

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

PROJECT NAME:	OHIO AVE - PRE-APPLICATION	PROJ #: 24-80000080
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/06/24	
RELATED NAMES:	EP JIMMY MARSAWA	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7399	
PARCEL ID NO.:	07-20-31-501-0000-001A	
PROJECT DESCRIPTION	PROPOSED SUBDIVISION FOR 8 SINGLE FAMILY RESIDENTIAL LOTS ON 2.04 ACRES IN THE R-1AA ZONING DISTRICT LOCATED ON THE SOUTHWEST CORNER OF ONORA ST AND OHIO AVE	
NO OF ACRES	2.04	
BCC DISTRICT	5: HERR	
CURRENT ZONING	R-1AA	
LOCATION	ON THE SOUTHWEST CORNER OF ONORA ST AND OHIO AVE	
FUTURE LAND USE-	LDR	
APPLICANT:	CONSULTANT:	
JIMMY MARSAWA 8000 LEAF GROVE CIR ORLANDO FL 32836 (917) 714-6699 JIMMYAEF@GMAIL.COM	RICHARD KRENT, AIA EARTH THINK, LLC 8532 LOST COVE DR ORLANDO FL 32819 (407) 409-3669 RICHARDKRENT@ME.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 property is located in the Silver Lake Residential District of the E. Lake Mary Blvd. Small Area Study. The recommendation for this district is to maintain the Low Density Residential Single Family Detached Home Use.
- The proposed use of single family dwellings is permitted in the current R-1AA (Single Family Dwelling) Zoning District designation.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



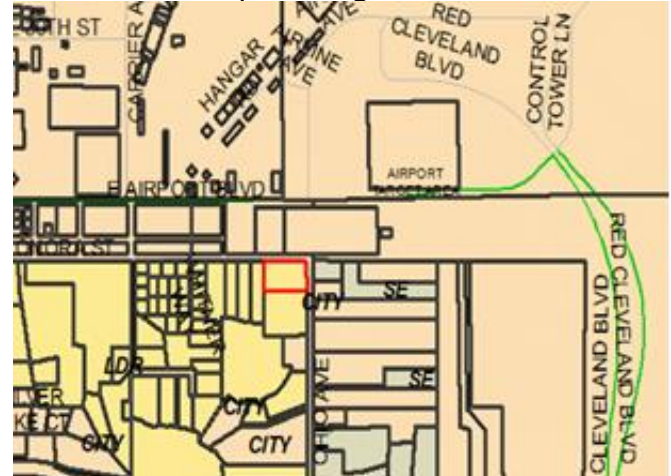
Future Land Use



Aerial



Airport Target Area



AGENCY/DEPARTMENT COMMENTS

No.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_C H30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3.	Buffers and CPTED	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development.	Info Only
4.	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
5.	Comprehensive Planning	Seminole County has a Joint Planning Agreement with the City of Sanford and this property is within sub-area 6. The Joint Planning Agreement does not recommend amendments to Medium Density Residential or Industrial Future Land Use.	Info Only
6.	Comprehensive Planning	The subject property has a Low Density Residential Future Land Use which allows up to 4 dwelling units per net buildable acre.	Info Only
7.	Comprehensive Planning	The subject property is located in the Silver Lake Residential District of the E. Lake Mary Blvd. Small Area Study. The recommendation for this district is to maintain the Low Density Residential Single Family Detached Home Use.	Info Only
8.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
9.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
10.	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
11.	Natural	Dead or declining trees, as determined by a certified	Info Only

	Resources	arborist, are exempt from arbor regulations. SCLDC 60.4(f)	
12.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
13.	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
14.	Natural Resources	In the case of a subdivision development, an application for an arbor permit shall accompany the preliminary subdivision plan of said subdivision and shall be submitted to the Development Review Division for review. SCLDC 60.10(a)(1)	Info Only
15.	Natural Resources	Each application for a permit to remove, relocate or replace trees covered under this Chapter 60 must be accompanied by a written statement indicating the reasons for removal, relocation or replacement of trees. SCLDC 60.10(d)	Info Only
16.	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
17.	Natural Resources	No subdivision may be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit will be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Special consideration will be given for waterfront features and shoreline protection as specified in Chapter 71 of this Code. SCLDC 35.61(b)	Info Only
18.	Natural Resources	For lots of 10,000 square or less, at least one of the required canopy trees must be in the front yard. For lots equal to or greater than 10,001 sq. ft., at least two (2) of the required canopy trees must be in the front yard. SCLDC 35.61(e)(3)	Info Only
19.	Natural Resources	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.	Info Only
20.	Planning and Development	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	Info Only

