

**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, 4/28/2023, in order to place you on the Wednesday, 5/3/2023 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](#).

<b>PROJECT NAME:</b>	<b>JENNICA CT - PRE-APPLICATION</b>	<b>PROJ #: 23-80000055</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	4/13/23	
RELATED NAMES:	EP MICHAEL MONACO	
PROJECT MANAGER:	DOUGLAS ROBINSON (407) 665-7308	
PARCEL ID NO.:	22-20-32-300-031B-0000	
PROJECT DESCRIPTION	PROPOSED EXPANSION OF LOT 31B TO 26A FOR A SUBDIVISION LOCATED ON 4.42 ACRES IN THE A-1 ZONING DISTRICT LOCATED NORTHEAST OF NORTH HART ROAD AND EAST MAIN STREET	
NO OF ACRES	0.23	
BCC DISTRICT	2-JAY ZEMBOWER	
CURRENT ZONING	A-1	
LOCATION	NORTHEAST OF NORTH HART ROAD AND EAST MAIN STREET	
CURRENT LAND USE-FUTURE	SE	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
MICHAEL MONACO 1813 BRUMLEY ROAD CHULUOTA FL 32766 (407) 496-5177 MIKEMONACO48@YAHOO.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

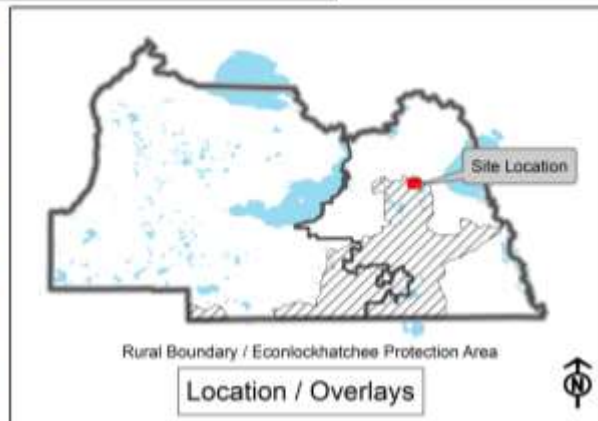
The parcels are not abutting and therefore cannot be combined as indicated in the application. The lot line reconfiguration would need to involve parcel #22-20-32-300-0320-0000 and must create legal parcels that have a minimum of one (1) acre of net buildable area, EXCLUDING areaS devoted to road rights of way, transmission power line easements, natural lakes and wetlands or flood prone areas.

All three parcels that would be part of a potential lot line reconfiguration are not currently parcels of record, due to changes in the legal description and/or by not existing in the 1971 Tax Roll, when zoning was established.

Parcel ID	Acres (est.)	1971 Legal Description	2000 Legal Description	Current Legal Description
22-20-32-300-031B-0000	0.23	N/A	LEG SEC 22 TWP 20S RGE 32E N 94.57 FT OF W 105.26 FT OF S 531.3 FT OF E 262.11 FT OF NW 1/4 OF NW 1/4	SEC 22 TWP 20S RGE 32E N 94.57 FT OF W 105.26 FT OF S 531.3 FT OF E 262.11 FT OF NW 1/4 OF NW 1/4
22-20-32-300-026A-0000	4.19	N/A	SEC 22 TWP 20S RGE 32E E 208.56 FT OF W 1056.66 FT OF NW 1/4 OF NW 1/4 (LESS E 15 FT & W 203.56 FT OF S 426.73 FT & RDS) INFO: A/26J CUTOUT FOR 95	SEC 22 TWP 20S RGE 32E E 208.56 FT OF W 1056.66 FT OF NW 1/4 OF NW 1/4 (LESS E 15 FT & W 203.56 FT OF S 426.73 FT & RDS)
22-20-32-300-0320-0000	1.71	N 727.8 FT OF W 75 FT OF E 262.02 FT OF NW 1/4 OF NW 1/4	LEG SEC 22 TWP 20S RGE 32E N 727.8 FT OF W 75 FT OF E 262.02 FT OF NW 1/4 OF NW 1/4 & W 15 FT OF E 277.02 FT OF OF NW 1/4 OF NW 1/4	SEC 22 TWP 20S RGE 32E N 727.8 FT OF W 75 FT OF E 262.02 FT OF NW 1/4 OF NW 1/4 & W 15 FT OF E 277.02 FT OF OF NW 1/4 OF NW 1/4
22-20-32-300-031A-0000	0.37	N/A	LEG SEC 22 TWP 20S RGE 32E BEG 521.3 FT N + 156.76 FT W OF SE COR OF NW 1/4 OF NW 1/4 RUN W 105.26 FT N 73.12 FT E 75 FT N TO LAKE ELY ON LAKE SHORE TO PT N OF BEG S TO BEG	SEC 22 TWP 20S RGE 32E BEG 521.3 FT N + 156.76 FT W OF SE COR OF NW 1/4 OF NW 1/4 RUN W 105.26 FT N 73.12 FT E 75 FT N TO LAKE ELY ON LAKE SHORE TO PT N OF BEG S TO BEG

