

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

PROJECT NAME:	PINE CREST PARCEL SPLIT - PRE-APPLICATION	PROJ #: 24-80000020
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	2/26/24	
RELATED NAMES:	EP GREGORY NOONE	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	13-20-30-501-0000-3580++	
PROJECT DESCRIPTION	PROPOSED REZONE FROM A-1 TO R-1AA TO CREATE 8 SINGLE FAMILY RESIDENTIAL LOTS ON 2.68 ACRES LOCATED ON THE WEST SIDE OF S SANFORD AVE, SOUTH OF LAKE MARY BLVD	
NO OF ACRES	2.68	
BCC DISTRICT	2-JAY ZEMBOWER	
CURRENT ZONING	A-1	
LOCATION	ON THE WEST SIDE OF S SANFORD AVE, SOUTH OF LAKE MARY BLVD	
FUTURE LAND USE-	LDR	
APPLICANT:	CONSULTANT:	
GREGORY NOONE 2774 WILLOW BAY TER CASSELBERRY FL 32707 (407) 970-6545 GREGNOONE2774@GMAIL.COM	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.

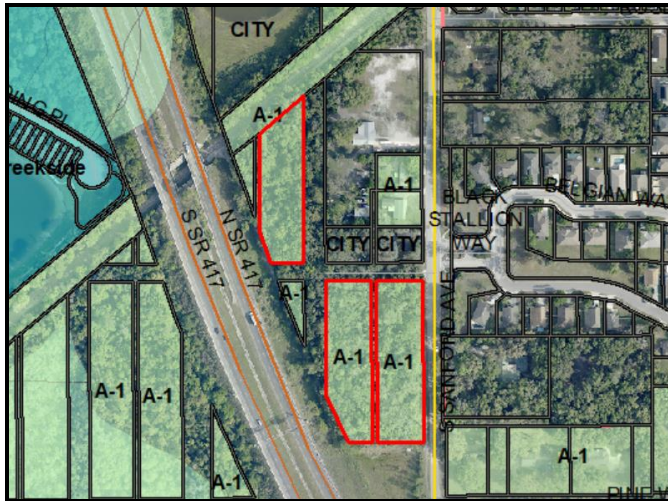
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

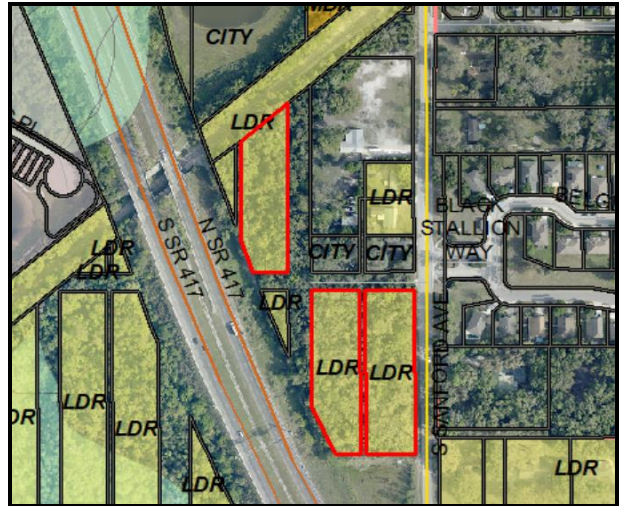
- The subject site has a Low Density Residential Future Land Use with A-1 (Agriculture) zoning.
- The Low Density Residential Future Land Use allows a maximum density of four (4) dwelling units per net buildable acres.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



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_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.	Info Only
3.	Buffers and CPTED	A full buffer review will be done at time of subdivision plan review.	Info Only
4.	Comprehensive Planning	The subject parcel has a future land use (FLU) of Low Density Residential (LDR) which allow for single family residences (site built or modular) up to four dwelling units per net buildable acre. Other uses allowed are group homes, houses of worship, day care, guest cottages, home occupation, public utilities, and publicly owned parks and recreational areas; and public elementary schools, public middle schools and public high schools	Info Only
5.	Comprehensive Planning	Single family detached residences (site-built or modular) may be permitted up to seven dwelling units per net buildable acre in compliance with the provisions of Policy FLU 10.1 Affordable and Workforce Housing Density and Intensity Bonuses. See Comprehensive Plan Page FLU-127.	Info Only
6.	Environmental Services	These proposed lots are not within Seminole County utility service area. Please coordinate with the City of Sanford to service these proposed lots.	Info Only
7.	Environmental Services	These proposed lots are within the City of Sanford's sanitary sewer service area, but we're not sure if the City of Sanford has any sewer lines nearby capable of serving these lots. If onsite sewage treatment and disposal systems (OSTDS) aka septic systems are needed to service them, then per Florida Statutes Title XXIX, Chapter 381, Section 381.0065, subsection (4), parts (a) and (b), the minimum lot sizes allowed is 0.50 acre per lot (for lots using private wells) and 0.25 acre per lot (for lots using "a regulated public water system" such as City or County water). Additionally, per House Bill 1379, these may need an enhanced nutrient-reducing (ENR) capable 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, 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	Info Only

