

**SEMINOLE COUNTY GOVERNMENT**

1101 EAST FIRST STREET, WEST WING  
 SANFORD, FLORIDA 32771

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

|   |  |                           |
|---|--|---------------------------|
| <b>PROJECT NAME:</b>  | <b>ISAAC LN - PRE-APPLICATION</b>  | <b>PROJ #: 26-8000016</b> |
| APPLICATION FOR:  | DR - PRE-APPLICATION DRC   |                           |
| APPLICATION DATE:   | 2/11/26  |                           |
| RELATED NAMES:  | EP JAVIER PEREZ  |                           |
| PROJECT MANAGER:  | KAITLYN APGAR (407) 665-7377   |                           |
| PARCEL ID NO.:  | 20-19-30-501-0000-3260   |                           |
| PROJECT DESCRIPTION   | PROPOSED VACATE OF A RIGHT OF WAY ON 0.1 ACRES IN THE R-1 ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF ISAAC LN, SOUTHWEST OF DUNBAR AVE |                           |
| NO OF ACRES   | 0.1  |                           |
| BCC DISTRICT  | Andria Herr  |                           |
| CURRENT ZONING  | R-1  |                           |
| LOCATION  | ON THE SOUTH SIDE OF ISAAC LN, SOUTHWEST OF DUNBAR AVE   |                           |
| FUTURE LAND USE-  | MDR  |                           |
| SEWER UTILITY   | SEMINOLE COUNTY UTILITIES  |                           |
| WATER UTILITY   | SEMINOLE COUNTY UTILITIES  |                           |
| <b>APPLICANT:</b>   | <b>CONSULTANT:</b>   |                           |
| JAVIER PEREZ<br>4515 ISAAC LN<br>SANFORD FL 32771<br>(407) 913-9066<br>[REDACTED] | 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.**

**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.

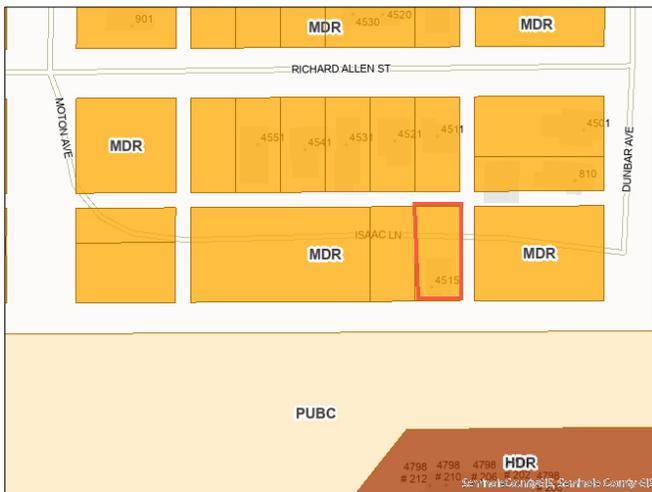
If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

## PROJECT MANAGER COMMENTS

- This property has a Future Land Use of Medium Density Residential and a zoning classification of R-1 (Single-Family Dwelling).
- In order to bring the property into conformance, a vacate request and administrative variances for structure setbacks will be required.
- The request to vacate a portion of the public right-of-way is reviewed by staff and approved/denied formally by the Board of County Commissioners. Variance requests are reviewed by staff and approved/denied formally by the Board of Adjustments.
- Environmental Services has a water main line in the ROW and may not support the vacate. It may be possible to approve the ROW vacate contingent upon the conveyance of a utility easement at the time of the vacate, but further field verification and communication with Environmental Services will be required.

### PROJECT AREA ZONING AND AERIAL MAPS

Future Land Use: MDR



Zoning: R-1



Aerial



## AGENCY/DEPARTMENT COMMENTS

|    | REVIEWED BY                            | TYPE   | STATUS    |
|----|--|--|-----------|
| 1. | Comprehensive Planning                 | A right of way vacate for this property may be supported as part of the County's pursuit to reduce nonconformities, consistent with OBJECTIVE FLU 5.7 REDUCTION OF NONCONFORMING USES AND ANTIQUATED PLATS<br>OBJECTIVE FLU 5.7 REDUCTION OF NONCONFORMING USES AND ANTIQUATED PLATS: The County shall reduce uses that are inconsistent with community character, future land uses and service and facility plans through a systematic program to reduce nonconforming uses, eliminate nonconforming zonings and resolve issues related to antiquated plats. Antiquated plats refer to a subdivision of land that does not comply with current zoning district and/or subdivision requirements, or that has limited development potential due to inadequate public facilities, services, or environmental constraints. These generally include lands platted prior to modern land development regulations adopted in 1970. Examples include plats with substandard designs for lot size, configuration, roads or drainage facilities. | Info Only |
| 2. | Comprehensive Planning<br>David German | Please note Policy FLU 5.7.3 Antiquated Developed Plats: The County shall address antiquated developed plats on a case-by-case basis, guided by Objective FLU 7.1 Protection from Unreasonable Land Development and its associated policies ("Protection of Private Property Rights"), as well as Policy FLU 4.1.2 (flexibility of setbacks and parking on infill lots, Policy FLU 5.4.5 Conversion of Residential Structures, and the buffering and compatibility provisions of the Land Development Code.  | Info Only |
| 3. | Comprehensive Planning                 | Please note INTRODUCTION ELEMENT DEFINITIONS:<br>ANTIQUATED PLAT A subdivision of land that does not comply with current zoning district and/or subdivision requirements, or that has limited development potential due to inadequate public facilities, services, or environmental constraints. These generally include lands platted prior to modern land development regulations adopted in 1970. Examples include plats with substandard designs for lot size, configuration, roads, or drainage facilities. ANTIQUATED SUBDIVISION A subdivision of land that was created prior to modern land development regulations adopted in 1970 and does not comply with current zoning and/or subdivision standards, typically in terms of lot size, road access, stormwater management or utility service.   | Info Only |
| 4. | 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 |
| 5. | Public Safety - Fire Marshal           | 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 |
| 6. | Public Safety - Fire Marshal           | Please verify the composition of the fire department access road (driveway) to the structure. This shall be a compacted all  | Info Only |

