

**SEMINOLE COUNTY GOVERNMENT**

1101 EAST FIRST STREET, WEST WING  
 SANFORD, FLORIDA 32771

<b>PROJECT NAME:</b>	<b>CAMERON AVE RESIDENTIAL INFILL - PRE-APPLICATION</b>	<b>PROJ #: 26-8000050</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	4/27/26	
RELATED NAMES:	EP LUZ GIRALDO	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	33-19-31-300-0090-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A SMALL SCALE RESIDENTIAL INFILL PROJECT ON 0.37 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE WEST SIDE OF CAMERON AVE, SOUTH OF CELERY AVE	
NO OF ACRES	0.37	
BCC DISTRICT	5: HERR	
CURRENT ZONING	A-1	
LOCATION	WEST SIDE OF CAMERON AVE, SOUTH OF CELERY AVE	
FUTURE LAND USE	SE	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
LUZ GIRALDO CENTERLINE FLORIDA SERVICES INC 15700 NE 2 AVE NORTH MIAMI BEACH FL 33162 (786) 877-0900	GLADIZ VELEZ MODERN MUSE PROPERTIES 15700 NE 2 AVE NORTH MIAMI BEACH FL 33162 (786) 651-6313	

**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.**

**PROTECT YOURSELF FROM FRAUDULENT INVOICES**

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County’s logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

## PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use designation of Suburban Estates and is in the A-1 (Agriculture) zoning district.
- Residential development under the Suburban Estates Future Land Use and A-1 zoning district is limited to one dwelling unit per net buildable acre with a minimum lot size of one acre and minimum lot width at building line of 150 feet.
- The subject property is located within Subsection 2 of the Sanford Joint Planning Agreement (JPA), which limits development density to a maximum of four (4) dwelling units per net buildable acre. The proposed development exceeds this limit and is therefore inconsistent with the JPA.

## PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



### AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE
1	Buffers and CPTED	Buffer information can be found here: <a href="https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU">https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU</a>
2	Buffers and CPTED	A full buffer review will be done at time of Rezone. Upon submittal of plans, to calculate the required buffers please provide the gross density.
3	Buffers and CPTED	The buffer is calculated based on project intensity versus surrounding property (or roadway, as applicable) intensity. The subject property will be assigned a Land Use Intensity (LUI) rating based on proposed density/intensity. The adjacent properties will be estimated per guidelines in the code (vacant vs developed). See the link below for calculating LUI. Section 30.14.6: <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN</a>
4	Buffers and CPTED	100 percent of landscaped areas are required to be irrigated. See the following link for requirements: <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE</a>
5	Buffers and CPTED	Off-site trees do not count toward the landscape buffer requirements.
6	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.
7	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.
8	Buffers and CPTED	Required buffers shall not contain parking, including vehicle overhang areas in adjacent parking spaces. Driveways and other vehicular maneuvering areas shall not be permitted in a buffer, except that access points to adjacent roads may cross a buffer with minimum possible interference with the buffering function, as determined by the Development Services Director. SCLDC Section 30.14.4
9	Buffers and CPTED	Cameron Avenue is considered a local road. Buffers adjacent to the street and surrounding property will be calculated based on proposed project density, if applicable, per Sec. 30.14.6. <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN</a>
10	Building Division	- Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, pools, etc...

