

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

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

<b>PROJECT NAME:</b>	<b>HIBISCUS DEVELOPMENT - PRE-APPLICATION</b>	<b>PROJ #: 24-80000043</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	3/14/24	
RELATED NAMES:	EP DEVIN PIERSON	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	05-21-29-502-0B00-0010	
PROJECT DESCRIPTION	PROPOSED SUBDIVISION FOR 7 SINGLE FAMILY RESIDENTIAL LOTS ON 6.33 ACRES IN THE R-1 ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF HIBISCUS DR, WEST OF AZALEA DR	
NO OF ACRES	6.33	
BCC DISTRICT	3-LEE CONSTANTINE	
CURRENT ZONING	R-1	
LOCATION	ON THE SOUTH SIDE OF HIBISCUS DR, WEST OF AZALEA DR	
FUTURE LAND USE-	LDR	
<b>APPLICANT:</b>		<b>CONSULTANT:</b>
DEVIN PIERSON HIOCT DEVELOPMENT LLC WEST TRIANGLE DR LONGWOOD FL 32779 (321) 277-0117 DEVINPIERSON@GMAIL.COM		TOUFIC AWAD PE TWA ENGINEERING & CONSULTING 41 CENTIMETERS DR MAULDIN SC 29667 (786) 777-8727 TOUFIC.AWAD@HOTMAIL.COM

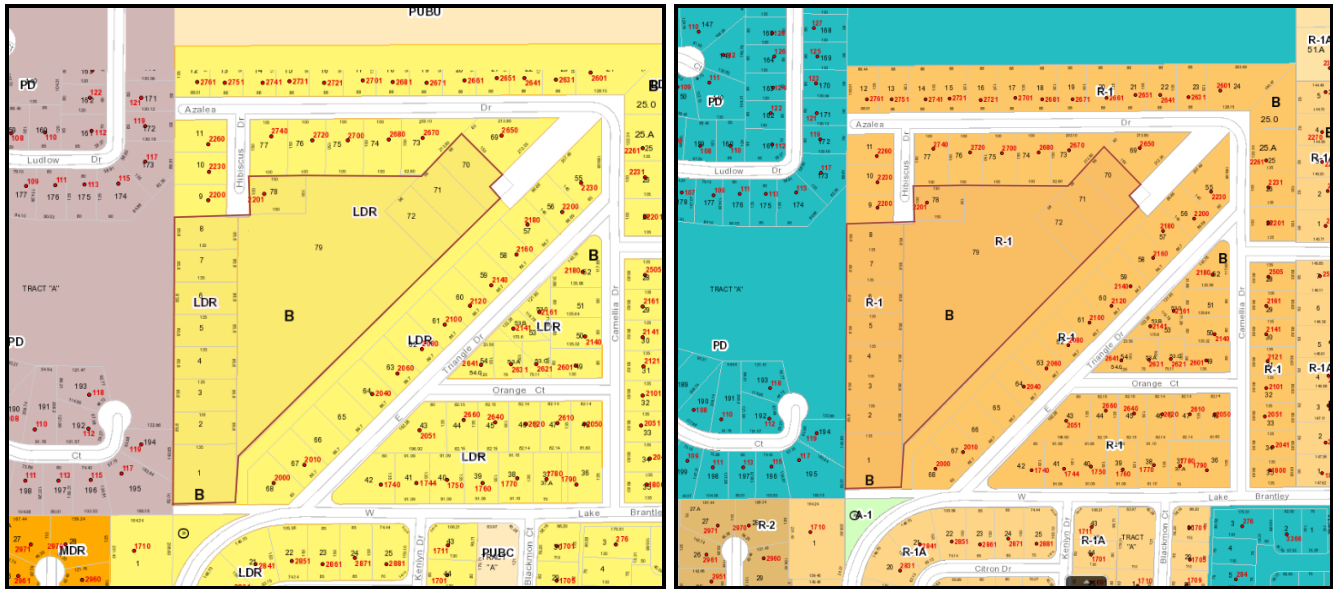
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and 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](#).

