

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

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

PROJECT NAME:	LEGACY POINTE - PRE-APPLICATION	PROJ #: 24-80000133
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	11/25/24	
RELATED NAMES:	EP MATTHEW LYONS	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	36-21-31-300-004A-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A PARKING EXPANSION AT AN EXISTING RETIREMENT FACILITY ON 43.61 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE WEST SIDE OF OLD LOCKWOOD RD, NORTH OF MCCULLOCH RD	
NO OF ACRES	43.61	
BCC DISTRICT	1: DALLARI	
CURRENT ZONING	PD	
LOCATION	ON THE WEST SIDE OF OLD LOCKWOOD RD, NORTH OF MCCULLOCH RD	
FUTURE LAND USE-	PD	
APPLICANT:	CONSULTANT:	
SHREEJI PATEL CCRC DEVELOPMENT CORP 2110 HESTIA LOOP OVIEDO FL 32765 (689) 219-8909 SPATEL@CATALYST-DG.COM	MATTHEW LYONS CATALYST DESIGN GROUP 1085 W MORSE BLVD WINTER PARK FL 32789 (689) 219-8900 MLYONS@CATALYST-DG.COM	

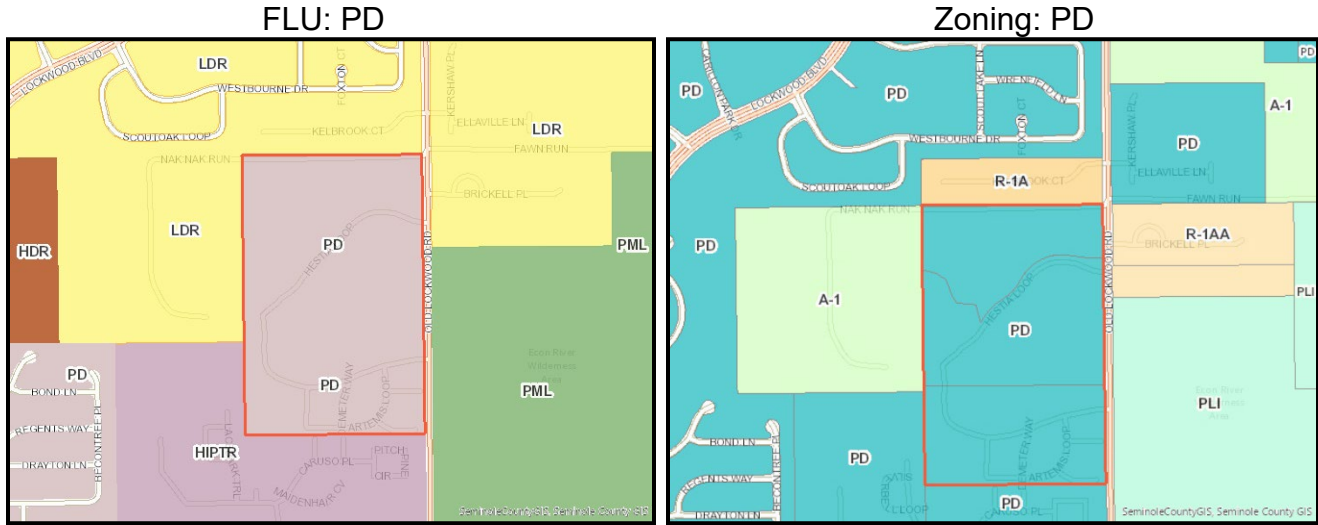
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and 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](#).

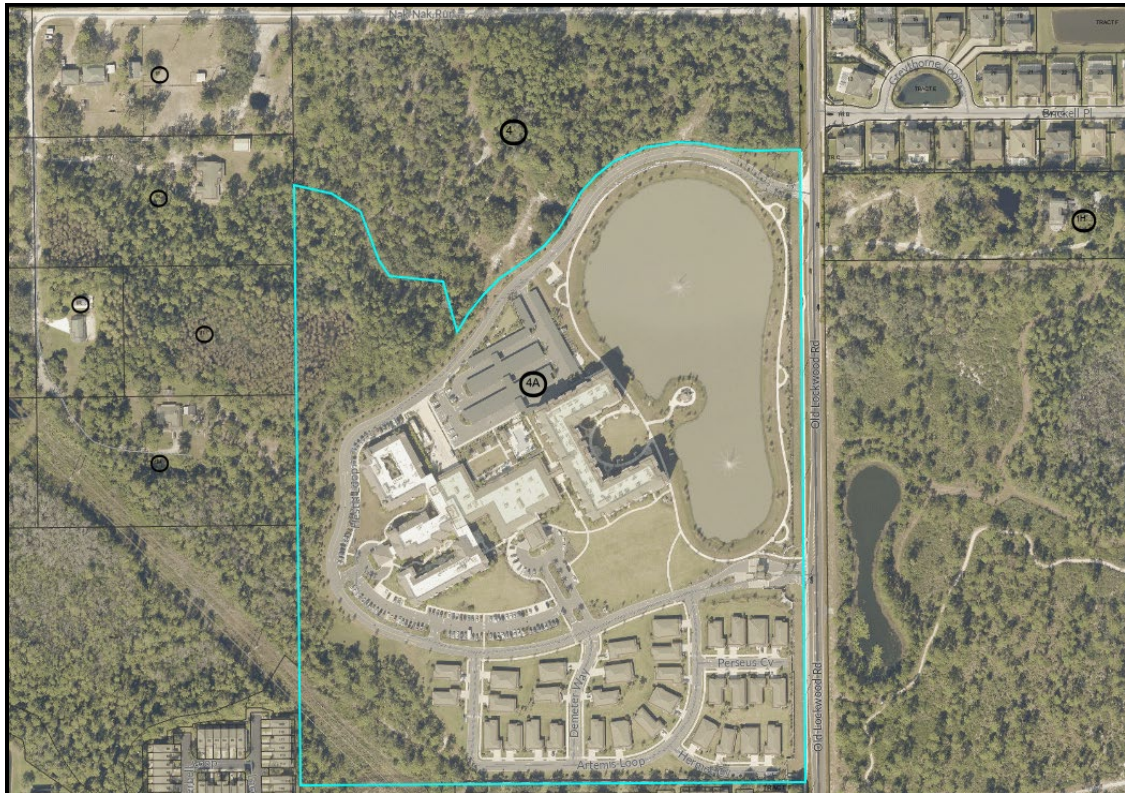
PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use (FLU) designation of Planned Development (PD) and is located within the Legacy Pointe Planned Development.
- The proposed project is subject to the Site Plan standards located within Chapter 40 of the Seminole County Land Development Code.
- There is a 50 ft. average, 25 ft. minimum setback from all isolated wetlands within the Econ River Basin.

