

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

PROJECT NAME:	LONGWOOD HILLS - PRE-APPLICATION	PROJ #: 26-8000025
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	2/27/26	
RELATED NAMES:	EP JAMIN POE	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	29-20-30-5AT-0000-0050	
PROJECT DESCRIPTION	PROPOSED SUBDIVISION FOR 10-12 SINGLE FAMILY RESIDENTIAL LOTS ON 4.16 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON SOUTH SIDE OF LONGWOOD HILLS RD, WEST OF RONALD REAGAN BLVD	
NO OF ACRES	4.16	
BCC DISTRICT	4: LOCKHART	
CURRENT ZONING	A-1	
LOCATION	ON THE SOUTH SIDE OF LONGWOOD HILLS RD, WEST OF RONALD REAGAN BLVD	
FUTURE LAND USE-	LDR	
APPLICANT:	CONSULTANT:	
SHANE DAVIS DAVIS ENDEAVORS LLC 250 LONGWOOD HILLS RD LONGWOOD FL 32750 (850) 485-4338	JAMIN POE JB CUSTOM HOMES LLC 6901-A N 9TH AVE STE 116 PENSACOLA FL 32504 (850) 373-0488	

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 Low Density Residential and A- 1 (Agriculture) zoning.
- The subject property is located within the Rural Enclaves Small Area Study in the Lazy Acres subarea, and staff supports the study.

PROJECT AREA ZONING AND AERIAL MAPS

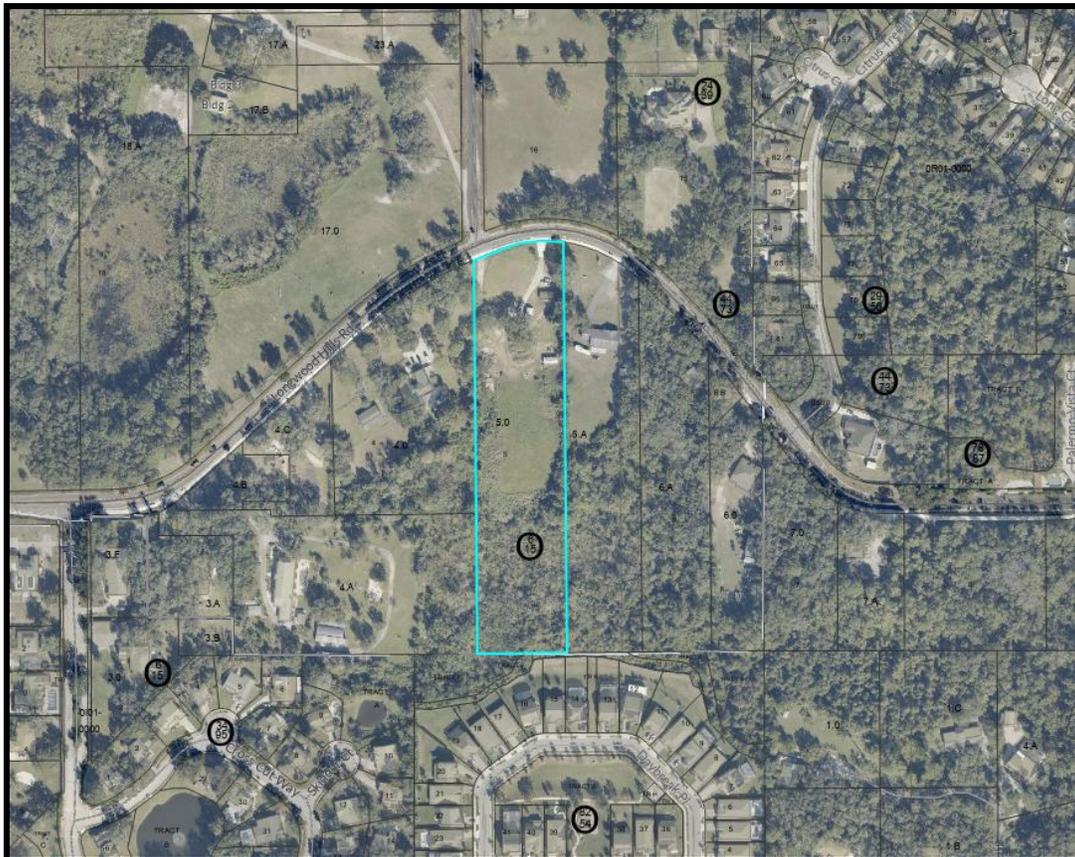
Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Annie Sillaway	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
2.	Buffers and CPTED Annie Sillaway	Off-site trees do not count toward the landscape buffer requirements.	Info Only
3.	Buffers and CPTED Annie Sillaway	Buffers can overlap into a retention area.	Info Only
4.	Building Division Daniel Losada	Separate demolition permits are required for the demolition of the existing structures.	Info Only
5.	Building Division Daniel Losada	Proposed development on this parcel may be located within a flood zone hazard area and will require a flood review.	Info Only
6.	Building Division Daniel Losada	Permitting Requirements for Future Construction- - 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
7.	Comprehensive Planning David German	Policy FLU 5.2.1 Low Density Residential of the Comprehensive Plan lists the following as uses: Uses A Single family detached residences (site-built or modular), and/or Missing Middle housing typologies as defined in the Introduction Element (except for six-plexes, Courtyard Buildings, and Live/Work units), up to four dwelling units per net buildable acre; B Public elementary schools, public middle schools and public high schools; and C Special exception uses such as group homes, houses of worship, day care, guest cottages, home occupation, public utilities, and publicly owned parks and recreational areas. Proposed use appears to be consistent with the Low Density Residential (LDR) Future Land Use. Proposed use must also be compatible with the underlying zoning.	Info Only
8.	Comprehensive Planning David German	Site is located in the <u>Rural Enclaves Small Area Study in the Lazy Acres subarea</u> . This area was reviewed by staff and multiple community meetings were conducted. The study found that the maximum recommended density in the Lazy Acres subarea should not exceed 2 units per acre. Based on this, staff would not support a rezone and the proposed density of 2.4 to 2.9 dwelling units per acre is not consistent with the study's maximum recommended density.	Info Only
9.	Comprehensive Planning David German	Please note Policy FLU 3.1.3 Recognition of Rural Enclaves: The County shall continue to support rural neighborhoods by addressing local compatibility	Info Only

