

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

PROJECT NAME:	LAKE MARKHAM ROAD REPLAT - PRE-APPLICATION	PROJ #: 25-80000143
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	12/22/25	
RELATED NAMES:	EP MARC JONES	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	26-19-29-300-0150-0000++	
PROJECT DESCRIPTION	PROPOSED SUBDIVISION FOR 4 PARCELS ON 25.74 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE WEST SIDE OF LAKE MARKHAM RD, NORTH OF MARKHAM RD	
NO OF ACRES	25.74	
BCC DISTRICT	Andria Herr	
CURRENT ZONING	A-1	
LOCATION	ON THE WEST SIDE OF LAKE MARKHAM RD, NORTH OF MARKHAM RD	
FUTURE LAND USE-	SE	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
GILBERT MILLER 1600 W IVANHOE BLVD ORLANDO FL 32804	MARC JONES CIPPARONE & CIPPARONE, PA 1525 INTERNATIONAL PKWY STE 10 LAKE MARY FL 32746 (321) 275-5914 MJONES@CIPPARONEPA.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.

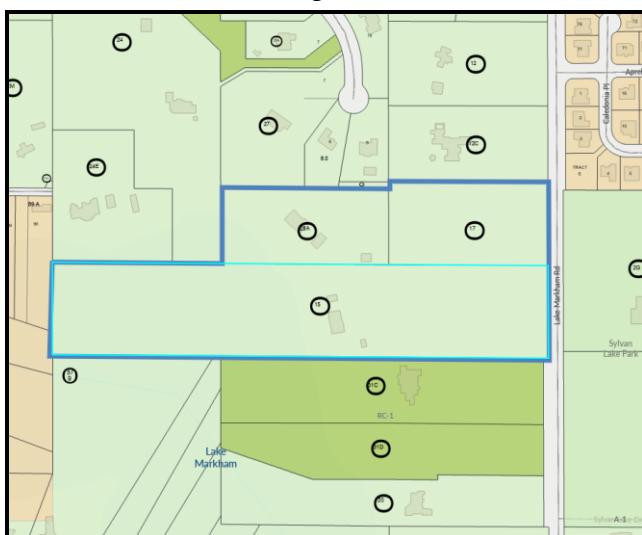
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [here](#).

PROJECT MANAGER COMMENTS

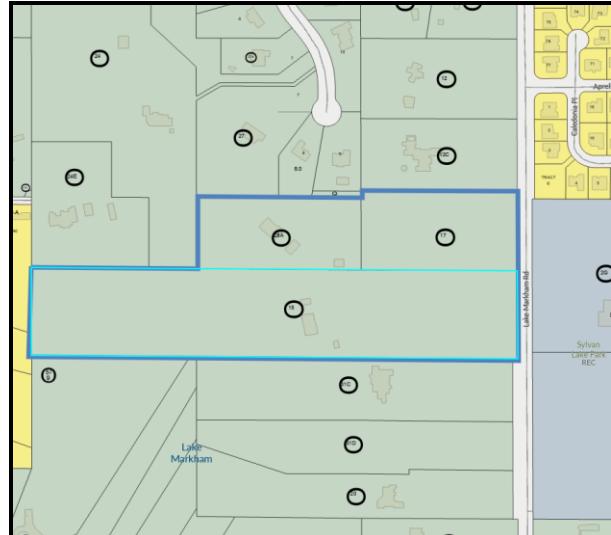
- The subject properties have a Future Land Use of Suburban Estates with A-1 (Agriculture) zoning.
- The Applicant would be required to go through the full Subdivision process in order to subdivide into four (4) lots.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