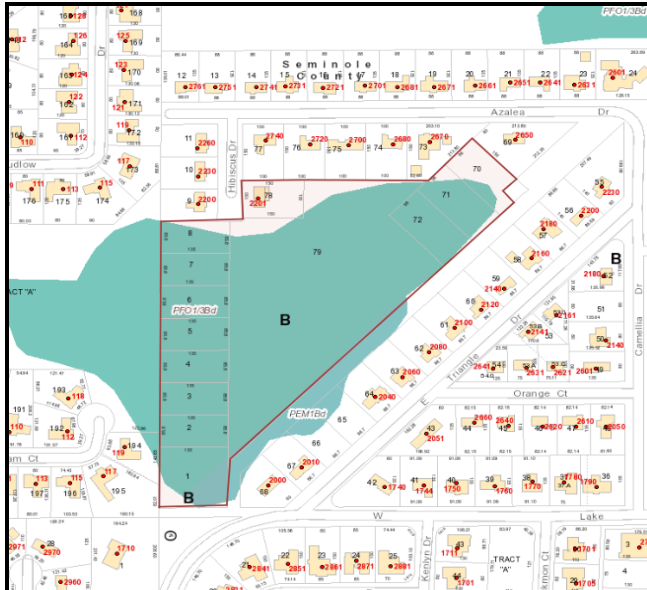
## PROJECT MANAGER COMMENTS

- The subject site has a Low Density Residential Future Land Use designation with R-1 (Single Family Dwelling) zoning.
- The Low Density Residential FLU allows a maximum density of 4 dwelling units per net buildable acre.

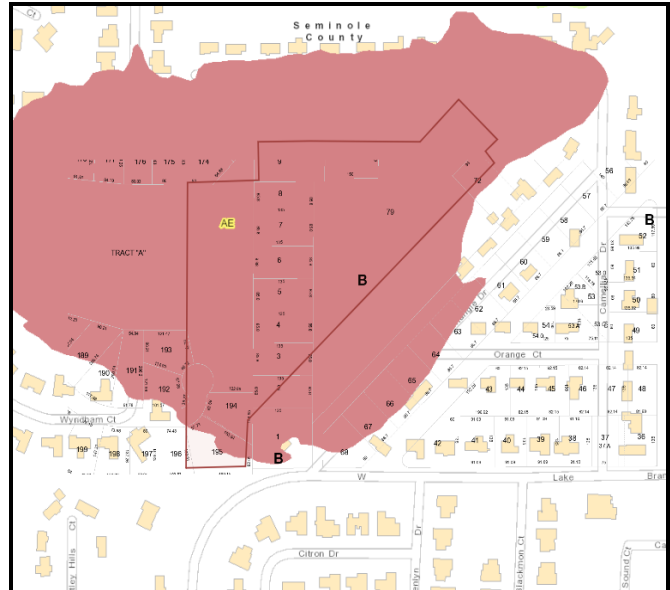
## PROJECT AREA ZONING AND AERIAL MAPS



### WETLANDS SHOWN IN GREEN



### FLOODPLAIN SHOWN IN RED





### AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: <a href="https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASC_BU">https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASC_BU</a>	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	Parking lot landscaping maybe required in accordance with SCLDC Sec. 30. 1292.	Info Only
4.	Buffers and CPTED	A landscape plan will be required at time of site plan review.	Info Only
5.	Buffers and CPTED	For a full buffer review, please provide the net buildable area and the proposed density.	Info Only
6.	Comprehensive Planning	The future land use is Low Density Residential (LDR) which allows for a density of 4 single family dwelling unit per 1 net buildable acre. This land use requires a full range of basic services and facilities.	Info Only

