

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

Please review the comments below. If you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee, please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, 03/15/2023, in order to place you on the Wednesday, 03/20/2023 meeting agenda.

MEETINGS ARE NOW BEING HELD IN A HYBRID FORMAT (IN-PERSON AND VIRTUALLY ON ZOOM). IF YOU REQUEST A MEETING, YOU MUST INDICATE WHETHER YOU WOULD LIKE TO ATTEND THE MEETING IN-PERSON OR REMOTELY VIA ZOOM.

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

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| PROJECT NAME: | TANGERINE ST (LOT 39) - PRE-APPLICATION | PROJ #: 24-80000030 |
| APPLICATION FOR: | DR - PRE-APPLICATION DRC | |
| APPLICATION DATE: | 2/26/24 | |
| RELATED NAMES: | EP MARGUERITTE TAHOULAKIA | |
| PROJECT MANAGER: | MAYA ATHANAS (407) 665-7388 | |
| PARCEL ID NO.: | 11-21-29-517-0D00-0400 | |
| PROJECT DESCRIPTION | PROPOSED REZONE FROM R-1AA TO R-1A TO MEET THE SETBACK REQUIRMENTS TO UNCOMBINE THIS PARCEL TO BUILD A SINGLE-FAMILY RESIDENTIAL LOT ON 0.37 ACRES LOCATED ON THE SOUTHWEST CORNER OF TANGERINE ST & PRESSVIEW AVE | |
| NO OF ACRES | 0.37 | |
| BCC DISTRICT | 3-LEE CONSTANTINE | |
| CURRENT ZONING | LDR | |
| LOCATION | ON THE SOUTHWEST CORNER OF TANGERINE ST & PRESSVIEW AVE | |
| FUTURE LAND USE- | R-1AA | |
| APPLICANT: | CONSULTANT: | |
| MARGUERITTE TAHOULAKIAN 745 W PINWOOD CT LAKE MARY FL 32746 (407) 985-8866 MARTAHO123@OUTLOOK.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.

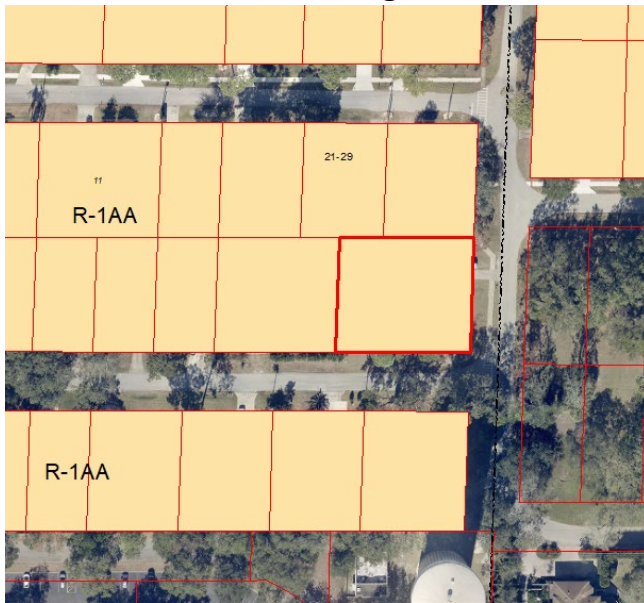
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

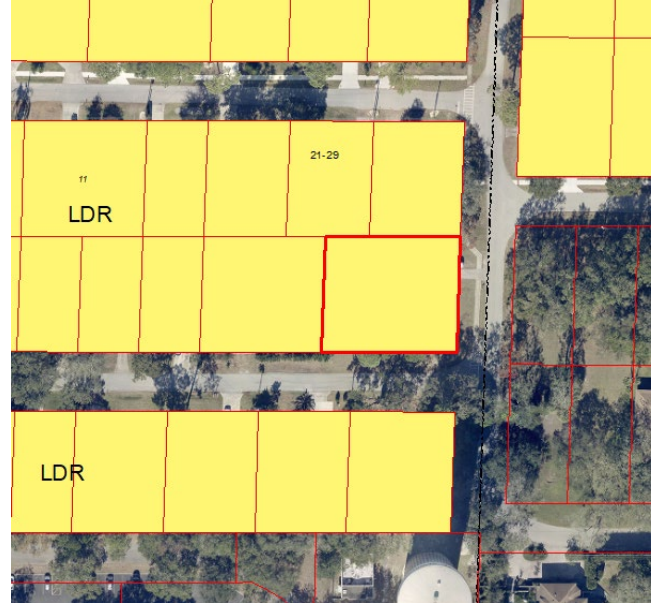
- Based on the character of the surrounding area and the surrounding R-1AA zoning, staff does not support a rezone to a higher density zoning district.
- If the property can be serviced with water and sewer and the existing house is renovated to meet the 10' side yard setback, staff may support uncombining the platted lots into the exact configuration as they were originally platted.
- Staff does not support adding an additional well and septic system in this area.

