

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) 665-7374 no later than noon on Wednesday, November 26, 2025, in order to place you on the Wednesday, December 3, 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:	RIVERSONG - PRE-APPLICATION	PROJ #: 25-80000127
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	11/13/25	
RELATED NAMES:	EP VIJAY SEELAM	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	03-20-31-501-0A00-0010++	
PROJECT DESCRIPTION	PROPOSED LAND USE AMENDMENT FROM HIGH INTENSITY PLANNED DEVELOPMENT AIRPORT TO HIGH INTENSITY PLANNED DEVELOPMENT TRANSITIONAL, REZONE FROM PD TO PD AND SUBDIVISION FOR A MIXED DEVELOPMENT	
NO OF ACRES	32.61	
BCC DISTRICT	5: HERR	
CURRENT ZONING	PD	
LOCATION	SOUTHWEST CORNER OF RICHMOND AVE AND E SR 46	
FUTURE LAND USE	HIPAP	
APPLICANT:		CONSULTANT:
MATT STOLZ D.R. HORTON 10192 DOWNDEN RD ORLANDO FL 32832 (407) 912-5000 MWSTOLZ@DRHORTON.COM		VIJAY SEELAM ENGLAND-THIMS & MILLER INC 1411 EDGEWATER DR STE 200 ORLANDO FL 32804 (407) 815-3358 SEELAMV@ETMINC.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.

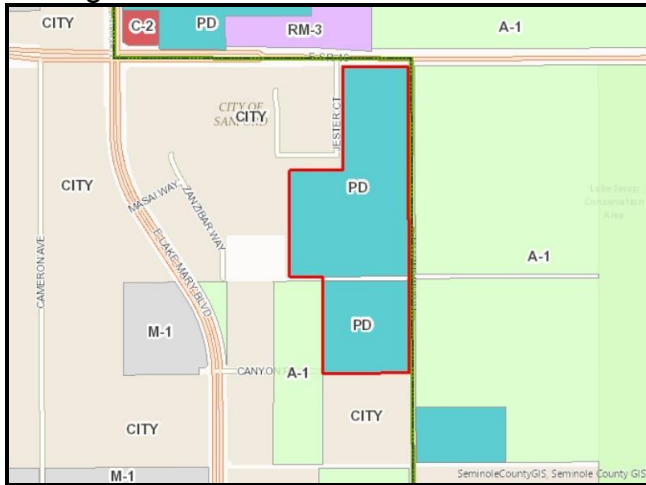
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [here](#).

PROJECT MANAGER COMMENTS

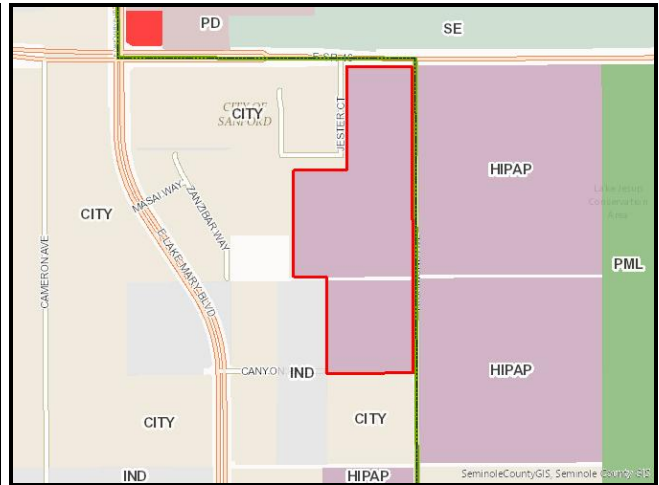
- The subject property has a Future Land Use designation of High Intensity Planned Development – Airport and has a zoning designation of PD (Planned Development).
- The Richmond Commerce Park PD is considered expired and would require a rezone and Land Use Amendment to reinstate any entitlements to the property.
- The subject site is located within the City of Sanford utility service area and previously the City has stated that they would require annexation to connect to utilities. Please contact the City at (407) 688-5000 to discuss utility requirements and a pre-annexation agreement prior to submitting a formal application with the County for development.