		See Seminole County Comprehensive Plan Page FLU-127.	
7.	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.	Info Only
8.	Comprehensive Planning	Please be advised that the property contain wetlands and must demonstrate compliance with Policy FLU 1.3 Wetlands Protection and Policy CON 7.4 Wetlands Regulation.	Info Only
9.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. There is a 2" PVC potable water main running along the west side of Hibiscus Drive. There is a 4" PVC potable water main running along the east side of E Triangle Drive.	Info Only
10.	Environmental Services	This development is within Seminole County's sanitary sewer service area, but since we do not have any sanitary sewer lines nearby, onsite sewage treatment and disposal systems (OSTDS) aka septic systems would be needed to service it. Per Florida Statutes Title XXIX, Chapter 381, Section 381.0065, subsection (4), parts (a) and (b), since these proposed lots would need to be serviced by septic systems, 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: <a href="https://www.flrules.org/gateway/reference.asp?No=Ref-14359">https://www.flrules.org/gateway/reference.asp?No=Ref-14359</a> , 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 septic system sizing, standards, and any other questions/concerns that you may have.	Info Only
11.	Environmental Services	This development is not within any reclaim water service areas so irrigation would be provided by the lots' potable water systems via potable irrigation water service.	Info Only
12.	Environmental Services	Be aware that there is limited fire protection due to the small diameter water mains in the area. Coordination with Sunshine Water Services to run a fire hydrant off of their nearby water main that runs along W Lake Brantley Rd may be needed to service adequate fire protection.	Info Only
13.	Natural Resources	Please indicate the jurisdictional wetland line on the site plans. Wetland areas must be delineated on a survey certified by a registered professional land surveyor. If applicable, include the jurisdiction that approved the wetland line, the date, and reviewers name on the plan.	Info Only
14.	Natural Resources	Please show the location of the 15 foot minimum, 25 foot average undisturbed upland buffer landward of the wetland line. Landscaping	Info Only



		may not be done within this buffer. SCCP Con. 7.4	
15.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	Info Only
16.	Natural Resources	The proposed project is within the Wekiva Study Area. See SCLDC Chapter 30 Part 58 Section 2 for requirements for development within the Wekiva Study Area.	Info Only
17.	Natural Resources	The development of the site shall make the most advantageous use of topography and preserve mature trees and other natural features wherever possible. No site plan shall 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 shall be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Show location, size, and species of trees with minimum DBH of three (3) inches being removed and saved with site plan submission. SCLDC 60.22	Info Only
18.	Natural Resources	Show tree preservation procedures for construction and development with site plan submission. SCLDC 60.22(c)	Info Only
19.	Natural Resources	Show tree replacement table with site plan submission. SCLDC 60.22(f)	Info Only
20.	Natural Resources	Show the required mix of tree species for tree replacement with site plan submission. SCLDC 60.4(h)	Info Only
21.	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: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>	Info Only
22.	Planning and Development	The subject site has a Low Density Residential Future Land Use designation with R-1 (Single Family Dwelling) zoning.  The Low Density Residential FLU allows a maximum density of four (4) dwelling units per net buildable acre.	Info Only
23.	Planning and	Net Buildable Acreage: The total number of acres excluding rights-	Info Only

	Development	of-way, transmission and power line easements and lakes and areas defined as wetlands and flood prone areas.	
24.	Planning and Development	The R-1 zoning district requires a minimum lot size of 8,400 square feet with a minimum lot width of 70 feet at building line.	Info Only
25.	Planning and Development	The R-1 zoning district building setbacks are as follows: Front Yard 25 feet; Side Yard 7.5 feet; Side Street 25 feet; Rear Yard 30 feet.  The maximum allowable building height is 35 feet.	Info Only
26.	Planning and Development	Redevelopment of the site into a seven (7) lot subdivision under the existing R-1 (Single Family Dwelling) zoning classification will require approval of the subdivision process.	Info Only
27.	Planning and Development	<b><u>The Subdivision Approval Process:</u></b>  <ul style="list-style-type: none"> <li>• 1st step: Approval the Preliminary Subdivision Plan (PSP). The PSP must be approved by Staff and by the Planning &amp; Zoning Board as a technical review item.</li> <li>• 2nd step: Approval of the Final Engineering Plans.</li> <li>• 3rd step: Approval of the Final Plat. The Final Plat must also be approved by the Board of County Commissioners as a consent item.</li> </ul>	Info Only
28.	Planning and Development	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 Jordan Smith at 407-320-0168 or smithjs@scps.k12.fl.us.	Info Only
29.	Planning and Development	The site contains wetlands and floodplain.  A 15-foot minimum, 25-foot average undisturbed upland buffer shall be provided from all approved jurisdictional wetland boundaries. Conservation easements, dedicated to Seminole County, will be required over the wetlands and required buffers.	Info Only
30.	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
31.	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
32.	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
33.	Public Works - Engineering	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. The flood elevation is elevation 59' NAVD and most of the property is around 54'-55' NAVD. It is not clear how volumetric compensation could be	Info Only