		<p>challenges while promoting context-sensitive community planning solutions.</p> <p>A The purpose of preserving the rural enclaves throughout the County include:</p> <ol style="list-style-type: none"> 1 To maintain a lifestyle preference for residents currently living in designated communities. 2 To slow or limit the need for expansion of urban services. 3 To create a transition or buffer to existing natural conservation areas. 	
10.	Environmental Services James Van Alstine		Info Only
11.	Environmental Services James Van Alstine	<p>This development is not within any sanitary sewer service areas, which defaults it to Seminole County's sanitary sewer area. The City of Longwood may have sewer lines nearby capable of servicing this development. If they were to service sewer to this development, we could provide a letter stating that we have no objection to them doing so. Please coordinate with the City of Longwood to determine how best to service sewer to this development.</p>	Info Only
12.	Environmental Services James Van Alstine	<p>If this development is unable to connect to City of Longwood sewer, then onsite sewage treatment and disposal systems (OSTDS) aka septic systems will be needed to service it instead. Per House Bill 1379, these OSTDS would have to be enhanced nutrient-reducing (ENR) OSTDS since it will be new construction, on lots one acre or less, and located in a Florida basin management action plan (BMAP) area. 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 (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.</p>	Info Only
13.	Natural Resources Sarah Harttung	<p>According to the county wetland maps, wetlands are possibly located at the southern end of 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. **</p>	Info Only

14.	Natural Resources Sarah Harttung	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 Commercial plat. The plat must show the approved wetland line and provide the date and name of the SJRWMD reviewer.	Info Only
15.	Natural Resources Sarah Harttung	A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only
16.	Natural Resources Sarah Harttung	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
17.	Natural Resources Sarah Harttung	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
18.	Natural Resources Sarah Harttung	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
19.	Natural Resources Sarah Harttung	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
20.	Natural Resources Sarah Harttung	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
21.	Natural Resources	Tree removal on this property requires an arbor permit. Developed single-family lots of three (3) acres or less	Info Only

	Sarah Harttung	which lie outside of the Wekiva River Protection Area are exempt from arbor regulations. SCLDC 60.2	
22.	Natural Resources Sarah Harttung	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
23.	Natural Resources Sarah Harttung	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
24.	Natural Resources Sarah Harttung	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
25.	Natural Resources Sarah Harttung	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
26.	Natural Resources Sarah Harttung	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
27.	Natural Resources Sarah Harttung	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)	Info Only
28.	Natural Resources Sarah Harttung	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only
29.	Natural Resources Sarah Harttung	Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7)	Info Only
30.	Natural Resources Sarah Harttung	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
31.	Natural Resources Sarah Harttung	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered	Info Only

