

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

PROJECT NAME:	HARNEY HEIGHTS RD - PRE-APPLICATION	PROJ #: 26-80000082
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	7/07/26	
RELATED NAMES:	EP LISA MORRIS	
PROJECT MANAGER:	AMY CANELO (407) 665-7354	
PARCEL ID NO.:	14-20-32-501-0E00-0020	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO ADD A METAL GARAGE CLOSER TO THE HOME FOR ACCESSIBILITY PURPOSES ON 5.67 ACRES IN THE A-5 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF HARNEY HEIGHTS RD, EAST OF MEADE RD	
NO OF ACRES	5.67	
BCC DISTRICT	2: ZEMBOWER	
CURRENT ZONING	A-5	
LOCATION	ON THE NORTH SIDE OF HARNEY HEIGHTS RD, EAST OF MEADE RD	
FUTURE LAND USE-	R5	
SEWER UTILITY	NA	
WATER UTILITY	NA	
APPLICANT:	CONSULTANT:	
LISA MORRIS 770 HARNEY HEIGHTS RD GENEVA FL 32732 (407) 230-2913	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

- The subject property has a Future Land Use of Rural 5 and A-5 (Rural Agriculture) zoning.
- Per Sec. 30.6.4.4 approved to temporarily place mobile or recreational vehicle on the same property as an existing single-family residence to provide housing for a chronically ill relative or their practical nurse would require the owner to apply for a Limited Use permit. The request must include documentation verifying the medical hardship, such as medical records- a doctor's recommendation or other related medical documentation. Limited Use Permits shall normally be limited to a maximum period of two (2) years, unless the Development Services Director determines that the medical hardship results from a chronic illness that may continue to exist for an undetermined period.
- The applicant provided background on the previous lot split. Based on staff's research, the lots may be subdivided back to their original platted lot lines. However, before the lots can be separated again, no structures may encroach into the required side-yard setback along the shared property line between Lot 1 and Lot 2. Additionally, if accessory structures exist on both lots, each lot must contain a primary structure; otherwise, the accessory structure must be removed.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Based on the request of modification to the existing single-family home, no buffers are required. If the nature of the request changes, the need for buffers may be reevaluated.	Info Only
2.	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.	Info Only
3.	Building Division	- Separate demolition permits are required for the demolition of each existing structure.	Info Only
4.	Building Division	- Each separate parcel, separate building and/or standalone structure, will require a separate permit.	Info Only
5.	Comprehensive Planning	Site has an R5 (Rural-5) Future Land Use. Per Policy FLU 3.5.2, Rural-5: The Rural-5 Future Land Use Designation allows rural residential development at densities equal to or less than one dwelling unit per five net buildable acres, agricultural and attendant uses. Based on this, the proposed use of a residential home appears consistent with the Rural-5 Future Land Use. Please note the density of one dwelling per five net buildable acres and that the use will also need to be consistent with the underlying zone and Land Development Code.	Info Only
6.	Comprehensive Planning	Policy FLU 3.2.1 – Recognition of East Rural Area The Rural Boundary is delineated on the map titled "Rural Boundary Map," dated August 10, 2004, and the legal description titled "Legal Description for Rural Areas," dated August 10, 2004, both of which are on file in the official records of the Clerk of the Board of County Commissioners and in the FLU Exhibit of this Plan. "East Rural Area," for the purpose of this Element, is those lands contained within the area depicted in the above-referenced legal	Info Only

		description. The County shall continue to enforce Land Development Code (LDC) provisions and implement existing land use strategies and those adopted in 2008 that were based on the Rural Character Plan of 2006 and that recognize East Seminole County as an area with specific rural character, rather than an area anticipated to be urbanized. It shall be the policy of the County that rural areas require approaches to land use intensities and densities, rural roadway corridor protection, the provision of services and facilities, environmental protection, and LDC enforcement consistent with the rural character of such areas.	
7.	Environmental Services	This development is located outside of the urban service boundary for utilities, so potable water wells will continue to service it. To apply for a private potable well permit (to construct, repair, modify, or abandon), follow link: https://floridadep.gov/water/source-drinking-water/content/water-well-construction-rules-forms-and-reference-documents have the property owner or a water well contractor download and complete application form: 62-532.900(1) and submit it to St. Johns River Water Management District (SJRWMD) along with the appropriate application fee. Please contact SJRWMD for any other questions/concerns that you may have.	Info Only
8.	Environmental Services	This development is located outside of the urban utility service boundary, so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
9.	Environmental Services	This development is located outside of the urban utility service boundary, so an onsite sewage treatment and disposal system (OSTDS) aka septic system will continue to service it. 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	Info Only

