

Document date:

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

Please review the comments; if you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to [devrevdesk@seminolecountyfl.gov](mailto:devrevdesk@seminolecountyfl.gov) or call (407) 665-7372 no later than noon on Friday, 04/28/2023, in order to place you on the Wednesday, 05/03/2023 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](#).

PROJECT NAME:	VAN ARSDALE ST (465) - PRE-APPLICATION	PROJ #: 23-80000053
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	4/10/23	
RELATED NAMES:	EP DAN HOFFMANN	
PROJECT MANAGER:	MAYA ATHANAS (407) 665-7388	
PARCEL ID NO.:	12-21-31-301-007F-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO BUILD A SINGLE-FAMILY HOME ON 8.93 ACRES IN THE A-1 ZONING DISTRICT LOCATED NORTHEAST OF LOCKWOOD BOULEVARD AND VAN ARSDALE STREET.	
NO OF ACRES	8.93	
BCC DISTRICT	2-JAY ZEMBOWER	
CURRENT ZONING	A-1	
LOCATION	NORTHEAST OF LOCKWOOD BOULEVARD AND VAN ARSDALE STREET	
FUTURE LAND USE-	SE	
SEWER UTILITY	NA	
WATER UTILITY	NA	
APPLICANT:	CONSULTANT:	
DAN HOFFMAN 474 OSPREY LAKES CIRCLE CHULUOTA FL 32766 (321) 617-3297 DANIEL.V622@GMAIL.COM	N/A	

