

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

Please review the comments below. If you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee, please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, 05/31/2023, in order to place you on the Wednesday, 06/05/2023 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	ARROWS SENIOR CARE - PRE-APPLICATION	PROJ #: 24-80000063
APPLICATION FOR	DR - PRE-APPLICATION DRC	
APPLICATION DATE	5/10/24	
RELATED NAMES	EP CAROL MCINTYRE	
PROJECT MANAGER	ANGI GATES (407) 665-7465	
PARCEL ID	24-20-29-504-0000-2320	
PROJECT DESCRIPTION:	PROPOSED SPECIAL EXCEPTION TO INCREASE THE CAPACITY FROM 6 BEDS TO 8 BEDS ON 1 ACRE IN THE A-1 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF WALDEN POND CV, EAST OF LONG POND DR	
NO OF ACRES	1.00	
BCC DISTRICT	5: HERR	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTH SIDE OF WALDEN POND CV, EAST OF LONG POND DR	
FUTURE LAND USE	SE	
APPLICANT:	CONSULTANT:	
CAROL MCINTYRE ARROWS UNLIMITED FL 2825 WALDENS PONE CV LONGWOOD FL 32779 (347) 495-6929 CCMAC888@GMAIL.COM	AHSAN RAZA 1130 SETON HALL CT SANFORD FL 32771 (407) 617-7580 IPAALF@GMAIL.COM	

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](#).

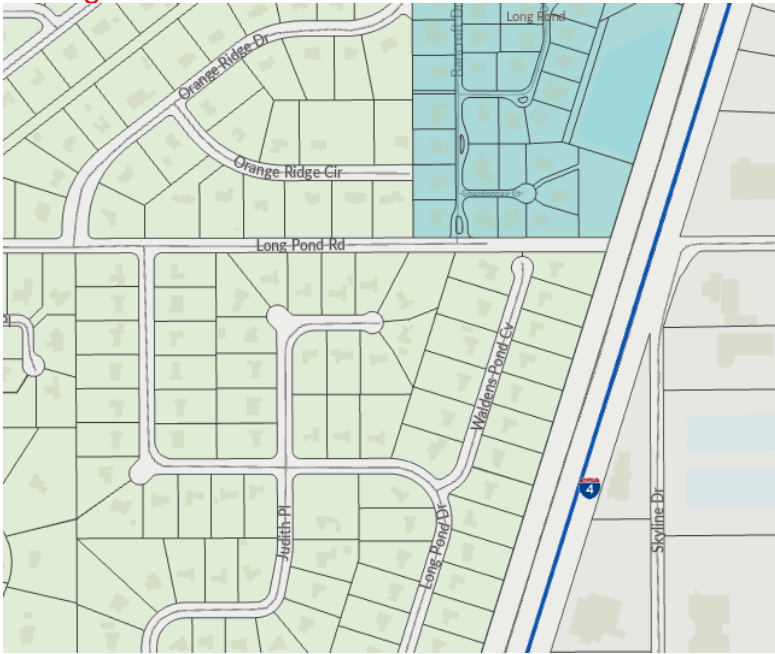
PROJECT MANAGER COMMENTS

How many employees will be on site at the same time?

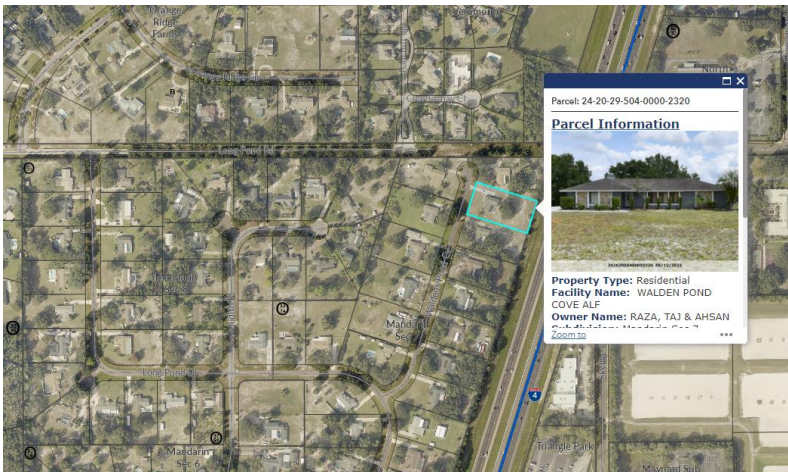
Will any of the residents be driving?

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Aerial



AGENCY/DEPARTMENT COMMENTS

REF #	REVIEWED BY	COMMENT	STATUS
1	Environmental Services James Van Alstine	This development is not within Seminole County's utility service area. Please coordinate with Sunshine Water Services if any utility (water/sewer) improvements need to be made to increase capacity.	Info Only
2	Planning and Development Angi Gates	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: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
3	Planning and Development Angi Gates	The proposed use is only permitted in the A-1 Zoning District designation by approval of a Special Exception: https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/special-exception-process-requirements.stml	Info Only
4	Planning and Development Angi Gates	Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30. Parking requirements for the subject use are: Hospitals, Sanitariums and Convalescent Homes. Two (2) spaces for each bed.	Info Only
5	Planning and Development Angi Gates	Seminole County requires community meetings for all Special Exceptions. Please see the Community Meetings link in the Resources tab located at the top of your ePlan task window or below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf	Info Only
6	Planning and Development Angi Gates	New Public Notification Procedures are required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link in the Resources tab located at the top of your ePlan task window or below for the requirements: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf	Info Only

7	Public Safety - Fire Marshal Matthew Maywald	This project falls under the Uniform Fire Safety Standards as defined in FS 633.206 and will have specific fire and life safety requirements as defined in FAC 69A.	Info Only
8	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
9	Public Safety - Fire Marshal Matthew Maywald	Per NFPA 101, Chapter 32 a small facility is classified as not more than 16 residents. A large facility is 16 or more residents. Depending on the amount of proposed residents may generate further requirements within the code to include upgrades to the fire alarm, sprinkler system and other requirements.	Info Only
10	Building Division Jay Hamm	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
11	Planning and Development Angi Gates	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Info Only
15	Buffers and CPTED Maya Athanas	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
16	Buffers and CPTED Maya Athanas	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
17	Buffers and CPTED Maya Athanas	Parking lot landscaping may be required in accordance with SCLDC Sec. 30.14.13.	Info Only
18	Buffers and CPTED Maya Athanas	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development if necessary.	Info Only
19	Buffers and CPTED Maya Athanas	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.	Info Only

20	Public Works - Engineering Vladimir Simonovski	It appears that the site will not undergo any changes; however, if the special exception is approved and the site requires certain modifications per the SC Land Development Code, the engineering requirements (traffic, drainage, and grading) will be assessed through the Site Permit process.	Info Only
21	Comprehensive Planning Doug Robinson	Adult congregate living facilities are considered a to be a special exception in the Suburban Estates (SE) Future Land Use designation.	Info Only

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 AND CONTACT INFORMATION
Public Works - Engineering	Vladimir Simonovski 407-665-5762 vsimonovski@seminolecountyfl.gov
Environmental Services	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Buffers and CPTED	Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov
Comprehensive Planning	Doug Robinson 407-665-7308 drobinson03@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Planning and Development	Angi Gates 407-665-7465 agates@seminolecountyfl.gov
Building Division	Jay Hamm 407-665-7468 jhamm@seminolecountyfl.gov

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.stml>

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.stml>

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) 665-3621	

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org