|     |                          |   |           |
|-----|--------------------------|---|-----------|
|     |                          | weather surface and comprised of asphalt, concrete, millings, etc. It shall not consist of sugar sand. NFPA 1, 18.2.3.4.2   |           |
| 7.  | Building Division        | Permitting Requirements for Future Construction and/or Demolition- - 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, etc...   | Info Only |
| 8.  | Environmental Services   | Seminole County Utilities does not support a vacation of the Chestnut Street right of way. We have an existing 4" PVC water main located within this right of way that is intended to service water to Lots 321-326. Seminole County Utilities would support the vacation of the 15 ft wide alley on the north side and east side of the property if desired.   | Info Only |
| 9.  | 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: <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> | Info Only |
| 10. | Planning and Development | This property is zoned R-1 (Single-Family Dwelling). The setbacks for the R-1 zoning district are: Twenty-five (25) feet Front Yard, Thirty (30) feet Rear yard, Seven and one-half (7.5) feet Side Yard, Fifteen (15) feet Side Street. If the setbacks cannot be met, variances will be required.   | Info Only |
| 11. | Planning and Development | This property is within the Community Development Block Grant Target Area (Bookertown). Per the Seminole County Comprehensive Plan, Future Land Use Policy 5.5.2, 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 Areas on an individual basis at the discretion of the Planning and Development Division Manager, without variances. 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.<br><br>If setback variances are required, then they can be processed administratively.   | Info Only |
| 12. | Planning and Development | Information and application regarding Variances can be found at the following link:<br><a href="https://www.seminolecountyfl.gov/docs/default-source/pdf/variance-12-2024.pdf?sfvrsn=357db43e_3">https://www.seminolecountyfl.gov/docs/default-source/pdf/variance-12-2024.pdf?sfvrsn=357db43e_3</a>  | Info Only |
| 13. | Planning and Development | The process for vacating a public right-of-way requires:<br>1. A survey of the property depicting current conditions  | Info Only |

|     |                                |   |           |
|-----|--------------------------------|---|-----------|
|     |                                | <p>2. Utility letters of no objection (or requiring an easement) from all applicable utility providers ((electric, telephone, cable, water, sewer, and gas)</p> <p>3. A legal sketch and description of the area to be vacated</p> <p>4. Submittal of an application (please see the link: <a href="https://www.seminolecountyfl.gov/docs/default-source/pdf/vacate-12-2024.pdf?sfvrsn=c80f545f_3">https://www.seminolecountyfl.gov/docs/default-source/pdf/vacate-12-2024.pdf?sfvrsn=c80f545f_3</a> ) Right-of-way vacates require a public hearing for final approval or denial by the Board of County Commissioners.</p> |           |
| 14. | Public Works-Engineering       | A formal vacate will be required to vacate a portion of the platted roadway.  | Info Only |
| 15. | Public Works-Engineering       | Note that the actual access to the lot should be from Isaac Lane and may be required to be constructed to the lot as part of the vacate. The existing dirt access is not sufficient. A 20' wide stabilized access able to support a fire truck will be required to be constructed in the public Right-of-way (ROW)  | Info Only |
| 16. | Public Works - Impact Analysis | No Review Required.   | Info Only |

## DEPARTMENT PROJECT STATUS AND CONTACT

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

| Department                      | Reviewer          | Email                            | Contact      |
|---------------------------------|-------------------|----------------------------------|--------------|
| Buffers and CPTED               | Kaitlyn Apgar     | kapgar@seminolecountyfl.gov      | 407-665-7377 |
| Building Division               | Daniel Losada     | dlosada@seminolecountyfl.gov     | 407-665-7468 |
| Comprehensive Planning          | David German      | dgerman@seminolecountyfl.gov     | 407-665-7386 |
| 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  | Arturo Perez      | Aperez07@seminolecountyfl.gov    | 407-665-5716 |

## 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 [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)