PROJECT AREA ZONING AND AERIAL MAPS

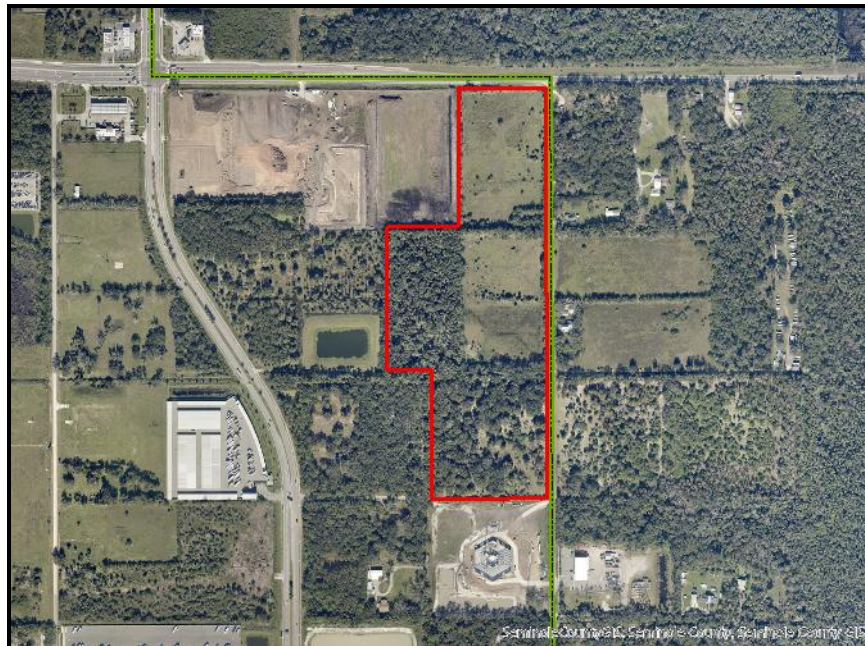
Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE
1	Buffers and CPTED	A full buffer review will be done at time of Rezone. Upon submittal of plans, to calculate the required buffers please provide: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height
2	Buffers and CPTED	100 percent of landscaped areas are required to be irrigated. See the following link for requirements: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE
3	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
4	Buffers and CPTED	The buffer is calculated based on project intensity versus surrounding property (or roadway, as applicable) intensity. The subject property will be assigned a Land Use Intensity (LUI) rating based on proposed density/intensity. The adjacent properties will be estimated per guidelines in the code (vacant vs developed). See the link below for calculating LUI. Section 30.14.6: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN
5	Buffers and CPTED	Per SCLDC Section 30.14.15, all solid waste containers, except approved recycling containers, shall be enclosed on at least three (3) sides with a six (6) foot screen. The screen shall consist of a brick or masonry wall, or other durable, low-maintenance material consistent with the finish of the primary building, as approved by the Development Services Director. Masonry walls shall have a finished surface on the exterior side. Refuse container enclosures shall have gates with spring-loaded hinges or the equivalent, and fasteners to keep them closed at all times except during refuse pick-up. The Development Services Director may require that a hedge or similar landscaping material surround the enclosure walls. The container and enclosure shall be oriented so that the opening faces away from public streets and adjoining properties. A concrete or asphalt pad of appropriate size and construction shall be provided as a base for the container. The container pad shall be at the approximate level of the service vehicle approach area so that the truck's loading mechanism can align with the container's sleeves. The screened enclosure shall not be located in any street right-of-way or required landscape buffer. Containers and enclosures shall be located to allow ease of access for collection trucks and direct access to drive areas. Straight-in or circular drives are encouraged to reduce truck maneuvering problems. No parking or other obstructions shall be permitted in front of such containers and enclosures. Hours of operation for emptying such containers may be specified during the site plan review process based on compatibility with adjacent properties to limit noise.
6	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.