11	Building Division	- All aspects of construction must meet the minimum requirements of the current Edition of the Florida Building Code
12	Building Division	- Each separate parcel, and separate building and/ or standalone structure, will require a separate permit.
13	Building Division	- Separate demolition permits are required for the demolition of each existing structure.
14	Building Division	- All site alterations and upgrades must comply with the Florida Accessibility Code.
15	Comprehensive Planning	Site is within the JPA Sub-area 2 "Southwest of Celery Avenue/ SR 415." Within the JPA Sub-area 2, a maximum of 4 dwelling units per net buildable acre is allowed between Hughey Street to Celery Avenue. Based on this, the proposed plan exceeds the 4 dwelling units per net buildable acre requirement of the JPA and is not consistent.
16	Comprehensive Planning	The subject property has a Suburban Estates (SE) Future Land Use Designation. 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. Lots sizes of less than one acre may be permitted with accompanying PUD zoning; provided, however, that density shall be computed on the basis of one dwelling unit per net buildable acre; provided, further, however, that clustering shall not cause incompatibility with adjacent parcels and shall be directed internal to the parcel. Further, however, uses such as golf courses will not be computed as open space for the purpose of meeting the requirements of the Land Development Code. Based on this, the proposed use of 5-6 townhomes on less than one acre does not appear consistent with the Suburban Estates Future Land Use.
17	Comprehensive Planning	Site is located in the Urban Corridor. Please note Policy FLU 4.2.3 Urban Centers and Corridors Overlay. Infill development and redevelopment projects that are located along major arterial roadways included within the Urban Centers and Corridors Overlay must be planned as pedestrian-oriented, either with requirements to build to a sidewalk located on the corridor, or with minimal setbacks from that sidewalk or pedestrian path. Such redevelopment and infill projects must share vehicle access from the arterial and may not be designed to provide multiple individual vehicle accesses for each individual use. Please note this if there is proposed redevelopment. Site is located in the Low Intensity FLU Urban Centers and Corridors Remainder Area and may allow a density of up to 20 du/ac subject to the standards outlined in Policy FLU 4.2.3 Urban Centers and Corridors Overlay.
18	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Sanford to service it.

19	Natural Resources	The site is heavily treed. A tree survey for the site will be required to be submitted during the engineering review. Be sure to include the type and sizes of the trees.
20	Natural Resources	Tree replacement or paying into the Arbor fund will be required. Please see the Arbor Section of the Land Development Code for details.
21	Planning and Development	The subject property has a Future Land Use designation of Suburban Estates and is in the A-1 (Agriculture) zoning district.
22	Planning and Development	The subject property is located within Subsection 2 of the Sanford Joint Planning Agreement (JPA), which limits development density to a maximum of four (4) dwelling units per net buildable acre. The proposed development exceeds this limit and is therefore inconsistent with the JPA.
23	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.
24	Planning and Development	Residential development under the Suburban Estates Future Land Use and A-1 zoning district is limited to one dwelling unit per net buildable acre with a minimum lot size of one acre and minimum lot width at building line of 150 feet.
25	City of Sanford	This comment was received from the City of Sanford: The homeowner's association/property management company must educate all incoming tenants on proper grease disposal and provide/maintain an used cooking oil recycling container onsite for residents to use. The used cooking oil container location and purpose must be included in the homeowner's association bylaws and/or lease agreement so all residents are aware. A used cooking oil recycling container fact sheet must be created and provided to residents via HOA/property management mailings, newsletters, social media (if applicable) and/or posted in a conspicuous location(s) at least once every six months. Education must be continual and constant for life of apartments/condos/townhomes. HOA/property management must provide proof of bylaw/lease inclusion and submit fact sheet to pretreatment staff prior to requesting CO/CC. The City highly recommends placing the container near a dumpster/trash can so containers for transporting used oils can be easily disposed of after pouring to the container. The City also highly recommends placing container on an impervious surface and away from open ground and storm water structures to avoid contamination if spills occur. The City also recommends properly securing the container to prevent theft. The City also recommends preparing signage to be installed adjacent to the container stating "Used Cooking Oil Only. No Motor Oil". The used cooking oil recycling center location must be included on the submitted site plans but the container is not required to be installed onsite until requesting CO/CC (City staff will inspect prior to clearing) and/or prior to the first unit becoming occupied. Please contact Hope Duncan at 407-688-5000 x5512 or <a href="mailto:duncanh@sanfordfl.gov">duncanh@sanfordfl.gov</a> with any questions.