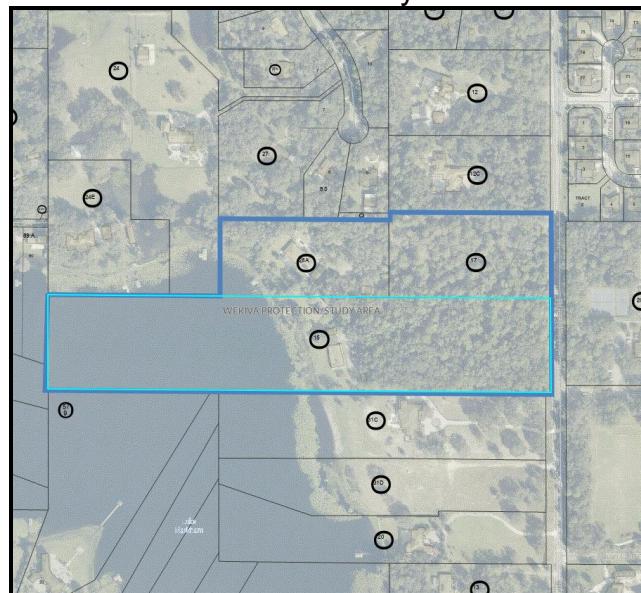
Future Land Use



Aerial



Wekiva Protection/Study Area



AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Building Division Phil Kersey	- Any proposed structures, or alterations to any existing structures will require an approved building permit prior to commencing.	Info Only
2.	Comprehensive Planning David German	Please note Policy FLU 3.5.4 Suburban Estates: The purposes and intent of this land use designation are: to allow the development of large lot single family estates as a desired final land use; to act as a stepped down land use serving as a buffer between urban development and the East Rural Area; and to allow existing agricultural operations to continue until developed for other uses. This land use consists primarily of residential development on a minimum of one acre. The proposed use appears consistent with the SE FLU and will need to also be consistent with the underlying zoning.	Info Only
3.	Environmental Services James Van Alstine	Seminole County Utilities has no objection to the proposed replat.	Info Only
4.	Environmental Services James Van Alstine	The proposed lots are within Seminole County's potable water service area and will be required to connect. The nearest connection point is a 12" PVC potable water main running along the east side of Lake Markham Rd.	Info Only
5.	Environmental Services James Van Alstine	The proposed lots are within Seminole County's reclaim irrigation service area and will be required to connect. The nearest connection point is a 12" ductile iron potable water main running along the east side of Lake Markham Rd.	Info Only
6.	Environmental Services James Van Alstine	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. 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
7.	Natural Resources Sarah Harttung	Conservation easements dedicated to Seminole County will be required over the wetlands and required buffers, and all property within the 100 year flood	Info Only

		plain.	
8.	Natural Resources Sarah Harttung	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
9.	Natural Resources Sarah Harttung	New Principal Buildings in all zoning districts on lots or parcels legally created after 2015 shall be located a minimum distance of fifty (50) feet from the shoreline of Natural Water Bodies as determined by the Normal High Water Elevation. SCLDC 30.7.2.3(a)	Info Only
10.	Natural Resources Sarah Harttung	All Accessory structures, excluding docks and boat houses, shall be located a minimum distance of twenty-five (25) feet from the shoreline of a Natural Water Body as determined by the Normal High Water Elevation. SCLDC 30.7.2.3(c)(1)	Info Only
11.	Natural Resources Sarah Harttung	The water's edge of a pool shall be located a minimum distance of thirty (30) feet from the shoreline of a Natural Water Body as determined by the Normal High Water Elevation. SCLDC 30.7.2.3(c)(2)	Info Only
12.	Natural Resources Sarah Harttung	A screen enclosure shall be located a minimum distance of twenty-five (25) feet from the shoreline of a Natural Water Body as determined by the Normal High Water Elevation. SCLDC 30.7.2.3(c)(3)	Info Only
13.	Natural Resources Sarah Harttung	Where setbacks are required under this Section, the Normal High Water Elevation shall be as established by the County and field-verified by a professional surveyor and must be shown on a certified survey that is no more than five (5) years old. SCLDC 30.7.2.3(d)	Info Only
14.	Natural Resources Sarah Harttung	Show the normal high-water line of Lake Markham on the property survey. The normal high-water elevation of Lake Markham is 43.45 ft. NAVD88. Source: https://seminole.wateratlas.usf.edu/waterbodies/lakes/7609/	Info Only
15.	Natural Resources Sarah Harttung	The proposed development is within the Aquifer Recharge Overlay Zoning Classification. Please see SCLDC 30.10.1 for regulations pertaining to this overlay.	Info Only
16.	Natural Resources Sarah Harttung	Aquifer recharge: The maximum area covered by structures and impervious surface shall not exceed sixty-five (65) percent for non-residential uses and sixty (60) percent for residential uses of the total land area. Pervious areas may be used to satisfy	Info Only

