

Minor Plat Preliminary Evaluation

Minor Plats **MUST** meet the requirements of Seminole County Land Development Code Chapter 35 Subdivision Regulations Section 35.122. It is highly recommended that a preliminary evaluation be completed prior to any minor plat application to ensure that the basic requirements for a minor plat can be met.

\$110.00 (make check payable to Seminole County BCC)

If a minor plat application is submitted as a result of this review, the application fee for the preliminary evaluation will be applied to the Minor Plat fee.

A preliminary sketch of the proposed plat showing lot line configuration MUST be attached

Application date: _____

Applicant name: _____

Phone: _____

Fax: _____

email: _____

Parcel number: _____

Property address: _____

Mailing address: _____

The completed Minor Plat Preliminary Evaluation will be faxed or mailed to the applicant.

BELOW IS FOR OFFICIAL USE ONLY

Project number: _____

Route to:

- Project Manager: _____
- Drainage
- Roads
- Utility
- Wetland
- Flood Prone ***please return this form to the Development Review Project Manager***

Is the property flood prone?		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Flood Zone:		BFE:	Community # 120289 Panel #:
Comments:			

Comment Due Date: _____

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: The total number of acres within the perimeter boundaries of a development, excluding areas devoted to rights-of-way widths, transmission and power line easements, lakes and areas defined as wetlands and floodprone 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. (for final minor plat approval)