26	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.
27	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.
28	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
29	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"
30	Public Works - Engineering	The proposed project is located within the Midway drainage basin.
31	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained class soils.
32	Public Works - Engineering	The drainage for the site is not clear. An appropriate outfall will need to be demonstrated or the site will have to hold one of the following as applicable; The entire 25-year, 24-hour storm event volume if the site is not land locked.
33	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope northwest.
34	Public Works - Engineering	A detailed drainage analysis will be required at final engineering. The current layouts do not show an above ground retention. Above ground retention will be required.
35	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 <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .

36	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.
37	Public Works - Engineering	The property is adjacent to Cameron Ave. which is classified as a County road.
38	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.
39	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.
40	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.
41	Public Works - Impact Analysis	No Review Required.

### DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	REVIEWER
Buffers and CPTED	Hilary Padin (407) 665-7331 <a href="mailto:hpadin@seminolecountyfl.gov">hpadin@seminolecountyfl.gov</a>
Building Division	Daniel Losada (407) 665-7468 <a href="mailto:dlosada@seminolecountyfl.gov">dlosada@seminolecountyfl.gov</a>
Comprehensive Planning	David German (407) 665-7377 <a href="mailto:dgerman@seminolecountyfl.gov">dgerman@seminolecountyfl.gov</a>
Environmental Services	Maliha Rahman (407) 665-2033 <a href="mailto:mrahman@seminolecountyfl.gov">mrahman@seminolecountyfl.gov</a>
Natural Resources	Jim Potter (407) 665-5764 <a href="mailto:jpotter@seminolecountyfl.gov">jpotter@seminolecountyfl.gov</a>
Planning and Development	Hilary Padin (407) 665-7331 <a href="mailto:hpadin@seminolecountyfl.gov">hpadin@seminolecountyfl.gov</a>
Public Safety - Fire Marshal	Matthew Maywald (407) 665-5177 <a href="mailto:mmaywald@seminolecountyfl.gov">mmaywald@seminolecountyfl.gov</a>
Public Works - Engineering	Stephanie Morales (407) 665-5572 <a href="mailto:smorales02@seminolecountyfl.gov">smorales02@seminolecountyfl.gov</a>
Public Works - Impact Analysis	Arturo Perez (407) 665-5716 <a href="mailto:aperez07@seminolecountyfl.gov">aperez07@seminolecountyfl.gov</a>

If upon reviewing the comments you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to [devrevdesk@seminolecountyfl.gov](mailto:devrevdesk@seminolecountyfl.gov) or call (407) 665-7775 no later than noon on Friday, May 22, 2026, in order to place you on the Wednesday, May 27, 2026 meeting agenda.

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

## RESOURCE INFORMATION

### Seminole County Land Development Code:

[https://library.municode.com/fl/seminole\\_county/codes/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.stml>

### 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.stml>

### Wekiva Consistency form:

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

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

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

### Cities:

Altamonte Springs	(407) 571-8150	<a href="http://www.altamonte.org">www.altamonte.org</a>
Casselberry	(407) 262-7751	<a href="http://www.casselberry.org">www.casselberry.org</a>
Lake Mary	(407) 585-1369	<a href="http://www.lakemaryfl.com">www.lakemaryfl.com</a>
Longwood	(407) 260-3462	<a href="http://www.longwoodfl.org">www.longwoodfl.org</a>
Oviedo	(407) 971-5775	<a href="http://www.cityofoviedo.net">www.cityofoviedo.net</a>
Sanford	(407) 688-5140	<a href="http://www.sanfordfl.gov">www.sanfordfl.gov</a>
Winter Springs	(407) 327-5963	<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) 665-3605	<a href="http://www.floridahealth.gov">www.floridahealth.gov</a>

### Other Resources:

Flood Prone Areas	<a href="http://www.seminolecountyfl.gov/gm/building/flood/index.aspx">www.seminolecountyfl.gov/gm/building/flood/index.aspx</a>
Watershed Atlas	<a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>