

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

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

PROJECT NAME:	DRESSAGE COVE AREA REPLAT - PRE-APPLICATION	PROJ #: 24-80000076
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/29/24	
RELATED NAMES:	EP VINCENT PELUSO	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	35-21-32-3AK-004E-0000	
PROJECT DESCRIPTION	PROPOSED RURAL SUBDIVISION TO CREATE 5 SINGLE FAMILY RESIDENTIAL/AGRICULTURAL LOTS ON 38.89 ACRES IN THE A-5 ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF DRESSAGE CV, WEST OF MILLS CREEK RD	
NO OF ACRES	38.89	
BCC DISTRICT	1-BOB DALLARI	
CURRENT ZONING	A-5	
LOCATION	ON THE SOUTH SIDE OF DRESSAGE CV, WEST OF MILLS CREEK RD	
FUTURE LAND USE-	R5	
APPLICANT:	CONSULTANT:	
MARGARITA DELGADO 2121 DRESSAGE CV CHULUOTA FL 32766 (407) 760-0782 DELGADO316@AOL.COM	VINCENT PELUSO AMERICAN ENG. & SURVEY INC 4250 ALAFAYA TRL STE 212-138 OVIEDO FL 32765 (407) 732-1263 VINCENT@AMERICAN-ENGINEER.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 parcels have a Rural-5 Future Land Use designation with an R-5 (Rural) zoning classification.
- The Rural-5 Future Land Use designation allows a maximum density of 1 dwelling unit per 5 net buildable acres.

