

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Please review the comments below. If upon reviewing the comments 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 or call (407) 665-7372 no later than noon on Friday, July 11, 2025, in order to place you on the Wednesday, July 16, 2025 meeting agenda.

MEETINGS ARE HELD IN A HYBRID FORMAT (IN-PERSON AND VIRTUALLY). IF YOU REQUEST A MEETING, PLEASE INDICATE WHETHER YOU WOULD LIKE TO ATTEND THE MEETING IN-PERSON OR VIRTUALLY.

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

PROJECT NAME:	LUKAS NURSERY - PRE-APPLICATION	PROJ #: 25-80000071
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/23/25	
RELATED NAMES:	EP STANLEY T LUKAS II	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	20-21-31-300-0020-0000+++	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO REDEVELOP AN EXISTING NURSERY ON 18.38 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE SOUTHWEST CORNER OF SLAVIA RD AND W SR 426	
NO OF ACRES	18.38	
BCC DISTRICT	1 - DALLARI	
CURRENT ZONING	A-1	
LOCATION	SOUTHWEST CORNER OF SLAVIA RD AND W SR 426	
FUTURE LAND USE-	COM/OFF/MDR	
APPLICANT:	CONSULTANT:	
STANLEY T LUKAS II LUKAS FAMILY PARTNERSHIP LLLP 1909 SLAVIA RD OVIEDO FL 32765 (407) 365-6163 STANLEY@LUKASNURSERY.COM	LEE THOMPSON V.P. H&T CONSULTANTS, INC. 9310 OLD KINGS RD S JACKSONVILLE FL 32257 (904) 419-1001 HANDTCON@BELLSOUTH.NET	

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

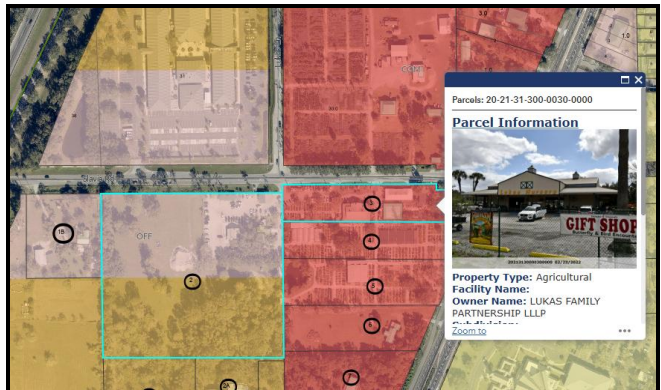
- The subject property has Commercial, Office and Medium Density Residential Future Land Use designations and A-1 (Agricultural) zoning.
- The proposed uses are not permitted in the A-1 (Agriculture) zoning district and will require the applicant to apply for a Small Scale Future Land Use Amendment from Office and Medium Density Residential to Commercial for the western portion of the site and a Rezone from A-1 (Agriculture) to C-1 (Retail Commercial) for the entire site.
- The applicant will be required to obtain Site Plan approval for the proposed uses. As part of this process, the property shall be brought into compliance with current codes, including but not limited to landscaping, parking lot striping, ADA accessibility improvements, drainage, etc.