		(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 development limitations, septic system sizing, standards, and any other questions/concerns that you may have.	
10.	Natural Resources	A gopher tortoise survey, performed no more than 90 days prior to the start of the proposed actives, may be required at site plan review.	Info Only
11.	Natural Resources	Please note that there appears to be wetlands and/or surface waters on the site. If excavation or grading is needed for the proposed project, then no work actives will be allowed within a 25ft buffer around the wetland/surface water. If NO excavation or grade change is needed for the proposed project, then no work activities will be allowed within a 15ft buffer around the wetland/surface water.	Info Only
12.	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: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only

13.	Planning and Development	SETBACKS: The setbacks for the A-5 zoning district are: Front Yard: 50 feet, Rear yard: 30 feet, Side Yard: 10 feet, Side Street: 50 feet.	Info Only
14.	Planning and Development	History: - On February 9, 2017, Seminole County approved a lot split for the property. - In 2019, the parcels were recombined to avoid any potential mortgage-related consequences, according to the power of attorney. - In August 2022, Seminole County denied the request to separate the parcels because the proposal did not meet the requirements of the Seminole County Land Development Code. - On October 23, 2018, Seminole County approved a variance for an accessory dwelling unit.	Info Only
15.	Planning and Development	The subject property has a Future Land Use of Rural 5 and A-5 (Rural Agriculture) zoning.	Info Only
16.	Planning and Development	Per Sec. 30.6.4.4 Temporary Uses in Agricultural Zones (a) It is the intent of this Section that the uses listed herein may be allowed in the A-1, A-3, A-5, and A-10 Zoning Districts, subject to the Limited Use process described in Section 30.5.1.2. (2) Temporary occupancy of a mobile home or recreational vehicle may be permitted on the same lot with a single-family residence for housing a chronically ill relative or a practical nurse, subject to the following: a. A hardship shall be substantiated by documentary evidence, such as medical records, a doctor's recommendation, or other related medical documentation. b. Permits shall normally be limited to a maximum period of two (2) years, unless the Development Services Director, or the Board of County Commissioners on appeal, determines that the medical hardship results from a chronic illness that may continue to exist for an undetermined period. In such cases, approval	Info Only

		may be granted for a period exceeding two (2) years; provided, however, that the mobile home shall only be occupied by the chronically ill relative for whom the approval was granted or by the practical nurse providing medical care for that chronically ill relative.	
17.	Planning and Development	Regarding the proposed metal garage located in front of the principal dwelling, the structure must maintain a minimum front setback of 100 feet. If the proposed garage does not meet the required 100-foot setback, the applicant may apply for a variance.	Info Only
18.	Public Safety - Fire Marshal	Future building shall require: Fire department access road shall have an unobstructed width of not less than 20 ft (12 ft for SFR driveways) in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
19.	Public Safety - Fire Marshal	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
20.	Public Safety - Fire Marshal	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
21.	Public Safety - Fire Marshal	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
22.	Public Safety - Fire Marshal	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
23.	Public Safety - Fire Marshal	Please verify if there will be any gates to access the home. Gates shall be a minimum 14 ft wide. If manual gate, a fire department knox padlock shall be provided. If electric gate, a fire department knox key switch shall be provided. All in accordance with NFPA 1, chapter 18.	Info Only

24.	Public Works - Engineering	No traffic or stormwater impacts are anticipated for this project.	Info Only
25.	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	STATUS	REVIEWER
Buffers and CPTED	Review Complete	Kaitlyn Apgar 407-665-7377 kapgar@seminolecountyfl.gov
Building Division	Review Complete	Daniel Losada 407-665-7468 dlosada@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Environmental Services	Review Complete	Maliha Rahman 407-665-2033 mrahman@seminolecountyfl.gov
Natural Resources	Review Complete	Christina Seckinger 407-665-7391 cseckinger@seminolecountyfl.gov
Planning and Development	Review Complete	Amy Canelo 407-665-7354 acanelo@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Public Works - County Surveyor	Review Complete	Raymond Phillips 407-665-5647 rphillips@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Andrew Broxton 407-665-0311 abroxton@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 aperez07@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.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

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) 665-3605	www.floridahealth.gov

Other Resources:

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