		achieved.	
34.	Public Works - Engineering	The proposed project is located within the Big Wekiva drainage basin.	Info Only
35.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils.	Info Only
36.	Public Works - Engineering	Based on a preliminary review, the site has a known drainage issue, therefore the site will be required to retain the pre versus post development volumetric difference for the 25-year, 24-hour storm event volume onsite without discharge.	Info Only
37.	Public Works - Engineering	Conservation easements, dedicated to Seminole County, will be required over all property within the post-development 100 year flood plain.	Info Only
38.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope provide significant storage for this area. In general the drainage flows to the northeast.	Info Only
39.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to the onsite depression before leaving at the northeast corner of the site.	Info Only
40.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
41.	Public Works - Engineering	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at <a href="http://www.fema.gov">www.fema.gov</a>	Info Only
42.	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 <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .	Info Only
43.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. ( <a href="http://cfpub.epa.gov/npdes/home.cfm?program_id=45">http://cfpub.epa.gov/npdes/home.cfm?program_id=45</a> )	Info Only
44.	Public Works - Engineering	The roadway geometry meets County standards. The roadway structure meets County standards. Note that the road would have to be extended as part of this project and would be required to have a 50' ROW and County Standard roads.	Info Only
45.	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
46.	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

47.	Public Works - Engineering	A minimum three (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
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### 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
Environmental Services	James Van Alstine <a href="mailto:jvanalstine@seminolecountyfl.gov">jvanalstine@seminolecountyfl.gov</a>
Public Safety - Fire Marshal	Matthew Maywald <a href="mailto:mmaywald@seminolecountyfl.gov">mmaywald@seminolecountyfl.gov</a>
Environmental - Impact Analysis	Becky Noggle <a href="mailto:bnoggle@seminolecountyfl.gov">bnoggle@seminolecountyfl.gov</a>
Natural Resources	Sarah Harttung <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>
Comprehensive Planning	Tyler Reed <a href="mailto:treed@seminolecountyfl.gov">treed@seminolecountyfl.gov</a>
Public Works - Engineering	Jim Potter <a href="mailto:jpotter@seminolecountyfl.gov">jpotter@seminolecountyfl.gov</a>
Planning and Development	Joy Giles <a href="mailto:jgiles@seminolecountyfl.gov">jgiles@seminolecountyfl.gov</a>
Buffers and CPTED	Maya Athanas <a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a>
Public Works - Impact Analysis	William Wharton <a href="mailto:wwharton@seminolecountyfl.gov">wwharton@seminolecountyfl.gov</a>
Building Division	Tony Coleman <a href="mailto:acoleman@seminolecountyfl.gov">acoleman@seminolecountyfl.gov</a>



## 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](http://www.fema.gov)

### Cities:

Altamonte Springs	(407) 571-8000	<a href="http://www.altamonte.org">www.altamonte.org</a>
Casselberry	(407) 262-7700	<a href="http://www.casselberry.org">www.casselberry.org</a>
Lake Mary	(407) 585-1449	<a href="http://www.lakemaryfl.com">www.lakemaryfl.com</a>
Longwood	(407) 260-3440	<a href="http://www.longwoodfl.org">www.longwoodfl.org</a>
Oviedo	(407) 971-5555	<a href="http://www.cityofoviedo.net">www.cityofoviedo.net</a>
Sanford	(407) 688-5000	<a href="http://www.sanfordfl.gov">www.sanfordfl.gov</a>
Winter Springs	(407) 327-1800	<a href="http://www.winterspringsfl.org">www.winterspringsfl.org</a>

### Other Agencies:

Florida Dept of Transportation	<b>FDOT</b>		<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3621	

### Other Resources:

Flood Prone Areas	<a href="http://www.seminolecountyfl.gov/gm/building/flood/index.aspx">www.seminolecountyfl.gov/gm/building/flood/index.aspx</a>
Watershed Atlas	<a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>
Seminole Co. Property Appraiser	<a href="http://www.scpafl.org">www.scpafl.org</a>