PROJECT AREA ZONING AND AERIAL MAPS

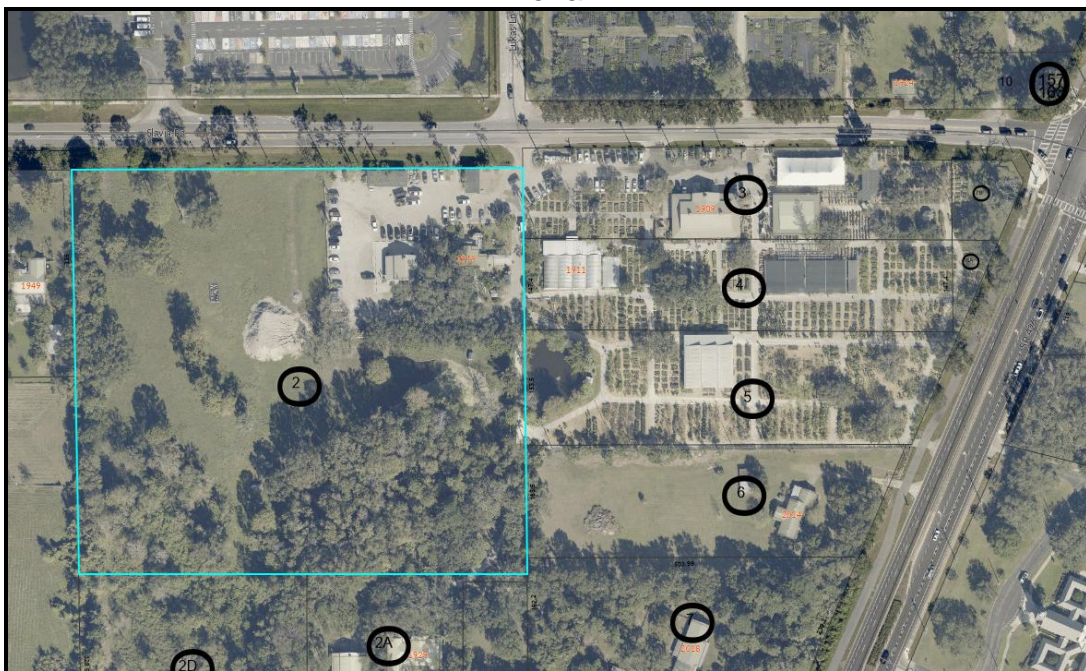
Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE
1	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU
2	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.
3	Buffers and CPTED	A full buffer review will be done at time of site plan review.
4	Buffers and CPTED	For a complete Buffer review, please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.
5	Buffers and CPTED	Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.
6	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.
7	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.
8	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.
9	Comprehensive Planning	Proposed site has multiple Future Land Uses. Parcel 20-21-31-300-0020-0000 has Future Land Use of OFF. Parcels 20-21-31-300-0030-0000, 20-21-31-300-0040-0000, 20-21-31-300-0050-0000, 20-21-31-300-0060-0000 have Future Land Use of COM.
10	Comprehensive Planning	OFF (Office) Future Land Use allows for 0.35 (FAR) floor area ratio. Allowable Uses for OFF are stated in Future Land Use Comprehensive Plan Policy FLU 5.3.1 Office as follows: Uses B General office development; Based on this, the proposed use of office is consistent, however, the additional uses, such as storage, may need to be relocated to the portion of the site with the COM FLU. Underlying zoning criteria must also be met.
11	Comprehensive Planning	Future Land Use of COM has a s 0.35 floor area ratio (FAR) as stated in Policy FLU 5.3.3 Commercial with the following listed uses: Uses F Amusement and commercial recreation within an enclosed building; Based on this, the site is consistent with F Amusement and commercial recreation within an enclosed building. Underlying zoning criteria must also be met.
12	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. There is a 12" PVC potable water main running along the north side of Slavia Road as well as a 12" PVC potable water main running along the northwest side of W State Road 426.

13	Environmental Services	This development is within Seminole County's sanitary sewer service area and is required to connect. There is an 8" PVC force main running along the north side of Slavia Road as well as a 16" PVC force main running along the southeast side of W State Road 426. The developer would have to build a private pump station to pressurize the sanitary sewer flow to connect to our force main system.
14	Environmental Services	This development is not within any reclaim irrigation service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.
15	Environmental Services	Be advised that W State Road 426 is an FDOT right of way so any utility construction work within this area will require an FDOT utility permit.
16	Environmental Services	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml . This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.
17	Natural Resources	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.
18	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)
19	Natural Resources	Barriers for the designated protected trees must be in place prior to any land clearing occurring near protected trees designated to remain. The property owner shall guarantee survival of retained or replacement trees for one (1) year from the issuance of a certificate of completion, or until the issuance of a certificate of occupancy on single-family residential lots. SCLDC 60.8(b)
20	Natural Resources	Protective barriers shall be placed at points not closer than six (6) feet from the base of the tree or at the radius of distance of one (1) foot radius for every one (1) inch of diameter of tree or stand of trees, whichever is greater to a maximum of twenty four (24) feet from the center of the tree. If circumstances exist that require encroachment of the drip-line, the Development Services Director, or designee may use discretion in allowing the barriers to be placed closer to the tree trunk. No attachments or wires other than those of a protective or nondamaging nature shall be attached to any tree. SCLDC 60.8(c)
21	Natural Resources	Protective barriers shall consist of three (3) foot tall temporary fencing with posts spaced six (6) feet apart and linked together with brightly colored net fence fabric. SCLDC 60.8(d)