		under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	
32.	Natural Resources Sarah Harttung	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
33.	Natural Resources Sarah Harttung	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
34.	Planning and Development Annie Sillaway	<u>Net Buildable Definitions:</u> Within the area described as the "Urban Core," defined as the lands bounded by I-4 on the west, and within a ¼ mile boundary of U.S. 17/92 on the east, and all land within a ¼ mile of SR 436, that any parcel crossed by this boundary is considered wholly within the "Urban Core," the total number of acres within the boundary of a development, excluding natural lakes and wetlands or flood prone areas.	Info Only
35.	Planning and Development Annie Sillaway	***SUBMITTAL INFORMATION FOR "ALL" RESIDENTIAL PROJECTS: A School Concurrency Application (SIA) must be submitted to the Seminole County School Board at the same time concurrency is submitted to P&D for review. An Approved School Concurrency "SCALD" letter will be required before concurrency will be approved. All questions on School Concurrency should be directed to Joy Ford at 407-320-0069 or joy_ford@scps.k12.fl.us	Info Only
36.	Planning and Development Annie Sillaway	The maximum allowable building height is 35 feet.	Info Only
37.	Planning and Development Annie Sillaway	The subject site has an A-1 (Agriculture) zoning classification; the building setbacks for A-1 are as follows: Front Yard – Fifty (50) feet; Side Yard – Ten (10) feet; Side Street – Fifty (50) feet, Rear Yard – Thirty (30) feet	Info Only
38.	Planning and Development Annie Sillaway	The subject site is located within the City of Longwood Utility service area; please contact the City at 407-260-3440 to discuss utility requirements and a pre-annexation agreement prior to submitting a formal application with the County for development.	Info Only

39.	Planning and Development Annie Sillaway	<u>Subdivision Process:</u> 1st step is approval of the Preliminary Subdivision Plan (PSP) which must be approved by the Planning & Zoning Board as a technical review item. 2nd step is approval of the Final Engineering Plans. 3rd step is approval of the Final Plat, which may be submitted once Final Engineering Plans are in review.	Info Only
40.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
41.	Public Safety - Fire Marshal Matthew Maywald	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
42.	Public Safety - Fire Marshal Matthew Maywald	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
43.	Public Safety - Fire Marshal Matthew Maywald	"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 21/2 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"	Info Only
44.	Public Safety - Fire Marshal Matthew	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:	Info Only

	Maywald	Pierce Arrow XT Chassis Aerial Platform 100' Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 4.68 inches Tread Width: 16.3 inches Chassis Overhang: 78 inches Additional Bumper Depth: 26 inches Front Overhang: 137.6 inches Wheelbase: 266 inches Overall length: 576 inches Calculated Turning Radius: Inside Turn: 25 ft. 4 in. Curb to Curb: 41 ft. 1 in. Wall to Wall: 48 ft. 1 in. Overall length: 48 ft	
45.	Public Works - Engineering Jim Potter	Based on FEMA FIRM Map the site or portions of the site appear to lie in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation.	Info Only
46.	Public Works - Engineering Jim Potter	The proposed project is located within the Soldiers Creek drainage basin.	Info Only
47.	Public Works - Engineering Jim Potter	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils.	Info Only
48.	Public Works - Engineering Jim Potter	Based on a preliminary review, the downstream system has known drainage issues, therefore the site will be required to retain the entire 25-year, 24-hour storm event volume onsite without discharge unless sufficient capacity is demonstrated downstream.	Info Only
49.	Public Works - Engineering Jim Potter	Conservation easements, dedicated to Seminole County, will be required over all property within the post-development 100-year flood plain.	Info Only
50.	Public Works - Engineering Jim Potter	Based on 1 ft. contours, the topography of the site appears to slope south.	Info Only
51.	Public Works - Engineering Jim Potter	Based on a preliminary review, the site appears to outfall to the onsite wetlands.	Info Only
52.	Public Works - Engineering Jim Potter	A detailed drainage analysis will be required at final engineering. The plan provided does not include stormwater ponds. A drainage system outside the wetlands and floodplains will be required at final engineering. Please note that the site was filled over the years with mulch and other organic material. A portion of the site may have to be excavated by as much as 5'-10' to be useable.	Info Only
53.	Public Works - Engineering Jim Potter	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov	Info Only
54.	Public Works - Engineering Jim Potter	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	Info Only

		impervious surface. For more information see www.sjrwmd.com .	
55.	Public Works - Engineering Jim Potter	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
56.	Public Works - Engineering Jim Potter	A left turn lane is required unless the site is limited to a right-in and right-out only. Note that the circular connection as shown would not be allowed.	Info Only
57.	Public Works - Engineering Jim Potter	Driveway location/separation is not in accordance with the County Access Management Standards. The separation is required to be 330' on a Collector or Arterial roadway. The access needs to be aligned with Lazy Acres Lane across the street as much as possible.	Info Only
58.	Public Works - Engineering Jim Potter	Dedication of additional right-of-way may 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
59.	Public Works - Engineering Jim Potter	Sidewalks shall be required in accordance with the code. At final engineering a sidewalk will be required within Seminole County ROW abutting property frontage and internal to the site.	Info Only
60.	Public Works - Engineering Jim Potter	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.	Info Only
61.	Public Works - Impact Analysis Arturo Perez	No Review Required. PM peak trips generated (11) are less than requirement (50) for a Traffic Impact Study.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	STATUS	REVIEWER
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Environmental Services	Review Complete	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 aperez07@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Building Division	Review Complete	Daniel Losada 407-665-7468 dlosada@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