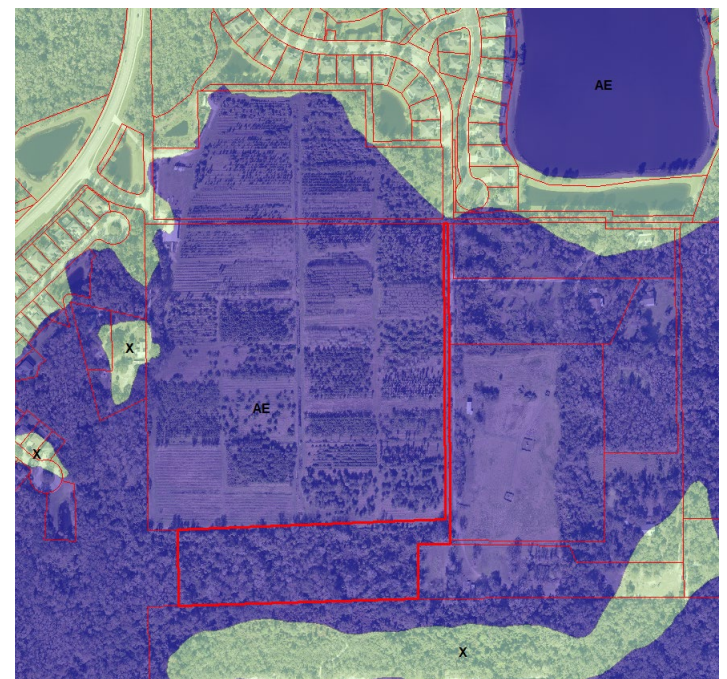
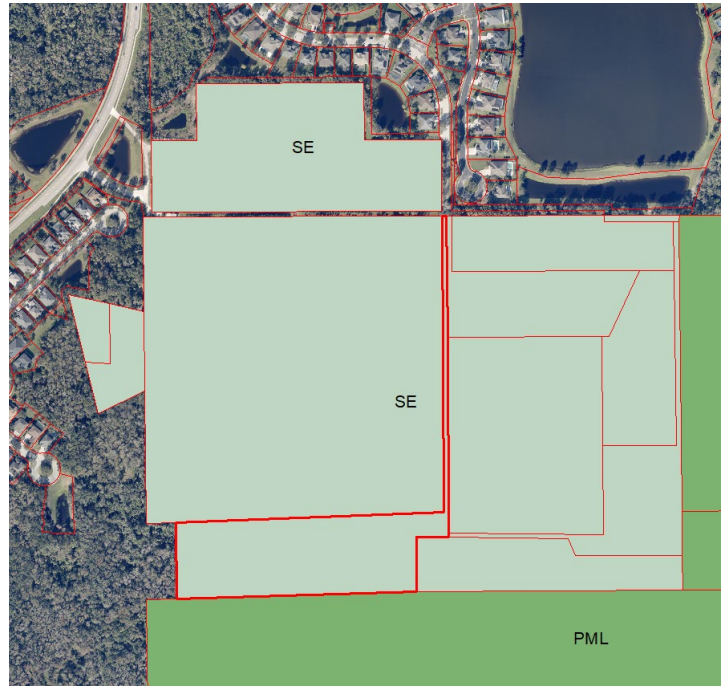
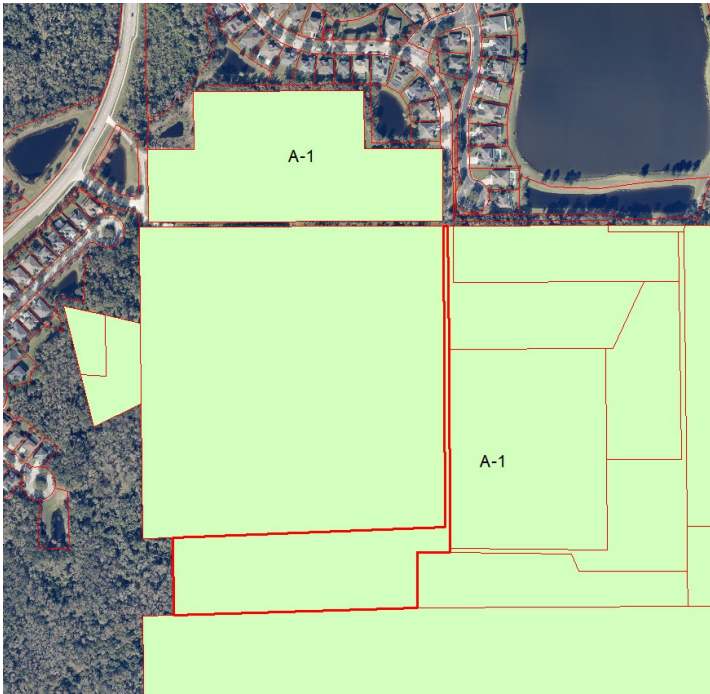
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and 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 property is a legal parcel of record on the Eagles East 5-Acre Subdivision and is eligible for building permits. However, the presence of wetlands and the flood zone may hinder site development. Please refer to the comments below for more information.
- The A-1 zoning and SE future land use allows a single-family residence and structures accessory to the residential use. A site plan is not required for single family homes.

## PROJECT AREA ZONING AND AERIAL MAPS



## AGENCY/DEPARTMENT COMMENTS

Ref #	Group Name	Reviewer Comment	Status
1	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 7th ED (2020) Florida Building Codes. Each structure will require separate permit.	Informational
2	Comprehensive Planning	The future land use (FLU) is Suburban Estates (SE) which allows for single family residences on a minimum of one acre.	Informational
3	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.	Informational
4	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.	Informational
5	Natural Resources	The proposed project is within the Econ Protection Area. See SCLDC Chapter 30 Part 57 for requirements for development within the Econ Protection Area.	Informational
6	Natural Resources	In the Econ, there is a 50 ft. setback from all wetlands connected to the Big Econ River and its tributaries. SCLDC 30.1085	Informational
7	Natural Resources	Wetland mitigation is an expensive process. Please contact the Florida Department of Environmental Protection for further information.	Informational
8	Planning and Development	<p>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:</p> <p><a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning &amp; Development:</p> <p><a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a></p>	Informational
9	Planning and Development	SETBACKS: The setbacks for the A-1 zoning district are: 50' Front Yard, 30' Rear yard, and 10' Side Yard for the main residence.	Informational