PROJECT AREA ZONING AND AERIAL MAPS

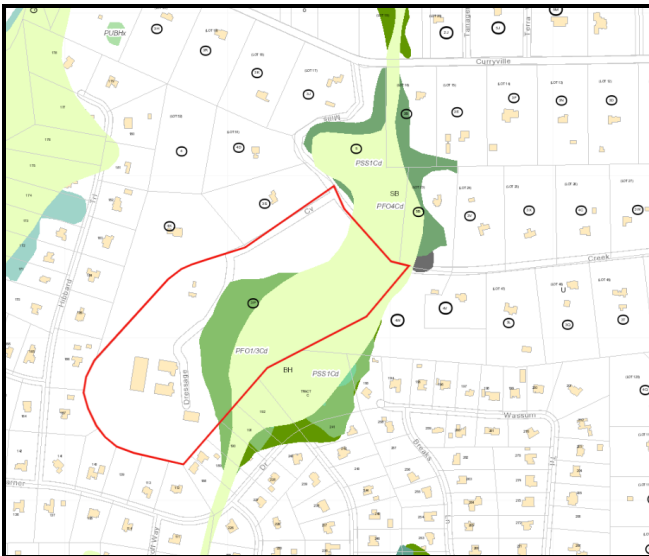
A-5 (Rural) Zoning



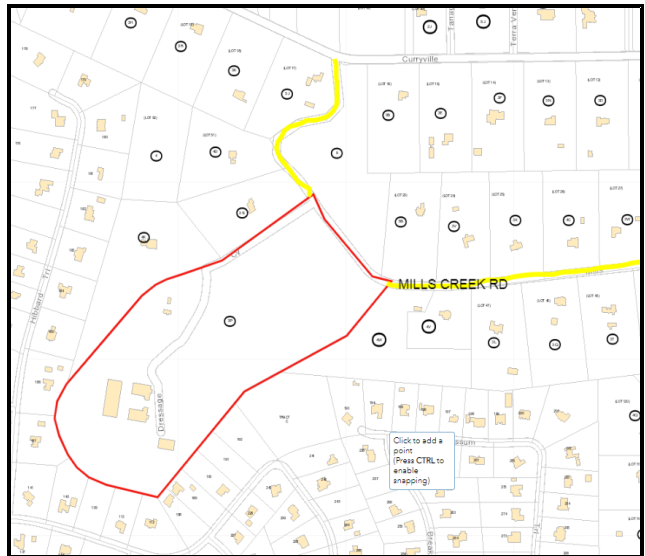
R-5 (Rural) Future Land Use

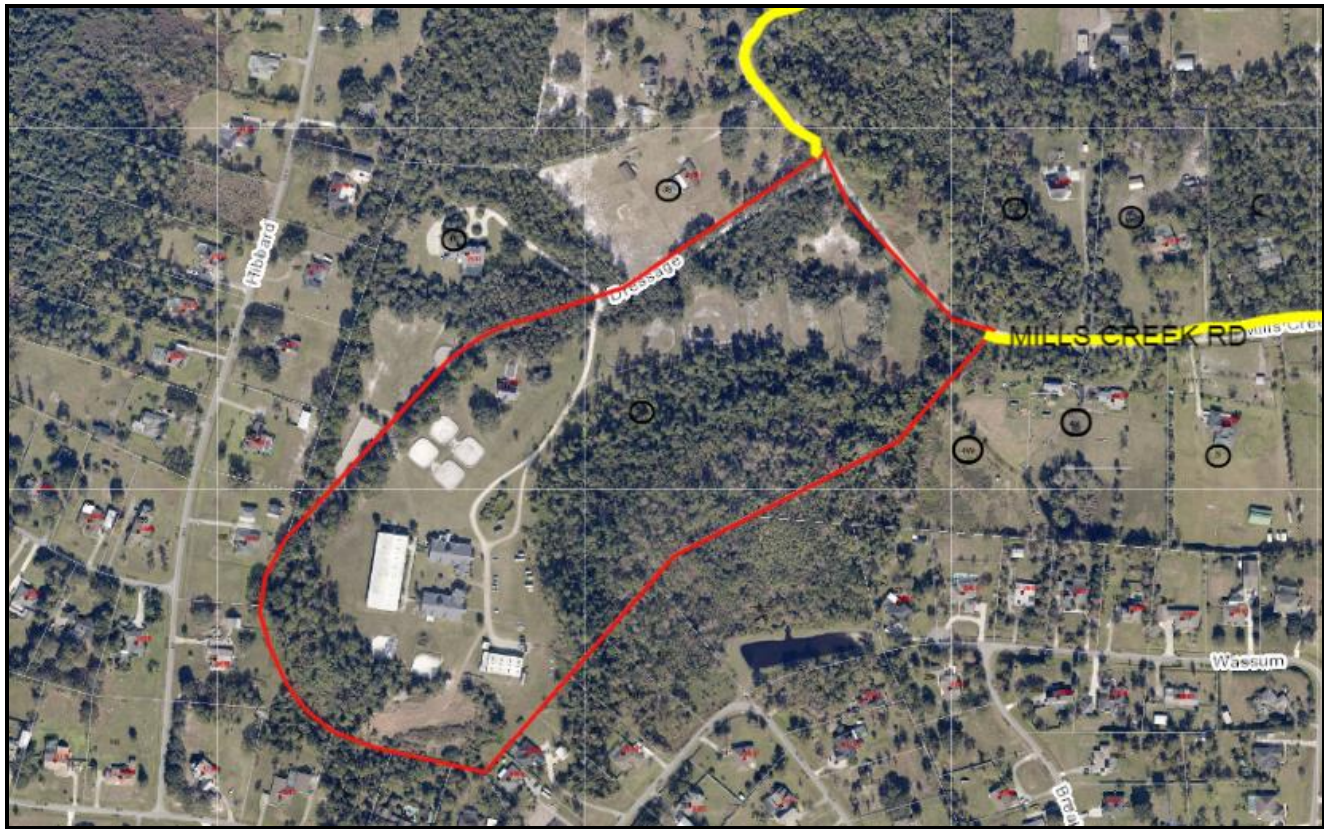


WETLANDS & FLOODPLAIN



ACCESS





AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	A full buffer review will be done at time of subdivision plan review if necessary.	Info Only
2.	Comprehensive Planning	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.	Info Only
3.	Comprehensive Planning	The proposed use of single family homes on lots with 5 acres of net buildable area is compatible with the R5 Future Land Use.	Info Only
4.	Environmental Services	We have no objection to the proposed replat. These proposed lots are within the rural area of the County so we would not require any public utility easements on our end. Other utilities such as power, gas, telephone, cable, etc. may have their own utility easement needs but that would be negotiated separately from us.	Info Only
5.	Natural Resources	According to the county wetland maps, wetlands are possibly located throughout the property. ***Please be advised the county wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. **	Info Only
6.	Natural Resources	Wetland boundaries need to be delineated by a wetlands specialist and approved by Seminole County and staff of FDEP if residential not in the WRPA or SJRWMD if residential in the WRPA or if in a	Info Only