PROJECT AREA ZONING AND AERIAL MAPS



Aerial



		by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	
7.	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)	Info Only
8.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
9.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
10.	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)	Info Only
11.	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)	Info Only
12.	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)	Info Only
13.	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)	Info Only
14.	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)	Info Only
15.	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	Info Only

		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)	
16.	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)	Info Only
17.	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)	Info Only
18.	Natural Resources	Each application for a permit to remove, relocate or replace trees covered under this Chapter 60 must be accompanied by a written statement indicating the reasons for removal, relocation or replacement of trees. SCLDC 60.10(d)	Info Only
19.	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)	Info Only
20.	Natural Resources	In the Econ, there is a 50 ft. setback from all wetlands connected to the Big Econ River and its tributaries. There is a 50 ft. average, 25 ft. minimum setback from all isolated wetlands within the Econ River Basin. Both the wetlands and upland buffers must be placed within the conservation easement, but the buffer area can be counted towards net buildable area. SCLDC 30.1085	Info Only
21.	Natural Resources	The proposed development is partially or wholly contained within the Econlockhatchee River Protection Overlay. Please see SCLDC 30.10.4.5 for regulations pertaining to this overlay.	Info Only
22.	Planning and Development	INFORMATIONAL: 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:	Info Only

		http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	
23.	Planning and Development	This property is located within the Legacy Point Planned Development and is subject to all provisions contained within Development Order #19-20500035 and Developer's Commitment Agreement (DCA) #19-20500025 as well as the addendum stated as DCA #20-20500009.	Info Only
24.	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.stml	Info Only
25.	Planning and Development	If outdoor lighting is proposed, a photometric plan with site plan submittal is recommended and a separate permit will be required in compliance with all outdoor lighting standards. (SCLDC Part 15 Chapter 30, sec. 30.15.)	Info Only
26.	Planning and Development	At the time of Site Plan application, it will be required to show that open space is still being met. Required open space per the Legacy Point PD is 25% or 10.9 acres.	Info Only
27.	Planning and Development	In the Econ, there is a 50 ft. setback from all wetlands connected to the Big Econ River and its tributaries. There is a 50 ft. average, 25 ft. minimum setback from all isolated wetlands within the Econ River Basin. SCLDC 30.1085	Info Only
28.	Planning and Development	Per the approved DCA, all parking spaces shall be a minimum of nine (9) by eighteen (18) feet, excluding handicap spaces.	Info Only
29.	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	Info Only
30.	Public Safety - Fire Marshal	All existing access to hydrants, fdc's, etc shall not be impacted by the newly created parking.	Info Only
31.	Public Works-Engineering	It appears that the first phase of this development was approved by Seminole County in 2019. There is an existing Environmental Resource Permit (ERP) (#158753-1) issued by St. Johns River Water Management District (SJRWMD) for this project. The permit was approved for 70% impervious area of the total area for the Main and Residential Drainage Basin. The Main Drainage Basin consisted of 53.3% impervious area; therefore, allowing for additional 6.25 acres of impervious area for future buildout. In early 2024, the original SJRWMD ERP was modified (#158753-2) to accommodate additional 0.13 acres within the Main Drainage Basin; therefore, allowing for additional 6.12 acres of impervious area for future buildout. It appears that the proposed parking addition will	Info Only

		<p>consist of approximately 0.20 acres and that the previously approved Stormwater Management System has sufficient capacity to accommodate this impervious area. A modification of the current SJRWMD ERP will be required, so the capacity of the development's Stormwater Management System can be tracked for possible future expansions.</p>	
32.	Public Works-Engineering	<p>A full traffic access to the development was originally approved at Hestia Loop (South Entrance) from Old Lockwood Boulevard; however, a "right-in/right-out" only traffic access was approved at Hestia Loop (North Entrance). A Traffic Impact Analysis will be required to determine if the additional parking and traffic flow require a Left Turn Lane on the northbound Old Lockwood Boulevard at Hestia Loop (North Entrance). It appears that the existing traffic patterns at this entrance are addressed only through pavement markings, without adequate signage. Appropriate signage that will identify No Left Turn movement at this location will be required even if the Traffic Impact Analysis determines that there is no need for a northbound Left Turn Lane.</p>	Info Only

AGENCY/DEPARTMENT REVIEWERS 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	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Vladimir Simonovski	vsimonovski@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	William Wharton	wwharton@seminolecountyfl.gov	407-665-5730

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