		application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information on septic system sizing, standards, and any other questions/concerns that you may have.	
8.	Environmental Services	If the proposed lots are able to connect to City of Sanford sewer, we would have no objection to the proposed lot splits whatsoever. If the proposed lots are able to connect to City of Sanford water, but not to City of Sanford sewer, we would have no objection to the proposed lot splits since they would the minimum 0.25-acre lot size requirement per the previous comment. If the proposed lots are not able to connect to City of Sanford water or sewer, then we would OBJECT the proposed lot splits since they cannot meet the minimum 0.50-acre lot size requirement per the previous comment.	Info Only
9.	Planning and Development	The proposed lot size of 100 ft by 127 fit (12,700 sq ft) is comparable to the R-1AA (Single Family Dwelling zoning classification. Staff has determined that the R-1AA zoning district is compatible based on the surrounding zoning in the area.	Info Only
10.	Planning and Development	The R-1AA (Single Family Dwelling) zoning district requires a minimum lot size of 11,700 square feet and a minimum ninety (90) foot width at building line.	Info Only
11.	Planning and Development	The subject site has a Low Density Residential Future Land Use with A-1 (Agriculture) zoning. The Low Density Residential Future Land Use allows a maximum density of four (4) dwelling units per net buildable acres.	Info Only
12.	Planning and Development	The maximum building height in the R-1AA (Single Family Dwelling) zoning district is thirty-five (35) feet.	Infor
13.	Planning and Development	A boundary survey will be required at the time of the Rezone.	Info Only
14.	Planning and Development	Rezone approval may take between 4-5 months and involves a pubic hearing with the Planning and Zoning Commission followed by a public hearing with the Board of County Commissioners. The Application for Rezone can be found through this link: https://www.seminolecountyfl.gov/core/fileparse.php/3207/urllt/REZONE-LAND-USE-AMENDMENT.ADA.pdf	Info Only
15.	Planning and Development	Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link in the Resources tab located at the top of your ePlan task window or below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urllt/Community-Meeting-Procedure.pdf . Community Meeting information (prior to scheduling for public	Info Only

		hearing, after meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses)	
16.	Planning and Development	New Public Notification Procedures are required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link in the Resources tab located at the top of your ePlan task window or below for the requirements: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urllt/Public-Notice-Amendment-Procedures.pdf	Info Only
17.	Planning and Development	In compliance with Seminole County Land Development Code (SCLDC) Chapter 35-Subdivision Regulations; the proposed development of a single family residential subdivision comprised of eight (8) lots will require submittal and approval of a Preliminary Subdivision Plan (PSP); Final Engineering; and Final Plat.	Info Only
18.	Planning and Development	<u>Net Buildable Required:</u> Each newly created lot must maintain a minimum net buildable lot area of 11,700 sq. ft. in accordance with the R-1AA (Single Family Dwelling) zoning district. <u>The definition of net buildable is:</u> Net Buildable Acreage is now defined as: 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 requirements that is above the 100 year flood plain and outside of the wetland areas.	Info Only
19.	Planning and Development	The building setbacks for the R-1AA (Single Family Dwelling) zoning district are: Front Setback: Twenty-five (25) feet, Side Setback: Ten (10) feet, Side Street Setback: Twenty-five (25) feet, Rear Setback: Thirty (30).	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 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	Info Only

		Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	
21.	Planning and Development	The subject site is adjacent to the City of Sanford and located within their utility service area. Please contact the City of Sanford to discuss a possible pre-annexation agreement requirement prior to submitting a Rezone application.	Info Only
22.	Planning and Development	Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30. Parking requirements for the subject use of Single Family Dwelling is: Two (2) parking space for each dwelling unit.	Info Only
23.	Planning and Development	There is an existing platted alley way between parcels 13-20-30-501-0000-3580 and 13-20-30-501-0000-3570. The Applicant may apply for a vacate of the alley way. Approval of the vacation of the alley way is not a guarantee of approval.	Info Only
24.	Public Safety - Fire Marshal	Future building shall require: 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
25.	Public Safety - Fire Marshal	Future building may require: 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
26.	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
27.	Public Works - Engineering	The proposed project is located within the Lake Jessup drainage basin.	Info Only
28.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has moderately poorly drainage soils.	Info Only
29.	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. There may be discharge to the 417 expressway and permission from them would be required to discharge to that location.	Info Only
30.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope southwest.	Info Only
31.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to 417.	Info Only
32.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only

33.	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 new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
34.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
35.	Public Works - Engineering	The property is adjacent to Sanford Avenue which is classified as an Urban Minor Collector Road. Sanford Avenue is not currently programmed to be improved according to the County 5-year Capital Improvement Program.	Info Only
36.	Public Works - Engineering	A left turn lane or Bi-directional Lane is required as it is an Urban Minor Collector.	Info Only
37.	Public Works - Engineering	The roadway geometry for the internal roadways do not meet County standards. The roadway structure for the internal roadways do not meet County standards. The internal roadways will be required to be built to full County Standards.	Info Only
38.	Public Works - Engineering	Driveway location/separation is not in accordance with the County Access Management Standards of 330' on a Collector roadway. Multiple driveways on Sanford Avenue would not be supported. Shared Driveways may be considered. Any lots touching an internal ROW would be required to access off the internal roadway.	Info Only
39.	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
40.	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
41.	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
Public Works - Engineering	Review Complete	Jim Potter
Natural Resources	No Review Required	Sarah Harttung
Planning and Development	Review Complete	Annie Sillaway
Comprehensive Planning	Review Complete	Tyler Reed
Environmental Services	Information Required	James Van Alstine
Public Works - Impact Analysis	No Review Required	William Wharton
Buffers and CPTED	Review Complete	Maya Athanas
Public Safety - Fire Marshal	Review Complete	Matthew Maywald
Building Division	No Review Required	Tony Coleman

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.shtml>

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.shtml>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8000	www.altamonte.org
Casselberry	(407) 262-7700	www.casselberry.org
Lake Mary	(407) 585-1449	www.lakemaryfl.com
Longwood	(407) 260-3440	www.longwoodfl.org
Oviedo	(407) 971-5555	www.cityofoviedo.net
Sanford	(407) 688-5000	www.sanfordfl.gov
Winter Springs	(407) 327-1800	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