		landscaping, setback, buffer strip, drain field and passive recreation area requirements or any other purpose not requiring covering with a material which prevents infiltration of water into the ground. SCLDC 30.10.1.7	
17.	Natural Resources Sarah Harttung	Aquifer recharge: Reasonable efforts shall be made in the design and construction of all site improvements and alterations to save existing trees and native vegetation. Existing native vegetation that is specified to remain shall be preserved in its entirety with all trees, understory and ground cover left intact. Every effort shall be made to minimize alteration of the existing topography to preserve existing vegetation and maintain natural flow regimes. SCLDC 30.10.1.6(a)(3)	Info Only
18.	Natural Resources Sarah Harttung	Aquifer recharge: Each parcel shall be developed to maximize the infiltration of natural rainfall into the soil and to minimize direct overland runoff into adjoining streets and watercourses. Stormwater runoff from roofs and other impervious surfaces should be diverted into swales or terraces on the parcel when possible. Runoff from driveways, roofs or other impervious areas should be diverted so as to flow over grassed areas prior to flowing into any drainage system whenever possible. SCLDC 30.10.1.7	Info Only
19.	Natural Resources Sarah Harttung	WRPA: The proposed development is within the Wekiva River Protection Area. Please see SCLDC 30.10.5.10 for regulations pertaining to this overlay.	Info Only
20.	Natural Resources Sarah Harttung	WRPA: Development activity, including the placement or depositing of fill, within wetlands and the one hundred (100) year floodplain (as adopted by FEMA or revealed by the best available data) shall be prohibited. 30.10.5.10(b)(2)	Info Only
21.	Natural Resources Sarah Harttung	WRPA: Development shall demonstrate that at least fifty (50) percent of the trees located within the developable areas of a site, including areas subject to residential platting that are not single-family residential lots existing on the effective date of this Part, are preserved on site. SCLDC 30.10.5.10(a)(1)	Info Only
22.	Natural Resources Sarah Harttung	WRPA: An upland buffer averaging fifty (50) feet but no less than twenty-five (25) feet in width shall be maintained on lands adjoining the conservation land use designation, floodplain, or properties which have been previously designated as conservation areas or conservation easements. SCLDC 30.10.5.10(b)(1)	Info Only
23.	Natural Resources Sarah Harttung	WRPA: If lots are platted into wetlands or associated upland buffers, signage demarking the boundary of the said buffers and wetlands shall be used to deter encroachment. The homeowners association shall be required to adopt covenants which protect such areas	Info Only

		from any activity by the residents. Violators shall be subject to standard code enforcement procedures. SCLDC 30.10.5.10(b)(3)	
24.	Natural Resources Sarah Harttung	WRPA: For development within the WRPA, a Wekiva Consistency review must be completed. The application form can be found at http://www.seminolecountyfl.gov/gm/devrev/pdf/WekivaconReview.pdf	Info Only
1.	Planning and Development Annie Sillaway	The subject property has an A-1 (Agriculture) zoning classification; the building setbacks for A-1 are as follows: Front Yard 50 feet; Side Yard 10 feet; Rear Yard 50 feet from the normal high water elevation line.	Info Only
2.	Planning and Development Annie Sillaway	The maximum allowable building height is 35 feet.	Info Only
3.	Planning and Development Annie Sillaway	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
4.	Planning and Development Annie Sillaway	***SUBMITTAL INFORMATION FOR "ALL" RESIDENTIAL PROJECTS: 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 Joy Ford at 407-320-0069 or joy_ford@scps.k12.fl.us	Info Only
5.	Planning and Development Annie Sillaway	<p>The subject property is located within the Markham Road, Longwood-Markham Road, and Lake Markham Road Scenic Road Corridor.</p> <p>The site shall comply with all regulations of the SCLDC Sec.30.10.6 and FLU Policy 2.3.6- Roadway Corridor Overlays for Markham Road, Longwood-Markham Road and Lake Markham Road. Per Sec. 30.10.6.3 - Scenic and vegetative requirements for properties located within the corridor, a forty (40) foot wide landscape buffer is required from the edge of the right-of-way of the road:</p> <ul style="list-style-type: none"> (a) No structures, other than driveways and fences (as hereafter specified), shall be constructed within this area. (b) No existing canopy trees shall be removed unless approved by the Planning Manager because the removal is necessary to provide access, the tree is diseased, or removal is required to address public safety requirements. (c) Except as to lots one (1) acre or larger in area, 	Info Only

		<p>in the absence of a vegetative buffer, a combination of native canopy, sub-canopy, and ground cover species shall be installed to create a forty-foot buffer.</p> <p>(d) No clearing of native vegetation shall be permitted except in conjunction with a permit issued to address public safety requirements.</p> <p>(e) If utilized, fences shall be of natural materials including, but not limited to, wood, stone, or brick and shall be required to incorporate canopy trees and native vegetation; provided, however, that alternative fencing may be permitted by the Planning Manager if it materially contributes to the rural ambience of the roadway or if necessary for the protection of wildlife.</p> <p>(f) Use of sod within the forty-foot buffer shall be discouraged. Sod shall only be used for erosion control purposes and shall be of a drought tolerant variety.</p>	
6.	Planning and Development Annie Sillaway	<p>Parcels 26-19-29-300-0170-0000 and 27-19-29-300-028A-0000 are not in the 2000 tax roll. While parcel 26-19-29-300-0150-0000 is a parcel of record in the 2000 tax roll, the exclusion of the other two parcels from that tax roll, combined with the requirement to dedicate right-of-way, means the proposal does not meet the criteria for the Minor Plat process.</p> <p>Per Sec. 35.122 (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.</p> <p>Step 1 Preliminary Subdivision Plan: If the subject property is being subdivided, a Preliminary Subdivision Plan must be submitted for technical review and approval by the Planning and Zoning Commission.</p> <p>Step 2 Final Engineering/Site Plan – This process would be reviewed administratively.</p> <p>Step 3 Final Plat: If the subject site is being subdivided, the Final Plat must be submitted and reviewed by staff and approved by the Board of County Commissioners as a consent agenda item.</p>	Info Only
7.	Planning and Development Annie Sillaway	<p>PRELIMINARY SUBDIVISION PLAN</p> <p>Step 1 – Preliminary Subdivision Plan: If the subject property is being subdivided, a Preliminary Subdivision Plan must be submitted to be reviewed by the Development Review Committee.</p>	Info Only