7	Buffers and CPTED	Per SCLDC Section 30.14.8 a parking buffer shall be required where a parking lot, parking structure or drive aisle is located within 25 feet of the boundary of a residential district or Future Land Use designation. This buffer is in addition to any buffer required under Section 30.14.7.
8	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.
9	Building Division	11/14/25: - Standard building permitting will apply. - Each structure, and building will require a separate permit. Example: each apartment building, townhome, signage, fence/ gate systems, retaining walls, pool, etc....
10	Building Division	11/14/25: - Apartment buildings will require full fire sprinkler and fire alarm systems.
11	Building Division	11/14/25: - Full site must be intern-connected with fully complaint accessible paths, complying with the Florida Accessibility Code.
12	Comprehensive Planning	The maximum density allowed in HIP-Transitional FLU designation is 20 units per net buildable acre. The maximum allowed intensity is 0.35 FAR
13	Comprehensive Planning	Per OBJECTIVE FLU 4.5 HIGHER INTENSITY PLANNED DEVELOPMENT (HIP) PURPOSE The Higher Intensity Planned Development (HIP) land use designation is designed as a multiple use category that combines an aggressive strategy to attract specific "target industry jobs," to support the 2008 Central Florida Regional Growth Vision by encouraging development and redevelopment in centers and corridors where urban services are available or planned to be available and to protect rural and preservation areas by minimizing urban sprawl.
14	Comprehensive Planning	Projects within any HIP FLU shall A. Maintain compatibility by providing a transition of land use types, densities, intensities, and heights to buffer existing neighborhoods from nonresidential areas; GROW WALKABLE, ACTIVE PLACES FLU-80 B. Discourage urban sprawl by clustering economic development activities along growth corridors; C. Promote the development of significant employers and target industries that will provide jobs in close proximity to the County's existing residential areas, support existing and future mass transit systems, including SunRail commuter rail, and make the most efficient use of the County's substantial investment in infrastructure and services; D. Promote significant employer and target business development in close proximity to the regional road network and SunRail commuter rail stations, providing high visibility and convenient access; E. Ensure sufficient availability of land to realize the economic development goals of the County set forth in this Plan; F. Provide for airport-supportive employment and higher intensity mixed-use development that is compatible with the operation and expansion of the Orlando Sanford International Airport; and G. Allow housing supportive of and ancillary to the target industries associated with each HIP type, providing residential development in close proximity to target industry employment centers, consistent with standards for each HIP type.
15	Comprehensive Planning	Please see exhibit FLU-24 for permitted uses. Commercial uses allowed with conditional approval: Restaurant/bank Convenience store Neighborhood commercial Community shopping center

16	Comprehensive Planning	The proposed project does not appear to meet the intent of the HIP-AP or HIP-TR FLU. Staff would recommend a greater mix of uses, such as office, and more pedestrian accessibility throughout the project.
17	Comprehensive Planning	Per exhibit FLU-24, apartments with 3 stories or greater require special consideration of compatibility with surrounding uses.
18	Comprehensive Planning	Please see Policy FLU 4.5.7 Higher Intensity Planned Development (HIP) Development Guidelines, which outlines the requirements for the design. The current design does not meet these guidelines.
19	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Sanford to service it. No review required.
20	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2
21	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.
22	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)
23	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)
24	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)
25	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)
26	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)

27	Natural Resources	Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)
28	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)
29	Natural Resources	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)
30	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.
31	Natural Resources	Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7)
32	Natural Resources	In the case of a subdivision development, an application for an arbor permit shall accompany the preliminary subdivision plan of said subdivision and shall be submitted to the Development Review Division for review. SCLDC 60.10(a)(1)
33	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)
34	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)
35	Natural Resources	No subdivision may be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit will be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Special consideration will be given for waterfront features and shoreline protection as specified in Chapter 71 of this Code. SCLDC 35.61(b)
36	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)

37	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.
38	Natural Resources	According to the county wetland maps, wetlands are possibly located on the western side 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. **
39	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.
40	Natural Resources	A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.
41	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.
42	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
43	Planning and Development	The subject property has a Future Land Use designation of High Intensity Planned Development – Airport and has a zoning designation of PD (Planned Development).
44	Planning and Development	The Richmond Commerce Park PD is considered expired and would require a rezone and Land Use Amendment to reinstate any entitlements to the property.

45	Planning and Development	<p>A Land Use Amendment and PD Rezone may take between 5-6 months and involves a public hearing with the Planning & Zoning Commission (P&Z) followed by a public hearing with the Board of County Commissioners (BCC). Rezones also require the applicant to conduct a community meeting.</p> <p>Step 1 – Land Use Amendment and PD Rezone Requires a recommendation from P&Z and final decision by the BCC.</p> <p>Step 2 – PD Final Development Plan Approved at the staff level.</p> <p>Step 3 – Preliminary Subdivision Plan (PSP) If the property is being subdivided, a PSP must be submitted for technical review and approval by P&Z. If subdivision of the subject site is not being proposed, this step may be skipped.</p> <p>Step 4 – Site Plan/Final Engineering Approval of the plans reviewed administratively (can be combined with the PD Final Development Plan).</p> <p>Step 5 – Final Plat If the property is being subdivided, the Final Plat must be submitted and reviewed by staff and approved by the BCC as a consent agenda item.</p> <p>Information on PD Rezoning can be found at: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.stml</p> <p>Information on the Subdivision Review Process can be found at: https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/subdivision-plan-approval-procedures/subdivision-application-procedure-Summary</p>
46	Planning and Development	<p>Per SCLDC Sec. 30.8.5 Intent and purpose –</p> <ul style="list-style-type: none"> • The Planned Development (PD) district is intended to facilitate various development types, and combinations thereof, that may be difficult to achieve under conventional zoning regulations. • Planned developments shall promote flexibility and creativity in addressing changing social, economic and market conditions, especially where they are used to implement adopted policies of the Comprehensive Plan. • Examples of development concepts that may be appropriate for PD zoning include, but are not limited to, enhanced protection of natural resource areas, mixed use or transit-oriented development, and infill development or redevelopment.

47	Planning and Development	<p>Per SCLDC Sec. 30.8.5.3 Review Criteria –</p> <p>(a) Comprehensive Plan Consistency. In approving a planned development, the Board of County Commissioners shall affirm that the proposed development is consistent with the Comprehensive Plan, and effectively implements any performance criteria that the Plan may provide.</p> <p>(b) Greater Benefit and Innovation Criteria. In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented through existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following:</p> <ol style="list-style-type: none"> (1) Natural resource preservation. (2) Crime Prevention (CPTED). (3) Neighborhood/community amenities. (4) Provision of affordable or workforce housing. (5) Reduction in vehicle miles traveled per household. (6) Transit-oriented development. (7) Provision of new multimodal connectivity. (8) Innovation in water or energy conservation. (9) Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan. <p>(c) In addition, any proposed development under the PD ordinance must address the following goals:</p> <ol style="list-style-type: none"> (1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis. (2) Minimize transportation impacts through design elements, which may include but are not limited to: multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural design; accommodation or neighborhood electric vehicles; transportation demand management; or permitting complementary uses. <p>(d) The PD application shall include a narrative addressing the following:</p> <ol style="list-style-type: none"> (1) How the proposed development addresses the goals of the Comprehensive Plan. (2) Why the proposed development cannot be achieved under an existing conventional or special zoning district. (3) How the proposed development provides an innovative approach to land development.
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48	Planning and Development	Community Meeting Procedures Section 30.3.5.3 Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. Prior to scheduling a 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) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).
49	Planning and Development	A School Concurrency Application must be submitted to the Seminole County School Board at the same time concurrency is submitted to P&D for review. An Approved School Concurrency "SCALD" letter will be required before concurrency will be approved. All questions on School Concurrency should be directed to Joy Ford at 407-320-0560 or jford@scps.k12.fl.us.
50	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required at site plan. Outdoor lighting requires a separate permit. Outdoor lighting fixtures shall be located no less than fifty (50) feet from any property having a residential future land use designation or a residential zoning classification. Illumination onto adjacent properties shall not exceed five-tenths (0.5) foot-candles. All fixtures, including security lighting, must be cutoff fixtures. (SCLDC 30.15.1 https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeld=SECOLADECO_CH30ZORE_PT15OULIRE
51	Planning and Development	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.html
52	Planning and Development	Per Sec. 30.11.6.2 - Except where otherwise specified in this Code or Federal or State law, a minimum of twenty (20) percent of required off-street parking space shall consist of a minimum net area of two hundred (200) square feet with a minimum width of ten (10) feet and a minimum length of twenty (20) feet, exclusive of access drives or aisles thereto. (b) Up to eighty (80) percent of spaces provided may have a minimum net area of one hundred sixty-two (162) square feet, a minimum width of nine feet (9), and a minimum length of eighteen feet (18). Parallel parking spaces may be reduced to nine feet (9) in stall width. (c) Curbs, Wheel Stops, and Encroachments. (1) The maximum height of curbs shall be six (6) inches where the overhang of bumpers is anticipated. The maximum height of wheel stops shall be five (5) inches. (2) Where the curb abutting the pedestrian walkway is used as a wheel stop, the walkway must be a minimum of seven (7) feet wide to accommodate up to two (2) feet of vehicle overhang. (3) Where a curb or wheel stop is provided, the overhang of a motor vehicle past the curb or wheel stop may be counted as part of the required parking module. The adjacent parking stalls may be reduced by two (2) feet as measured from the face of the curb or wheel stop.