22	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)
23	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)
24	Natural Resources	According to the county wetland maps, wetlands are possibly located on the southwestern portion of the property. ***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. **
25	Natural Resources	Wetland boundaries need to be delineated by a wetlands specialist and approved by Seminole County and staff of FDEP if residential not in the WRPA or SJRWMD if residential in the WRPA or if in a Commercial plat. The plat must show the approved wetland line and provide the date and name of the SJRWMD reviewer.
26	Natural Resources	A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.
27	Natural Resources	Conservation easements dedicated to Seminole County will be required over the wetlands and required buffers, and all property within the 100 year flood plain.
28	Natural Resources	Resources for wetland information: St. Johns River Water Management District: www.sjrwmd.com Florida Department of Environmental Protection: www.dep.state.fl.us Seminole County Map Resources: www.seminolecountyfl.gov Wetland and Flood Prone: Under ONLINE SERVICES / Interactive Maps / Information Kiosk Quadrangles: DEPARTMENTS/ Information Technologies / GIS / Maps available for viewing / Wetland quadrangle maps. Seminole County Property Appraiser Map Resources: http://www.scpafl.org Zoning, Future Land Use, FEMA, Aerials
29	Planning and Development	The proposed uses are not permitted in the A-1 (Agriculture) zoning district and will require the applicant to apply for a Small Scale Future Land Use Amendment from Office and Medium Density Residential to Commercial for the western portion of the site and a Rezone from A-1 (Agriculture) to C-1 (Retail Commercial) for the entire site.
30	Planning and Development	The Future Land Use Amendment and Rezone application can be found here: https://www.seminolecountyfl.gov/docs/default-source/pdf/rezone-land-use-amendment-ada.pdf?sfvrsn=83efa8b6_1
31	Planning and Development	Each newly proposed building will be required to demonstrate that they meet the applicable building setbacks at the time of site plan approval. Staff may recommend combining the four parcels, which can be assessed at the time of Site Plan review. Combining all four parcels will require all existing structures on the site to comply with the applicable building setback requirements.

32	Planning and Development	<p>The applicant will be required to obtain Site Plan approval for the proposed uses. As part of this process, the property shall be brought into compliance with current codes, including but not limited to landscaping, parking lot striping, ADA accessibility improvements, drainage, etc. The Site Plan review process can be found in the Seminole County Land Development Code (SCLDC), Chapter 40. The Site Plan must meet all requirements of the SCLDC including, but not limited to building/structure setbacks, parking requirements, access/drive aisle, open space, landscape buffers, stormwater, etc. Information can be found at:</p> <p>http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stm</p>
33	Planning and Development	<p>The off street parking requirements for general business/retail/office uses are: 4 parking spaces for every 1,000 square feet of floor area for the first 10,000 square feet and 3 spaces for every 1,000 square feet above 10,000 square feet. Parking and parking lot landscaping requirements can be found in SCLDC Chapter 30 Part 11.</p> <p>https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE</p>
34	Planning and Development	<p>If any outdoor lighting is proposed, a photometric plan may be required. SCLDC lighting regulations:</p> <p>https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE</p>
35	Planning and Development	<p>Community Meeting Procedures - SCLDC Section 30.3.5.3</p> <p>Prior to staff scheduling the required public hearings, the applicant must conduct a community meeting. The community meeting shall be held at least 20 calendar days prior to the scheduled public hearing in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. Prior to scheduling the community meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e), before mailing it out to the surrounding neighbors. After the community meeting has commenced, the applicant will be required to upload into ePlan or email the project manager the community meeting minutes, sign-in sheet, and addresses.</p> <p>https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf</p>
36	Planning and Development	<p>Twenty-five (25) percent open space shall be required. The purpose of open space in non-residential developments is to set aside areas for landscaping, buffering, storm water retention, recreation, and/or preservation of natural resources.</p>
37	Planning and Development	<p>Step 1 – Rezoning: Requires a recommendation from the Planning and Zoning Commission (P&Z) and final decision by the Board of County Commissioners (BCC). The Rezone process may take 3 -4 months, depending on staff review timelines and Board agenda scheduling deadlines.</p> <p>Step 2 – Site Plan: Approval of the Site Plan is reviewed administratively.</p>