		<p>Step 2 - Once all comments are met, the project manager will place the PSP on the Planning and Zoning Commission agenda as a technical review item, which is a consent agenda item.</p> <p>Step 3 – After the Planning and Zoning Commission the project manager stamps the plans and provides an approval letter to the Applicant.</p>	
8.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
9.	Public Safety - Fire Marshal Matthew Maywald	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
10.	Public Safety - Fire Marshal Matthew Maywald	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
11.	Public Safety - Fire Marshal Matthew Maywald	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
12.	Public Safety - Fire Marshal Matthew Maywald	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
13.	Public Safety - Fire Marshal Matthew Maywald	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
14.	Public Safety - Fire Marshal Matthew Maywald	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
15.	Public Works - Engineering Jim Potter	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 in the Wekiva River Protection Area (WRPA).	Info Only
16.	Public Works - Engineering Jim Potter	The proposed project is located within the Yankee Lake drainage basin. This is primarily a landlock basin.	Info Only
17.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils.	Info Only

	Jim Potter		
18.	Public Works - Engineering Jim Potter	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. This may be allowed to be addressed at building permit.	Info Only
19.	Public Works - Engineering Jim Potter	Based on 1 ft. contours, the topography of the site appears to slope in several directions. A large portion of the drainage on the site appears to stay onsite without discharge to Lake Markham. The predevelopment drainage cannot be altered as Lake Markham has known flooding issues.	Info Only
20.	Public Works - Engineering Jim Potter	Based on a preliminary review, the site is land locked and does not have positive outfall.	Info Only
21.	Public Works - Engineering Jim Potter	A detailed drainage analysis will be required at final engineering. The site may be allowed to do independent onsite lot by lot drainage.	Info Only
22.	Public Works - Engineering Jim Potter	The site lies within the Wekiva River Protection Area (WRPA) Protection Zone which is a more restrictive subset of the Wekiva River Protection District.	Info Only
23.	Public Works - Engineering Jim Potter	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov If the flood plain is shown correctly, we may not need a revision to the flood map.	Info Only
24.	Public Works - Engineering Jim Potter	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
25.	Public Works - Engineering Jim Potter	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
26.	Public Works - Engineering Jim Potter	Driveway location/separation is not in accordance with the County Access Management Standards. The separation is required to be 200-foot on a local roadway. Please provide 2 shared driveways between the 4 lots. Based on the lots a small loop road with 2 accesses may be desirable. The loop road would not be a requirement.	Info Only
27.	Public Works - Engineering Jim Potter	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
28.	Public Works - Engineering Jim Potter	A minimum five (5) foot side yard drainage easements shall be required on all lots; air conditioning units, pool equipment, water softeners and similar facilities shall	Info Only

		not be permitted within the drainage easements	
29.	Public Works - Engineering Jim Potter	Based on the speed limit of 35 mph a left turn lane is required. As this is only 4 lots and will have shared driveways, we may be able to forgo the left turn lane with County Engineer approval and the shared driveways.	Info Only
30.	Public Works - Engineering Jim Potter 1/12/26 5:01 PM	Conservation easements, dedicated to Seminole County, will be required over all property within the post-development 100 year flood plain.	Info Only
31.	Public Works - Impact Analysis Arturo Perez	No Review Required.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

This section shows the reviewers of this project from the various departments.

DEPARTMENT	STATUS	REVIEWER
Environmental - Impact Analysis	No Review Required	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Environmental Services	Review Complete	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez Arturo Perez 407-665-5716 aperez07@seminolecountyfl.gov
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Building Division	Review Complete	Phil Kersey 407-665-7460 Pkersey@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

https://library.municode.com/fl/seminole_county/codes/land_development_code

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/>

Seminole County Property Appraiser Maps:

<https://map.scpafl.org/>

Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.shtml>

Wekiva Consistency form:

<https://www.seminolecountyfl.gov/docs/default-source/pdf/WekivaRiverAreaConsistencyFormNovember2024ADA.pdf>

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	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	www.sjrwmd.com
Health Department	Septic	www.floridahealth.gov

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu