



SEMINOLE COUNTY PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET, SANFORD, FLORIDA 32771
(407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV
www.seminolecountyfl.gov

MINOR PLAT PRE-EVALUATION

A MINOR PLAT PRE-EVALUATION MUST BE COMPLETED PRIOR TO SUBMITTING A MINOR PLAT APPLICATION

REQUIRED ATTACHMENTS

- Application
- Application fee (\$110.00)
- Concurrency fee, if applicable (concurrency is required if traffic and/or impervious area is increased)
- Preliminary sketch of the proposed plat showing all lot line configurations

DELIVERY METHODS

Completed forms and all the above required attachments may be sent via:

- **E-mail:** Eplandesk@seminolecountyfl.gov
- **Hand delivery:** Seminole County Planning & Development Division, West Wing, Second Floor, Room 2028, 1101 East First Street, Sanford, Florida 32771
- **Mail:** Seminole County Planning & Development Division, 1101 East First Street, Sanford, Florida 32771



SEMINOLE COUNTY
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PROJ. #: _____

MINOR PLAT PRE-EVALUATION

MINOR PLATS MUST MEET THE REQUIREMENTS OF THE SEMINOLE COUNTY LAND DEVELOPMENT CODE CHAPTER 35 SUBDIVISION REGULATIONS SECTION 35.122

APPLICATION FEE

MINOR PLAT PRE-EVALUATION \$110.00 (DEDUCTED FROM MINOR PLAT FEE IF APPLIED FOR W/IN 1 YEAR)

PROJECT

PARCEL ID #(S):	
EXISTING USE(S):	PROPOSED USE(S):
TOTAL ACREAGE:	BCC DISTRICT:
WATER PROVIDER:	SEWER PROVIDER:
ZONING:	FUTURE LAND USE:

APPLICANT

NAME:	COMPANY:	
ADDRESS:		
CITY:	STATE:	ZIP:
PHONE:	EMAIL:	

CONSULTANT

NAME:	COMPANY:	
ADDRESS:		
CITY:	STATE:	ZIP:
PHONE:	EMAIL:	

STAFF USE ONLY

PM:	REC'D DATE:	COMMENTS DUE:
ZONING:	WATER:	LOCATION:
FLU:	SEWER:	
BCC:	ACREAGE:	

SEMINOLE COUNTY LAND DEVELOPMENT CODE:

Sec. 35.122 Minor Plat approval; criteria.

- (a) When a parcel of record exists on the effective date of this section, the Planning and Development Director or her or his designee may waive the requirements of this Code relating to conceptual and development plans and may permit the submission and approval of final plans and final plat in accordance with sections 35.14, 35.44 and 35.61 if the following criteria are met:
- (1) The parcel abuts and each created lot will abut existing dedicated public right of way that conforms to the County's standards for width; and
 - (2) Each created lot shall have a minimum lot frontage of twenty feet (20').
 - (3) The development of the parcel would require no additional facility improvements to potable water, sanitary sewer, drainage facilities or roads; and
 - (4) The parcel would be subdivided into no more than four (4) agricultural or residential lots or two (2) non-residential or non-agricultural lots; and
 - (5) If septic tanks are to be utilized for sewage disposal, each lot must conform to the standards set forth in section 35.64; and
 - (6) The subdivision of the parcel would meet all requirements of Part 4 of this Chapter which requirements may be waived by the Development Review Manager if he or she finds and determines that the general intent of this Chapter is met and the subdivision otherwise complies with State law.
- (b) A parcel of land may receive the benefit of the minor plat process on only one (1) occasion and a replat of the subject property shall not be processed under the provision of section 35.182.
(§ 2, Ord. No. 89-3, 2-14-89; § 6.82, LDC, through Supp 16; Ord. No. 00-44, § 60, 8-22-00).

Net buildable acreage: WITHIN URBAN SERVICE AREA: The total number of acres within the perimeter boundaries of a development, excluding lakes and wetlands and flood prone areas.
(§ 2, Ord. No. 88-10, 9-13-88; Ch. 2, LDC, through Supp 16).

Net buildable acreage: WITHIN EAST RURAL AREA: The total number of acres within the perimeter boundaries of a development, excluding areas devoted to road rights-of-way widths, transmission power line easements, natural lakes and areas defined as wetlands or flood prone areas.
(§ 2, Ord. No. 88-10, 9-13-88; Ch. 2, LDC, through Supp 16).

A dated copy of School Impact Analysis submitted to the School Board is required for final minor plat approval.

Sec. 30.42. - Planning Manager.

- (b) It is the intent of these land development regulations that questions of interpretation and enforcement shall first be presented to the Planning Manager that such questions shall be presented to the Board of Adjustment only on appeal.
(§ 13, Ord. No. 88-10, 9-13-88; § 5.42, LDC, through Supp 16; Ord. No. 97-18, § 2, 5-13-97; Ord. No. 02-53, § 1, 12-10-02; Ord. No. 02-53, § 14, 12-10-02).