		<p>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: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/</p>	
21.	Planning and Development	The subject site has a Low Density Residential Future Land Use and R-1AA (Single Family Dwelling) zoning district.	Info Only
22.	Planning and Development	The minimum housing size in R-1AA (Single Family Dwelling) is 1,300 square feet.	Info Only
23.	Planning and Development	The minimum width at building line in the R-1AA (Single Family Dwelling) zoning district is ninety (90) feet.	Info Only
24.	Planning and Development	The minimum lot size in the R-1AA (Single Family Dwelling) zoning district is 11,700 square feet.	Info Only
25.	Planning and Development	In the R-1AA (Single Family Dwelling) zoning district any subdivision of the land does not require open space.	Info Only
26.	Planning and Development	The proposed use of single family dwellings is permitted in current R-1AA (Single Family Dwelling) Zoning District designation.	Info Only
27.	Planning and Development	The setbacks for the R-1AA (Single Family Dwelling) zoning district are: Twenty-five (25) foot Front Yard, Thirty (30) foot Rear yard, Seven and one-half (7.5) foot Side Yard, Twenty-five (25) foot Side Street.	Info Only
28.	Planning and Development	The subject site has a Low Density Residential Future Land Use designation which allows a maximum density of four (4) dwelling units per net buildable acre; however, the Low Density Residential Future Land Use allows the Applicant to increase their density to seven (7) dwelling units per net buildable acre. The requirement to increase the density would require an RUC (Restrictive Use Covenant).	Info Only
29.	Planning and Development	Per F.S. 125.01055 (7)(a) - The Live Local Act allows multi-family and mixed-use residential development on any parcel zoned for commercial, industrial use, or mixed use, if at least 40 percent of the residential units in a proposed multifamily rental development will, for a period of at least 30 years, be affordable to individuals making up to 120 percent of the local area median income (AMI). Unfortunately, the Applicant does not meet the requirements in the Live Local Act.	Info Only

30.	Planning and Development	Based on the Seminole County Land Development Code (SCLDC) Table 8.3-A: Permitting Missing Housing Middle Types: The R-1AA (Single Family Dwelling) zoning district does not allow for the Missing Middle housing typology.	Info Only
31.	Planning and Development	The subject project is adjacent to the Orlando Sanford International Airport. Seminole County Project Manager will coordinate review with the Orlando Sanford International Airport Area Planning Committee. The Applicant will be required to fill out the appropriate forms and information including the FAA forms, and Avigation Easement forms, which can be found at http://www.seminolecountyfl.gov/gm/devrev/pdf/AirportAreaDevelopmentProjects.pdf Airports (Part 61 Chapter 30).	Info Only
32.	Planning and Development	The proposed project is a residential development within the Avigation Easement boundary and will require you to file an Avigation Easement in the Seminole County Public Records at the time of Final Plat review.	Info Only
33.	Planning and Development	The proposed lots are within 20,000 feet of the Orlando Sanford Airport runway, and the Applicant will be required to complete the FAA Part 77 (Airport Obstruction Form 7460-1), Per Sec. 30.1171 and FL State Statues 33.025. Please reach out to George Speake with the Orlando Sanford Airport at 407-585-4006 or gspeake@sfb.osaa.net .	Info Only
34.	Planning and Development	The purpose of the Airport Target Area is to provide airspace protection and adjacent land uses compatible with airport operations; to promote the coordinated use of lands and foster orderly development; to protect the health, safety and welfare of the public; to ensure the economic benefits and capacity of aviation related businesses; and to ensure compliance with all Federal and State aviation laws, rules and regulations.	Info Only
35.	Planning and Development	The subject property is adjacent to the City of Sanford. Seminole County will provide an intergovernmental notice to the City of Sanford.	Info Only
36.	Planning and Development	The site is not within a CDBG (Community Development Block Grant) Target area and does not have a minimum of five (5) acres of land; therefore, it does not meet the requirements of the Alternative Density Option.	Info Only
37.	Planning and Development	The primary objective of the CDBG program is the development of viable urban communities, by providing decent housing, suitable living environments, and expanded economic opportunities, principally for low- and moderate-income persons. To divide the annual appropriation of CDBG funds among jurisdictions.	Info Only
38.	Planning and Development	The proposed project is subject to Subdivision Review Process: SCLDC Chapter 35. Information can be found at: http://cdn.seminolecountyfl.gov/departments-	Info Only