PROJECT AREA ZONING AND AERIAL MAPS

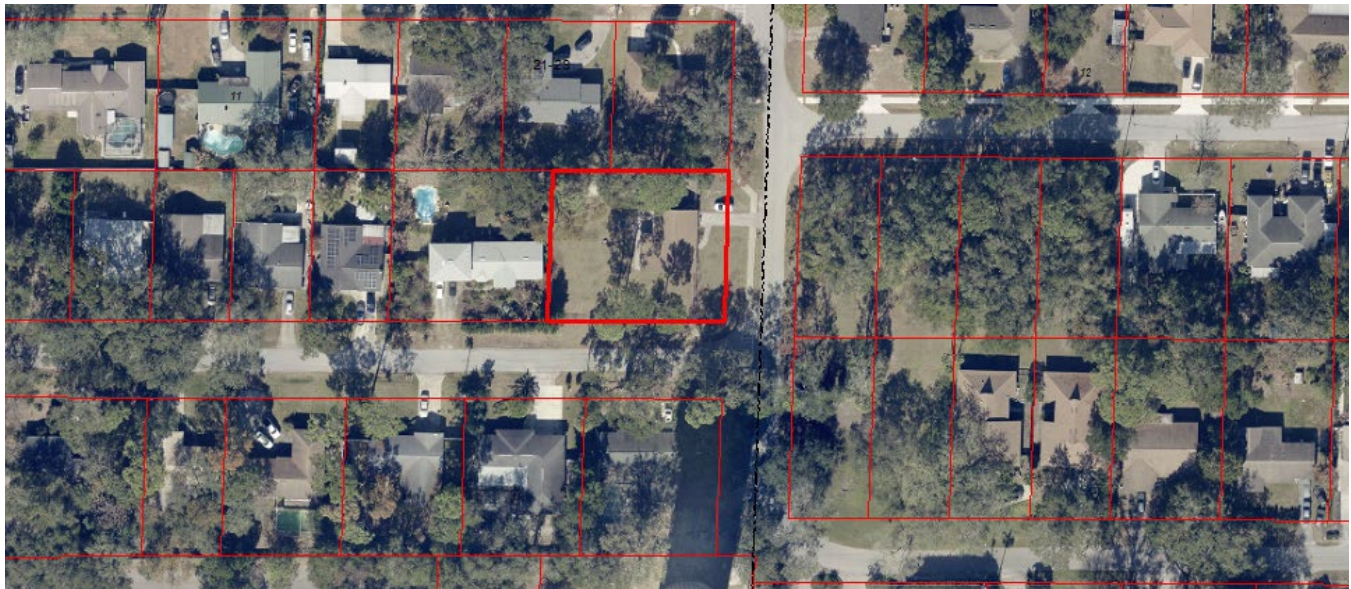
Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

| REVIEWED BY | TYPE | STATUS |
|------------------------|--|-----------|
| Building Division | Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes. | Info Only |
| Comprehensive Planning | The future land use (FLU) is Low Density Residential (LDR) which allows for single-family detached residences (site-built or modular) up to four dwelling units per net buildable acre. 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. An amendment to the future land use map will not be supported because the surrounding area is only LDR. | Info Only |
| Environmental Services | The proposed lot is within Seminole County's potable water service area and is required to connect. There is an 8" PVC potable water main running along the north side of Tangerine Street | Info Only |
| Environmental Services | The proposed lot is within Seminole County's sanitary sewer service area, but since we do not have any sanitary sewer lines nearby, an onsite sewage treatment and disposal system (OSTDS) aka septic system would be needed to service it. Per Florida Statutes Title XXIX, Chapter 381, Section 381.0065, subsection (4), parts (a) and (b), since this proposed lot would need to be serviced by a septic system and the lot split is occurring after 01/01/1972, 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, it may need an enhanced nutrient-reducing (ENR) capable OSTDS since it will be new construction, on a lot 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 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 |
| Environmental Services | We would OBJECT to the proposed lot split. This is due to the proposed lots not meeting the minimum lot size requirement of being 0.25 acre each per the previous comment. Please provide a letter/email from your local Florida Department of Health stating that they would allow minimum lot size variances for the proposed lots. | Info Only |