		Commercial plat. The plat must show the approved wetland line and provide the date and name of the SJRWMD reviewer.	
7.	Natural Resources	A 25-foot minimum, 50-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only
8.	Natural Resources	Conservation easements dedicated to Seminole County will be required over the wetlands and required buffers, and all property within the 100 year flood plain.	Info Only
9.	Natural Resources	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
10.	Natural Resources	Wetland areas shall be delineated by survey certified by a registered professional land surveyor following field verification of boundaries by the Natural Resource Officer or designee. SCLDC 40.53(l)	Info Only
11.	Natural Resources	The proposed development is partially or wholly contained within the Econlockhatchee River Protection Overlay. Please see SCLDC 30.10.4.5 for regulations pertaining to this overlay.	Info Only
12.	Planning & 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 & Development	The subject parcels have a Rural-5 Future Land Use designation with an R-5 (Rural) zoning classification. The Rural-5 Future Land Use designation allows a maximum density of 1 dwelling unit per 5 net buildable acres.	Info Only
14.	Planning & Development	The subdivision of the subject parcels will require approval of a Preliminary Subdivision Plan (PSP); Final Engineering; and Final Plat.	Info Only
15.	Planning & Development	Each newly created lot must have a minimum of twenty feet of access onto a County standard road.	Info Only

16.	Planning & Development	Each lot must be a minimum of 5 net buildable acres with a minimum lot width at building line of 150 feet.	Info Only
17.	Planning & Development	Net Buildable: 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
18.	Planning & Development	Building setbacks for the R-5 zoning district are as follows: Front Yard - Fifty (50) feet. Rear Yard - Thirty (30) feet. Side Yard - Ten (10) feet, except where a side yard abuts a street or road, in which case the side yard shall be fifty (50) feet.	Info Only
19.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	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	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
22.	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 or dirt only. NFPA 1, 18.2.3.4.2	Info Only
23.	Public Safety - Fire Marshal	Future building and development of easements for access shall require the following: Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in. Overall length: 48 ft 6in.	Info Only
24.	Public Works - Engineering	Based on FEMA FIRM Map approximately 30% of the site appears to be within the floodplain (Zone A). The floodplain is primarily affecting the proposed Lots 1-4. Seminole County does not allow fill in the floodplain without equal volumetric compensation. Based on the available County data, approximately 35% of the site appears to be in wetlands. The wetlands are primarily present at the proposed Lots 1-4. Please be advised that the County wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. Wetland boundaries need to be delineated by a wetlands specialist and approved by	Info Only

		Seminole County and staff of FDEP if residential not in the WRPA or SJRWMD if residential in the WRPA or if in a Commercial plat. The plat must show the approved wetland line and provide the date and name of the SJRWMD reviewer. A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	
25.	Public Works - Engineering	The proposed project is located within the Big Econlockhatchee Drainage Basin. The site is partially or wholly located within the Econ Protection Area. Refer to SCLDC Chapter 30 Part 57 for requirements for development within the Econ Protection Area.	Info Only
26.	Public Works - Engineering	Based on the USDA Web Soil Survey, the site has predominantly Myakka and EauGallie Fine Sands (40%), Map Unit Symbol 20; Basinger, Samsula, and Hontoon soils, Depressional (34%), Map Unit Symbol 10; Pomello Fine Sand, 0-5% Slopes (19%), Map Unit Symbol 27 ; and Tavares-Millhopper Fine Sands, 0-5% Slopes (7%), Map Unit Symbol 31. Myakka and EauGallie Fine Sands are classified by the USDA as "Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 6 to 18 inches and designates the Hydrologic Soil Group as A/D. Basinger, Samsula, and Hontoon soils (Depressional) are classified by the USDA as "Very Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 inches and designates the Hydrologic Soil Group as A/D. Pomello Fine Sand soils (0-5% Slopes) are classified by the USDA as "Moderately Well Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 24 to 42 inches and designates the Hydrologic Soil Group as A. Tavares-Millhopper Fine Sand soils (0-5% Slopes) are classified by the USDA as "Moderately Well Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 42 to 72 inches and designates the Hydrologic Soil Group as A.	Info Only
27.	Public Works - Engineering	Based on the Seminole County available one (1) foot contours data, the topography of the site appears to be sloping to the east. The highest point is on the west side of the property (Elevation 61.0 feet), while the lowest point is on the east side of the property (Elevation 54.0 feet).	Info Only
28.	Public Works - Engineering	Based on the preliminary review, the site appears to be draining towards the wetland area to the east, with no viable outfall and/or defined conveyance system. Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a retention or detention facility for sites with no viable outfall and/or defined conveyance system or with a restricted outfall system requires the Stormwater Quantity Analysis to meet a 25-Year, 24-Hour storm event total retention. Stormwater Quality Analysis shall meet the St. Johns River Water Management District (SJRWMD) requirements. A detailed Drainage Plan will be required at permitting. A detailed Drainage Analysis will be required at Final Engineering.	
29.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one (1) acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Info Only