		services/development-services/planning-development/development-processes-requirements/index.stml	
39.	Planning and Development	<ul style="list-style-type: none"> • The 1st Step is approval of the Preliminary Subdivision Plan (PSP) which must be approved by the Planning & Zoning Board as a technical review item. • The 2nd step is approval of the Final Engineering Plans. • The 3rd step is approval of the Final Plat; may be submitted once Final Engineering Plans are in review but cannot be approved until the approval of the Final Engineering Plans. 	Info Only
40.	Planning and Development	Definition of Net Buildable Acreage: 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, floodprone areas, and any right-of-way dedication.	Info Only
41.	Planning and Development	Off-street parking requirement based on table 11.3 - Residential Unit: 1000 SF or greater, Two (2) spaces/dwelling unit; Less than 1000 SF 1.5 spaces/dwelling unit; Studio Apartment / Efficiency one (1) space/dwelling unit.	Info Only
42.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
43.	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.	Info Only
44.	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
45.	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	Info Only

		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"	
46.	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
47.	Public Safety - Fire Marshal	New and existing fire hydrants shall be identified on plan to meet the requirements of section 18.5 of NFPA 1.	Info Only
48.	Public Safety - Fire Marshal	Additional comments shall be generated upon a full site plan review.	Info Only
49.	Public Works - Engineering	The proposed project is located within the Lake Jesup drainage basin.	Info Only
50.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has moderately well drained soils.	Info Only
51.	Public Works - Engineering	Based on a preliminary review, the site either does not have a viable discharge (piped system, canal or connected waterbody) or a known drainage issues exists, therefore the site will be required to retain the entire 25-year, 24-hour storm event volume onsite without discharge.	Info Only
52.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally south.	Info Only
53.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to Lake Onora across private property. Please note that Lake Onora has a severely restricted outfall.	Info Only
54.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering. Note that no retention is shown for the site. A pond would be required. Underground drainage is not allowed in a subdivision.	Info Only
55.	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	Info Only

		new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	
56.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
57.	Public Works - Engineering	The property is adjacent to Ohio Avenue and Onora Street which are classified as a local road. Ohio Avenue and Onora Street are not currently programmed to be improved according to the County 5-year Capital Improvement Program.	Info Only
58.	Public Works - Engineering	The roadway geometry meets County standards for width. The roadway structure may not meet County standards. A boring or 2 would be needed to ensure that the road meets County standards for structure to allow development off of.	Info Only
59.	Public Works - Engineering	Concerns were raised over the roadway slightly encroaching onto this property. A corner clip is required to be dedicated as part of the development. Please see the Seminole County Land Development Code for details. You may move the road slightly at your cost if needed and give the appropriate ROW. Please see Section 35.100. - Required conveyance or dedication of right-of-way. (e) Right-of-Way for Corner Clip Radius. (1) On any corner parcel with access to at least one adjacent roadway classified as a collector or above, additional right-of-way must be dedicated to Seminole County to accommodate intersection improvements unless existing right-of-way is sufficient. (2) For residential streets, property lines at street intersections must be rounded with a minimum radius of twenty-five (25) feet. A greater radius is required at an angled intersection of less than seventy-five (75) degrees, as determined by the County Engineer.	Info Only
60.	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.	Info Only
61.	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.	Info Only
62.	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	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	STATUS	REVIEWER
Comprehensive Planning	Review Complete	Maya Athanas
Public Works - Impact Analysis	No Review Required	William Wharton
Natural Resources	Review Complete	Sarah Harttung
Public Safety - Fire Marshal	Review Complete	Matthew Maywald
Planning and Development	Review Complete	Annie Sillaway
Public Works - Engineering	Review Complete	Jim Potter
Environmental Services	No Review Required	Paul Zimmerman
Buffers and CPTED	Review Complete	Maya Athanas
Building Division	Review Complete	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

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	(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