## PROJECT AREA ZONING AND AERIAL MAPS

Jennica Court / Pre-App / PZ23-80000055 / 4.27.2023



## AGENCY/DEPARTMENT COMMENTS

Ref #	Group Name	Reviewer Comment
1.	Buffers and CPTED	The proposed project to maintain the A-1 zoning and replat or reconfigure parcels does not appear to trigger any buffer requirements. This is subject to change as more information becomes available. A full buffer analysis will be done at time of subdivision review if necessary.
2.	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. No action required at this time.
3.	Comprehensive Planning	The future land use (FLU) is Suburban Estates (SE) which allows for one single family resident on at least one acre.
4.	Comprehensive Planning	Policy FLU 1.10 (f)- Development within the Econlockhatchee River Basin as a whole shall ensure the protection of floodplain, wetlands and critical native upland habitat; encroachment (fill) proposed to be placed or deposited within the 100 year floodplain as identified by the Federal Emergency Management Administration must comply with all applicable Federal and County regulations.
5.	Comprehensive Planning	Please be advised that the property may contain wetlands and must demonstrate compliance with Policy FLU 1.3 Wetlands Protection and Policy CON 7.4 Wetlands Regulation.
6.	Natural Resources	For parcels created or altered after 2015, all new principal structures must maintain a 50-foot setback from the normal high-water line when abutting natural water bodies.
7.	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.
8.	Natural Resources	There is a 50 ft. average, 25 ft. minimum setback from all isolated wetlands within the Econ River Basin. SCLDC 30.1085
9.	Natural Resources	According to the county wetland maps, wetlands are possibly located along Lake Geneva and concentrated on the westernmost parcel. ***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. **
10.	Planning and Development	The two parcels are not abutting and therefore cannot be combined as indicated in the application. The lot line reconfiguration would need to involve parcel #22-20-32-300-0320-0000, which separates parcels 22-20-32-300-031B-0000 and 22-20-32-300-026A-0000.
11.	Planning and Development	BUILDING SETBACKS: The setbacks for the A-1 zoning district are: 50-ft Front Yard, 30-ft Rear yard, 10-ft Side Yard, 50-ft Side Street.

12.	Planning and Development	<p>Net Buildable Area Definition: 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.</p> <p>The A-1 (Agriculture) zoning district requires a legal parcel to have a minimum of one (1) acre of net buildable area. Each newly created or modified parcel must meet the minimum net buildable area requirement.</p>
13.	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.
14.	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
15.	Public Safety - Fire Marshal	Fire department access roads shall extend to within 50 FT of a single door providing access to the interior of the building per Section 18.2.3.2.1 NFPA 1 2018 Edition.
16.	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.
17.	Public Works - Engineering	The proposed project is located within the Big Econ drainage basin.
18.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to The St Johns.
19.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope to the north.
20.	Public Works - Engineering	A portion of the lot lies within the floodplain. No impacts to the floor plain are allowed. 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>
21.	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> )

## 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
Buffers and CPTED	Maya Athanas	<a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a>	Review Complete	(407) 665-7388
Building Division	Jay Hamm	<a href="mailto:jhamm@seminolecountyfl.gov">jhamm@seminolecountyfl.gov</a>	Review Complete	
Comprehensive Planning	Tyler Reed	<a href="mailto:treed@seminolecountyfl.gov">treed@seminolecountyfl.gov</a>	Review Complete	
Environmental Services	Paul Zimmerman	<a href="mailto:pzimmerman@seminolecountyfl.gov">pzimmerman@seminolecountyfl.gov</a>	No Review Required	Paul Zimmerman, PE (407) 665-2040

Impact Analysis Coordination	William Wharton	wwharton@seminolecountyfl.gov	No Review Required	
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	Review Complete	Phone: 407-6656-7391
Planning and Development	Doug Robinson	drobinson03@seminolecountyfl.gov	Review Complete	(407) 665-7308
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	Review Complete	
Public Works - Engineering	Jennifer Goff	jgoff@seminolecountyfl.gov	Review Complete	Jennifer Goff 407-665-7336

## 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>