30.	Public Works - Engineering	<p>The primary access to the subject property is through Dressage Cove and Mills Creek Road, off Curryville Road. Both, Dressage Cove and Mills Creek Road are functionally classified as Private Easements and are privately maintained. Curryville Road is owned and maintained by Seminole County and is functionally classified as Local Road. Dressage Cove and Mills Creek Road are currently unimproved dirt roads with maximum width of 14 feet. Per the Seminole County Public Works Engineering Manual - Section 1.2.3.A. (Development Planning and Regulation - Access Design Standards / Access Requirements) all private roadways must be designed and constructed to County Standards. Street stubs in excess of 150 feet must be provided with a minimum stabilized turnaround in accordance with the Florida Fire Prevention Code or as approved by the County Engineer (SC Public Works Engineering Manual - Section 1.2.3.A.4). Auxiliary lanes, median modifications and other design features may be required, including cross-access agreements (SC Public Works Engineering Manual - Section 1.2.3.A.5). A permanent access easement is granted for service and emergency vehicles and for maintenance of public and semi-public utilities (SC Public Works Engineering Manual - Section 1.2.3.A.6.b). A reciprocal easement for ingress and egress is granted for all residents of the development (SC Public Works Engineering Manual - Section 1.2.3.A.6.c). All lots must front on a paved road. A development must abut, or have as its primary access, a street constructed to County standards as established herein. All abutting roadways providing direct access to the development must be paved to the nearest public paved road. Where paving is required on the abutting roadway beyond the development frontage, then paving only to the development access points may be allowed provided that in no case may the length of required paving be less than the length of the developments frontage along the abutting roadway (SC Public Works Engineering Manual - Section 1.2.3.A.7). A right-of-way use permit is required for any construction in, utility usage of or access to a County right-of-way. Such construction must meet all County standards and permitting procedures can be found at the Seminole County website. Permit fees are established by the Board of County Commissioners (SC Public Works Engineering Manual - Section 1.2.3.A.8.c). Per the Seminole County Public Works Engineering Manual - Section 1.11.1.A. (Required Right-of-Way and Pavement Widths) the minimum pavement width in a rural area is 20 feet.</p>	Info Only
31.	Public Works - Engineering	<p>A minimum five (5) 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.</p>	Info Only
32.	Public Works - Engineering	<p>A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov.</p>	Info Only
33.	Public Works - Engineering	<p>At Final Engineering approval, a note to the plans that states "Any sidewalk less than 5 feet wide (6 feet along arterial or collector roads) or any broken sidewalk within Seminole County ROW</p>	Info Only

		abutting property frontage will be brought into compliance with the Seminole County regulations.	
34.	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 area, 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

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	REVIEWER
Buffers and CPTED	Maya Athanas mathanas@seminolecountyfl.gov
Environmental Services	James Van Alstine jvanalstine@seminolecountyfl.gov
Public Works - Engineering	Vladimir Simonovski vsimonovski@seminolecountyfl.gov
Public Works - Impact Analysis	William Wharton wwharton@seminolecountyfl.gov
Planning and Development	Joy Giles jgiles@seminolecountyfl.gov
Environmental - Impact Analysis	Becky Noggle bnoggle@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald mmaywald@seminolecountyfl.gov
Comprehensive Planning	Maya Athanas mathanas@seminolecountyfl.gov
Natural Resources	Sarah Harttung sharttung@seminolecountyfl.gov
Building Division	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