38	Planning and Development	Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions - SCLDC Section 30.3.4: Placards, which will be provided to the applicant by staff, shall be posted to the property at least 15 days prior to a scheduled public hearing. The placards shall state the time and place of the hearing and the nature of the matter to be discussed. An Affidavit of proof of the required publication and placards posting shall be presented to staff prior to the public hearing by the applicant.
39	Planning and Development	The subject property has Commercial, Office and Medium Density Residential Future Land Use designations and A-1 (Agricultural) zoning.
40	Planning and Development	The building setbacks for the current A-1 zoning district are: front - 50 feet, sides - 10 feet, and rear - 30 feet. The building setbacks for the recommended C-1 zoning district are: front - 25 feet, sides - 0 feet, and rear - 10 feet. The building setbacks can be found in SCLDC Section 30.7.3. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT7DEST_S30.7.3DISTTA
41	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.
42	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.
43	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
44	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 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector 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"
45	Public Works - Engineering	The proposed project is located within the Howell Creek drainage basin.

46	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has generally poorly drained soils. Please note that there may be significant muck on a portion of the property.
47	Public Works - Engineering	Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the predevelopment rate of discharge for the 25-year,24-hour storm event. There appears to be some stormwater storage on the property. This storage will be required to be considered in the design. Note that there are known drainage issues downstream and additional volume would be required to be held onsite. The site does not have an existing stormwater system onsite. Water quality will be required to be addressed for the entire site.
48	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope west.
49	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to an existing ditch along the western side of the property. Please note that a drainage easement may be needed along the ditch if it does not already exist.
50	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.
51	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 www.sjrwmd.com .
52	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.
53	Public Works - Engineering	The property is adjacent to Slavia Road which is classified as an Urban Major Collector Road. Slavia Road is currently programmed to be improved according to the County 5-year Capital Improvement Program. Please verify with Public Works 407-665-5674 if the improvements will go through this area.
54	Public Works - Engineering	Please note that the last proposed out only driveway does not meet separation requirements and is at the start of the turn lane onto SR 426. This will have to be evaluated and may not be allowed. The far west driveway is in conflict with Master Academy turn lane. This access would be limited to right in and right out only and need to be designed to prohibit other movements.
55	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.
56	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.
57	Public Works - Impact Analysis	NRR, net new trips generated < requirement. Any proposed new driveway will have to be reviewed during site plan phase and approved by the County.

DEPARTMENT PROJECT STATUS AND CONTACT

This section shows the reviewers of this project from the various departments.

DEPARTMENT	STATUS	REVIEWER
Buffers and CPTED	Review Complete	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Building Division	Review Complete	Jay Hamm (407) 665-7468 jhamm@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German (407) 665-7377 dgerman@seminolecountyfl.gov
Environmental - Impact Analysis	No Review Required	Becky Noggle (407) 665-2143 bnoggle@seminolecountyfl.gov
Environmental Services	Review Complete	James Van Alstine (407) 665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Review Complete	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald (407) 665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Jim Potter (407) 665-5764 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez (407) 665-5716 aperez07@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

https://library.municode.com/fl/seminole_county/codes/land_development_code

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/>

Seminole County Property Appraiser Maps:

<https://map.scpafl.org/>

Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml>

Wekiva Consistency form:

<https://www.seminolecountyfl.gov/docs/default-source/pdf/WekivaRiverAreaConsistencyFormNovember2024ADA.pdf>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8150	www.altamonte.org
Casselberry	(407) 262-7751	www.casselberry.org
Lake Mary	(407) 585-1369	www.lakemaryfl.com
Longwood	(407) 260-3462	www.longwoodfl.org
Oviedo	(407) 971-5775	www.cityofoviedo.net
Sanford	(407) 688-5140	www.sanfordfl.gov
Winter Springs	(407) 327-5963	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) 665-3605	www.floridahealth.gov

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu