTMENT COMMENTS

| No. | Group Name               | Reviewer Comment   | Status        |
|-----|--------------------------|--|---------------|
| 1.  | Building Division        | Any building construction and/or modification will require Building permits and engineered plans to meet the current 7th ED (2020) Florida Building Codes.   | Informational |
| 2.  | Comprehensive Planning   | The Future Land Use (FLU) is Low Density Residential which allows for single family at a maximum of four dwelling units per net buildable acre or permitted up to seven dwelling units per net buildable acre in compliance with the provisions of Policy FLU 10.1 Affordable and Workforce Housing Density and Intensity Bonuses.   | Informational |
| 3.  | 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:<br><a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a> | Informational |
| 4.  | Planning and Development | The setbacks for the R-1 (Single- Family Dwelling) zoning district is: 25' Front Yard, 30' Rear yard, 7.5 Side Yard, 25' (15') Side Street.  | Informational |
| 5.  | Planning and Development | A sidewalk may be required to be installed at the time of building permit.   | Informational |
| 6.  | Planning and Development | The subject property is within an Economic Development "Lockhart" Target Area.   | Informational |
| 7.  | Planning and Development | FLU 4.3 (F) - The County will also consider code changes to allow infill development, redevelopment and renovation of existing structures on existing lots of record within Community Development Block Grant eligible Target Area. Case-by-case basis would be at the discretion of the Planning and Development Division Manager, without variances. <u>This provision can be applied when the lot or lots in question were legal lots at time of platting, but do not meet current lot size and setback standards.</u>  | Informational |
| 8.  | Planning and Development | Parking Space requirements for single family residence are two (2) spaces for each residence. For example, one parking space in the driveway and one parking space in the garage.  | Informational |
| 9.  | Planning and Development | The minimum lot size in the R-1 (Single Family Dwelling) Zoning District is 700 square feet, and the Minimum width at building line is 70'.  | Informational |
| 10. | Planning and Development | Based on the property appraisers it is in the City of Sanford service area, if the City of Sanford states that you are not in their service  | Informational |

|     |                              |  |               |
|-----|------------------------------|--|---------------|
|     |                              | area for water or sewer then you will need to reach out to the Seminole County Health Department regarding a permit for septic tanks. St. Johns Water Management District would be the division to reach out to regarding well permits.  |               |
| 11. | Planning and Development     | A tree permit will be required for any removal of trees since it is a vacant parcel. If a property owner wants to remove trees outside of the building and utility area during construction of the dwelling unit, then replacement of trees is required. However, if they wait to remove the trees until the structure is occupied (and the parcel is 5 acres or less in size), then they may do as they please without needing a permit or replacing removed trees. | Informational |
| 12. | Planning and Development     | There are no setback requirements for a/c units or pool equipment. However, a/c unit and pool equipment are not allowed to be placed within any easement (ex. drainage and utility, etc.).   | Informational |
| 13. | Planning and Development     | The length of the driveway would be required to be a minimum of twenty-two (22) feet from the edge of the garage to the property line.   | Informational |
| 14. | Public Safety - Fire Marshal | Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per chapter 18.3 of NFPA 1 (2018).  | Informational |
| 15. | Public Safety - Fire Marshal | This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.5.1.1 (2018 edition).  | Informational |
| 16. | Public Works - Engineering   | Driveway/ right of way permit must be applied for separately.  | Informational |
| 17. | Public Works - Engineering   | A detailed drainage analysis will be required at building permit. This must show that there is not adverse drainage to the adjacent lots.  | Informational |

### 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                           | Status             | Reviewer Comments                    |
|------------------------------|-----------------|---------------------------------|--------------------|--------------------------------------|
| Buffers and CPTED            | Maya Athanas    | mathanas@seminolecountyfl.gov   | No Review Required | (407) 665-7388                       |
| Planning and Development     | Annie Sillaway  | asillaway@seminolecountyfl.gov  | Review Complete    | 407-665-7936                         |
| Public Safety - Fire Marshal | Matthew Maywald | mmaywald@seminolecountyfl.gov   | Review Complete    |                                      |
| Public Works - Engineering   | Jennifer Goff   | jgoff@seminolecountyfl.gov      | Review Complete    | Jennifer Goff<br>407-665-7336        |
| Comprehensive Planning       | Tyler Reed      | treed@seminolecountyfl.gov      | Review Complete    |                                      |
| Natural Resources            | Sarah Harttung  | sharttung@seminolecountyfl.gov  | No Review Required |                                      |
| Impact Analysis Coordination | William Wharton | wwharton@seminolecountyfl.gov   | No Review Required |                                      |
| Environmental Services       | Paul Zimmerman  | pzimmerman@seminolecountyfl.gov | No Review Required | Paul Zimmerman,<br>PE (407) 665-2040 |
| Building Division            | Tony Coleman    | acoleman@seminolecountyfl.gov   | No Review Required |                                      |

## 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.shtml>

### 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.shtml>

### FEMA LOMR (Letter of Map Revision):

[www.fema.gov](http://www.fema.gov)

### Cities:

|                   |                |  |
|-------------------|----------------|--|
| Altamonte Springs | (407) 571-8000 | <a href="http://www.altamonte.org">www.altamonte.org</a>             |
| Casselberry       | (407) 262-7700 | <a href="http://www.casselberry.org">www.casselberry.org</a>         |
| Lake Mary         | (407) 585-1449 | <a href="http://www.lakemaryfl.com">www.lakemaryfl.com</a>           |
| Longwood          | (407) 260-3440 | <a href="http://www.longwoodfl.org">www.longwoodfl.org</a>           |
| Oviedo            | (407) 971-5555 | <a href="http://www.cityofoviedo.net">www.cityofoviedo.net</a>       |
| Sanford           | (407) 688-5000 | <a href="http://www.sanfordfl.gov">www.sanfordfl.gov</a>             |
| Winter Springs    | (407) 327-1800 | <a href="http://www.winterspringsfl.org">www.winterspringsfl.org</a> |

### Other Agencies:

|                                   |               |                |  |
|-----------------------------------|---------------|----------------|--|
| Florida Dept of Transportation    | <b>FDOT</b>   |                | <a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a> |
| Florida Dept of Enviro Protection | <b>FDEP</b>   | (407) 897-4100 | <a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a> |
| St. Johns River Water Mgmt Dist   | <b>SJRWMD</b> | (407) 659-4800 | <a href="http://www.sjrwmd.com">www.sjrwmd.com</a>           |
| Health Department                 | <b>Septic</b> | (407) 665-3621 |  |

### Other Resources:

Flood Prone Areas

[www.seminolecountyfl.gov/gm/building/flood/index.aspx](http://www.seminolecountyfl.gov/gm/building/flood/index.aspx)

Watershed Atlas

[www.seminole.wateratlas.usf.edu](http://www.seminole.wateratlas.usf.edu)

Seminole Co. Property Appraiser

[www.scpafl.org](http://www.scpafl.org)