53	Planning and Development	Per Sec. 30.11.7 (a) - Hours of operation. Non-residential uses with after-hour deliveries or service for late-night customers can generate noise and light during evening hours which may adversely impact adjoining residences. When these activities occur on the side of a building site adjoining residences, the hours of operation may be limited during the development approval process to any combination of hours between 7:00 a.m. and 11:00 p.m. as determined on a case-by-case basis by the Planning Manager prior to issuance of any building permit for new construction, a building addition, or a change in use; provided that in no event shall the Development Services Director limit the hours of operation to less than twelve (12) consecutive hours. In the case of a rezoning to Planned Development (PD), the Board of County Commissioners shall make the appropriate findings for such limitations.
54	Planning and Development	Per SCLDC Section 30.11.7(b), all development except single-family residential and duplex uses, with parking lots or other direct access to a public road shall, as part of the development approval process, establish cross-access easements which provide for the internal connection of the parcel to adjacent parcels unless the Public Works Director makes a finding that such joint-access is not feasible or practicable based upon circumstances unique to the properties.
55	Planning and Development	At the time of site plan review the Applicant will need to demonstrate that they are providing bicycle parking. Per SCLDC Section 30.11.7.3 General Bicycle Parking Requirements. (a) Bicycle parking shall consist of short-term bicycle parking and long-term bicycle parking as required. (1) Short-term bicycle parking is generally intended to be used for less than two hours. Typical uses include visitors and customers of retail, restaurants, or medical offices. Short-term bicycle parking may include outdoor bicycle parking spaces and bicycle racks not protected from the weather. Short-term bicycle parking should be easily located and accessible to first-time visitors. (2) Long-term bicycle parking is generally intended for use for four (4) or more hours. Typical users include residents and employees. Long-term bicycle parking must be in a format intended to provide security for longer term usage such as bicycle lockers, restricted access fenced areas or rooms, or continuously monitored indoor spaces. Where feasible, long-term parking spaces should be covered. Areas provided inside of multi-story office buildings for employees and visitors counted as long-term bicycle parking must be accompanied by an approved bicycle plan showing the access route and describing operational hours and security measures. (b) Covered bicycle parking is encouraged wherever the design of the building or use being served accommodates such facilities. Please refer to Sec. 30.11.7.4 - Quality of Bicycle Parking Required in Table 11.7A.
56	Planning and Development	The subject property is adjacent to the City of Sanford. Seminole County will provide an intergovernmental notice to the adjacent city.
57	Planning and Development	The proposed parcels have a platted right-of-way that divides the property, which has been labeled as a drainage easement on the proposed site plan. This would need to be vacated to incorporate it onto the site.

58	Planning and Development	Please see SCLDC Sec. 30.8.5.5 (4) for a table indicating what elements are required to be shown on the Final Development Plan. 30.8.5.5 as well as 30.8.5.6 and 30.8.5.7 for information regarding the FDP: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT8SPZODI_S30.8.5PDPLDE
59	Planning and Development	Your project is a residential development within the Avigation Easement boundary and will require you to file an Avigation Easement in the Seminole County Public Records. DNL Noise Contours (FLU Element Exhibit-2)
60	Planning and Development	The Planned Development Future Land Use designation requires 25% open space.
61	Planning and Development	The subject site is located within the City of Sanford utility service area and previously the City has stated that they would require annexation to connect to utilities. Please contact the City at (407) 688-5000 to discuss utility requirements and a pre-annexation agreement prior to submitting a formal application with the County for development.
62	Public Safety - Fire Marshal	1. Parking Restrictions: i. Access roadway widths less than 27 paved feet must have fire lane markings on a minimum of one side of the roadway. Parking is not allowed on at least one side of the street. ii. Parking is not allowed within 20 feet on either side of any fire hydrant (Detail FD-1 located at the end of Chapter 3 of this manual). iii. Parking is not permitted within any cul-de-sac(s) or dead-end(s).
63	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.
64	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.
65	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