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| Environmental Services | The existing septic system and drain field for lot 40 will need to be relocated out of proposed lot 39. | Info Only |
| Environmental Services | The proposed lot is not within any reclaim water service areas so irrigation would be provided by this development's potable water system. | Info Only |
| 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/urlt/Public-Notice-Amendment-Procedures.pdf | Info Only |
| 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 |
| Planning and Development | Since the surrounding area is all R-1AA, staff does not support a rezone to a higher density single-family zoning district. | Info Only |
| 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 |
| 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 |
| 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 |

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| Public Works - Engineering | Based on the FEMA FIRM Map the site is not located in the floodplain. The site is located in Zone X - Area of Minimal Flood Hazard. | Info Only |
| Public Works - Engineering | The proposed project is located within the Little Wekiva Drainage Basin. | Info Only |
| Public Works - Engineering | Based on the USDA Web Soil Survey, the site has predominantly Urban Land, 0% to 2% Slope (100%), Map Unit Symbol 34. Urban Lands are not classified by the USDA. The USDA Web Soil Survey does not estimate the Depth to Water Table and does not designate the Hydrologic Soil Group. | Info Only |
| Public Works - Engineering | Based on the available one (1) foot contours, the topography of the site appears to be relatively flat, slightly sloping to the southwest. | Info Only |
| Public Works - Engineering | Based on the preliminary review, the site appears to outfall to a swale located along the north side of Tangerine Street. | Info Only |
| Public Works - Engineering | A minimum three (3) foot side yard drainage easement is required. Air conditioning units, pool equipment, water softeners, and similar facilities shall not be permitted within the drainage easements. | Info Only |
| Public Works - Engineering | A detailed Grading Plan will be required at permitting. It is important to demonstrate that any changes in grade will not adversely affect the surrounding properties and that the site can drain without obstructions towards Tangerine Street. | Info Only |
| Public Works - Engineering | From the provided Boundary Survey, it appears that a Drainfield serving the septic sewer system for the house on Lot 40 is currently located on Lot 39. Please note that this Drainfield and any appurtenances will have to be relocated to Lot 40 and a new septic sewer system installed on Lot 39, if required by Seminole County Utilities or other utility provider. | Info Only |
| Public Works - Engineering | A new driveway will be required to access Lot 39 from Tangerine Street. The new driveway shall not be in conflict with any above ground utilities within the public "right-of-way" (an adequate horizontal separation shall be maintained), and shall not adversely affect the swale functionality. | Info Only |

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

| DEPARTMENT | REVIEWER | CONTACT |
|--------------------------------|---------------------|--|
| Planning and Development | Maya Athanas | Phone: 407-665-7388 Email: mathanas@seminolecountyfl.gov |
| Public Works - Engineering | Vladimir Simonovski | Phone: 407-665-5762 Email: vsimonovski@seminolecountyfl.gov |
| Environmental Services | James Van Alstine | Phone: 407-665-2024 Email: jvanalstine@seminolecountyfl.gov |
| Public Works - Impact Analysis | William Wharton | Phone: 407-665-5730 Email: wwharton@seminolecountyfl.gov |
| Comprehensive Planning | Tyler Reed | Phone: 407-665-7398 Email: treed@seminolecountyfl.gov |
| Public Safety - Fire Marshal | Matthew Maywald | Phone: 407-665-2024 Email: jvanalstine@seminolecountyfl.gov |
| Natural Resources | Sarah Harttung | Phone: 407-665-7391 Email: sharttung@seminolecountyfl.gov |
| Buffers and CPTED | Maya Athanas | Phone: 407-665-7388 Email: mathanas@seminolecountyfl.gov |
| Building Division | Jay Hamm | Phone: 407-665-7468 Email: jhamm@seminolecountyfl.gov |

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:

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| 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:

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| 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 |