10	Planning and Development	The Zoning Designation of this property is A-1 (Agriculture), which permits one single family home per parcel. The residential uses are allowed, such as the home, pool, sport court, as well as the agricultural uses. However, the parking and/or storage of dump trailers is not permitted in the A-1 zoning.	Informational
11	Planning and Development	The subject parcel appears to be a parcel of record and is part of the Eagles East 5-acre subdivision. Legal parcels of record are eligible for building permits. However, the wetland setbacks and building setbacks must be met. The presence of wetlands onsite may hinder meeting this requirement.	Informational
12	Planning and Development	The subject property is located in the East Rural Area (FLU Objective 11 and Element Exhibit-28).	Informational
13	Planning and Development	Per Sec. 30.126. - Building height: No building or structure shall exceed two and one-half (2) stories or thirty-five (35) feet in height except that silos, granaries, windmills, barns, and other structures concurrent to the operation of an agriculture enterprise may exceed the above height limit.	Informational
14	Planning and Development	Please see Sec. 30.128. - Yard regulations (front, rear, and side). Accessory buildings or structures which are not intended to be used for the housing or shelter of livestock or poultry and which are accessory to the residential use, shall maintain the same front and side yards as the main structure and shall maintain rear yards of a minimum of ten (10) feet. Accessory buildings or structures shall not project beyond the established building line unless set back a minimum of one hundred (100) feet from the front property line.	Informational
15	Planning and Development	Please see Sec. 30.1349. - Fence requirements. (b) No closed fence or wall in excess of six (6) feet six (6) inches shall be erected on any property assigned a residential zoning classification without approval of the Board of Adjustment after public hearing. Nor shall such fence or wall be erected closer than five (5) feet to any existing adjacent neighborhood dwelling structure.	Informational
16	Public Safety - Fire Marshal	This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.5.1.1 (2018 edition).	Informational
17	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per chapter 18.3 of NFPA 1 (2018).	Informational

18	Public Safety - Fire Marshal	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 212 in. NFPA 1, 18.5.7.7.Hydrant shall be marked with a blue reflector that is placed 6 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.	Informational
19	Public Safety - Fire Marshal	Fire Department access road shall extend to within 50ft of at least one exterior door that can be opened from the outside and that provide access to the interior of building. NFPA 1, SECTION 18.2.3.2.1 (2018 Edition)	Informational
20	Public Safety - Fire Marshal	Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. NFPA 1, Chapter 18.2.3.4.2 (2018). Verify that stabilized road can hold 39 tons.	Informational
21	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.	Informational
22	Public Works - Engineering	The proposed project is located within the Big Econ drainage basin.	Informational
23	Public Works - Engineering	Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the pre-development rate of discharge for the 25-year,24-hour storm event.	Informational
24	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope east.	Informational



25	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to The Big Econ River.	Informational
26	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Informational
27	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>	Informational
28	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> .	Informational
29	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> )	Informational
30	Public Works - Engineering	It is not clear that there is an access easement down the dirt path labeled as Van Arsdale. Site may be required to build a road on their property.	Informational
31	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.	Informational
32	Public Works - Engineering	The site lies within the Econ River Protection Area (ECON) Protection Zone which is a more restrictive subset of the .....	Informational
33	Public Works - Engineering	This sure is 6 +/- feet below the flood elevation.	Informational

**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	Email	Status	Reviewer Comments
Environmental Services	Paul Zimmerman	pzimmerman@seminolecountyfl.gov	No Review Required	407-665-2040
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	Review Complete	407-665-5177
Planning and Development	Maya Athanas	mathanas@seminolecountyfl.gov	Review Complete	407-665-7388
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	No Review Required	407-665-7388
Comprehensive Planning	Tyler Reed	treed@seminolecountyfl.gov	Review Complete	407-665-7398
Impact Analysis Coordination	William Wharton	wwharton@seminolecountyfl.gov	No Review Required	407-665-5730
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	Review Complete	407-665-7391
Public Works - Engineering	Jennifer Goff	jgoff@seminolecountyfl.gov	Review Complete	407-665-7336
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	Review Complete	407-665-7646

## 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>