66	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"
67	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 4.68 inches Tread Width: 16.3 inches Chassis Overhang: 78 inches Additional Bumper Depth: 26 inches Front Overhang: 137.6 inches Wheelbase: 266 inches Overall length: 576 inches Calculated Turning Radius: Inside Turn: 25 ft. 4 in. Curb to Curb: 41 ft. 1 in. Wall to Wall: 48 ft. 1 in. Overall length: 48 ft
68	Public Works - Engineering	The future entrance to the site off of State Road 46 does not meet the 330' separation between State Road 46 and Richmond Avenue. Please relocate the entrance to meet the 330' separation or access off or cross access to the main Kings Crossing site.
69	Public Works - Engineering	The entrance to the site off of Richmond Avenue does not meet the 330' separation from State Road 46. Please relocate the entrance to meet the 330' separation.
70	Public Works - Engineering	The entrance radius should be 50' on all driveways. Please revise accordingly.
71	Public Works - Engineering	Sidewalks are required on all Roadway frontages. This includes State Road 46 and Richmond Avenue. Note that additional improvements to the ROW and additional ROW are required to facilitate the proposed improvements. This would include piping a portion of State Road 46 and other drainage and roadway improvements on Richmond Avenue. Please show the required sidewalks and ROW dedication. This includes a corner clip at State Road 46 and Richmond Avenue. Please also show ADA access from the site to the ROW(s). Clear zone may be an issue on one or more roads. Curb and gutter will be required. Provide a workable section for both roads and show as part of this plan.

72	Public Works - Engineering	There is a major ditch running through the property. There is County drainage and adjacent properties that drains through this property as well as the ditch in the unopened ROW. The historic flows cannot be blocked. The offsite drainage will have to be addressed at final engineering. The code states that open drainage cannot flow through a residential development. The Ditch may have to be piped unless designed appropriately and with the County Engineers approval. If not piped additional Easements are required over the ditch as the code requires 15' minimum and 30' if the ditch is wider than 15'. The drainage easement is from top of bank for the ditch to establish a maintainable berm. The ditch may not be completely in the 30' ROW. This may affect the site layout if it is not determined now. Please address how the development intends to address this issue so it can be required as part of the DO.
73	Public Works - Engineering	At final engineering the downstream system will have to be modeled to ensure that the drainage for the overall area can be handled in the downstream system. If it cannot be handled, it will either have to be attenuated or additional downstream improvements may be required. If the downstream system is determined to be deficient then the site will be required to hold up to the entire 25-year, 24-hour storm event onsite.
74	Public Works - Engineering	The County requires cross access. The roadway between the residential and commercial should have cross access all the way to the west property line to connect to the development to the west. Please show this on the plan.
75	Public Works - Engineering	Left turn lanes are required on Richmond Avenue going into the site as the speed limit is 35 MPH. Based on the number of trips right turn lanes may be required. A left turn lane will be required leaving Richmond Avenue onto State Road 46. A left turn Lane on State Road 46 going onto Richmond Avenue may be required based on the traffic study. A traffic signal warrant will be required at final engineering at State Road 46. Please show all required turn lanes.
76	Public Works - Engineering	Based on the traffic generated by this development Richmond Avenue will have to be widened. The width will be based on FDOT requirements based on volume. This is not a constrained section so reduced widths will not be allowed. Show the roadway width on the required sections.
77	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.
78	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 .
79	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.

80	Public Works - Impact Analysis	A Traffic Impact Study (TIS) may be required for this project if the new net external trip generation for the site generates more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th Ed. The TIS is to be prepared in accordance with the County's TIS Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo Perez, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov .
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DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	REVIEWER
Buffers and CPTED	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Building Division	Phil Kersey pkersey@seminolecountyfl.gov
Comprehensive Planning	Maya Athanas (407) 665-7388 mathanas@seminolecountyfl.gov
Environmental Services	James Van Alstine (407) 665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald (407) 665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jennifer Goff (407) 665-7336 jgoff@seminolecountyfl.gov
Public Works - Impact Analysis	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