

**SEMINOLE COUNTY GOVERNMENT**

1101 EAST FIRST STREET, WEST WING  
SANFORD, FLORIDA 32771

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| <b>PROJECT NAME:</b>                                                              | <b>HIDDEN TOWNS AT OAKS RUN CROSSINGS<br/>- PRE-APPLICATION</b>                                                                                         | <b>PROJ #: 26-80000087</b> |
| APPLICATION FOR:                                                                  | DR - PRE-APPLICATION DRC                                                                                                                                |                            |
| APPLICATION DATE:                                                                 | 7/16/26                                                                                                                                                 |                            |
| RELATED NAMES:                                                                    | EP BEN LARSON                                                                                                                                           |                            |
| PROJECT MANAGER:                                                                  | AMY CANELO (407) 665-7354                                                                                                                               |                            |
| PARCEL ID NO.:                                                                    | 30-19-30-300-002E-0000+                                                                                                                                 |                            |
| PROJECT DESCRIPTION                                                               | PROPOSED LAND USE AMENDMENT FROM OFF/LDR TO PD AND REZONE FROM OP/A-1 TO PD ON 2.12 ACRES LOCATED ON THE NORTHEAST CORNER OF WAYSIDE DR AND ORANGE BLVD |                            |
| NO OF ACRES                                                                       | 2.12                                                                                                                                                    |                            |
| BCC DISTRICT                                                                      | Andria Herr                                                                                                                                             |                            |
| CURRENT ZONING                                                                    | OP                                                                                                                                                      |                            |
| LOCATION                                                                          | ON THE NORTHEAST CORNER OF WAYSIDE DR AND ORANGE BLVD                                                                                                   |                            |
| FUTURE LAND USE-                                                                  | OFF                                                                                                                                                     |                            |
| SEWER UTILITY                                                                     | SEMINOLE COUNTY UTILITIES                                                                                                                               |                            |
| WATER UTILITY                                                                     | SEMINOLE COUNTY UTILITIES                                                                                                                               |                            |
| <b>APPLICANT:</b>                                                                 | <b>CONSULTANT:</b>                                                                                                                                      |                            |
| BEN LARSON<br>5668 WAYSIDE DR<br>SANFORD FL 32771<br>(407) 761-0694<br>[REDACTED] | N/A                                                                                                                                                     |                            |

**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.**

**PROTECT YOURSELF FROM FRAUDULENT INVOICES**

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County's logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

## PROJECT MANAGER COMMENTS

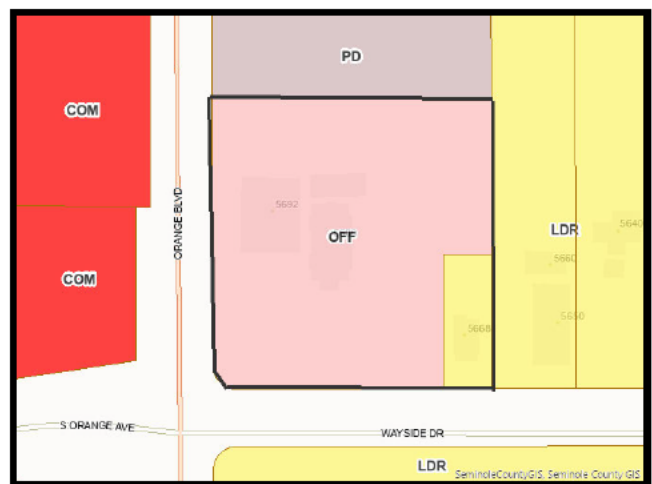
- The subject property has Future Land Use of Office and Low Density Residential with A-(Agriculture) and OP(office) zoning.
- To pursue the development as proposed, a Planned Development (PD) rezoning would be required. However, the project cannot exceed the existing Low Density Residential designation, which allows a maximum of four (4) dwelling units per net buildable acre. The applicant must also demonstrate how the proposed development meets the PD review criteria.

## PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



### AGENCY/DEPARTMENT COMMENTS

| NO | REVIEWED BY            | TYPE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | STATUS    |
|----|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| 1. | Buffers and CPTED      | Off-site trees do not count toward the landscape buffer requirements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Info Only |
| 2. | Buffers and CPTED      | A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Info Only |
| 3. | Buffers and CPTED      | Buffer information can be found here:<br><a href="https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU">https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU</a>                                                                                                                                                                                                                                                                                           | Info Only |
| 4. | Building Division      | - Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, pools, etc...                                                                                                                                                                                                                                                                                                                                                    | Info Only |
| 5. | Building Division      | - Full signed/ sealed plans sets must be submitted for approval via a formal permit package submission.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Info Only |
| 6. | Building Division      | - Each separate parcel, and separate building and/ or standalone structure, will require a separate permit.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Info Only |
| 7. | Building Division      | - Type of use and size of building may require fire sprinklers and fire alarms.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Info Only |
| 8. | Comprehensive Planning | Portion of the proposed site has a Future Land Use of OP (Office). Per Comprehensive Plan Policy FLU 5.3.1 Office: The purpose and intent of this land use is to identify locations for a variety of office uses and allow for the conversion of existing residential structures to low intensity (residential professional) office uses. In addition, limited residential use shall be allowed, serving a support function to predominantly office developments in order to bring housing and employment opportunities together on a single site. Uses - Conversion of existing residential | Info Only |

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|    |                        | <p>structures to low intensity professional office uses; - General office development; - Nursery schools, libraries, laboratories, and day care centers; - Public elementary schools, public middle schools, and public high schools; and - Special exception uses such as hospitals, funeral homes, medical clinics, banks, and public utility and service structures. - Missing Middle residential units within an office development, where such use occupies no more than 20 percent of net buildable area and 49 percent of total floor area. Where residential use is proposed in an office development, residential floor area shall be counted toward the maximum FAR of 0.35. Joint access and cross access easements are encouraged to maintain roadway capacity. Per Comprehensive Plan Policy FLU 5.3.1 Office, Missing Middle Housing units within an office development may be allowed in the OP Future Land Use on a single site where such use occupies no more than 20 percent of the net buildable area and 49 percent of total floor area. The proposed use must also be consistent with the underlying zoning.</p> |           |
| 9. | Comprehensive Planning | <p>Portion of the site has LDR (Low Density Residential) Future Land Use. Per Policy FLU 5.2.1 Low Density Residential of the Comprehensive Plan lists the following as uses: Uses - Single family detached residences (site-built or modular), and/or Missing Middle housing typologies as defined in the Introduction Element (except for six-plexes, Courtyard Buildings, and Live/Work units), up to four dwelling units per net buildable acre; - Public elementary schools, public middle schools and public high schools; and - Special exception uses such as group homes, houses of worship, day care, guest cottages, home occupation, public utilities, and publicly owned parks and recreational areas. Proposed use of house and ADU appears to be consistent with the Low Density Residential (LDR) Future Land Use.</p>                                                                                                                                                                                                                                                                                                 | Info Only |

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| 10. | Environmental - Impact Analysis | Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Info Only |
| 11. | Environmental Services          | This development is within Seminole County's potable water service area and will be required to connect. The nearest connection point is a 24" PVC potable water main running along the east side of Orange Blvd.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Info Only |
| 12. | Environmental Services          | This development is within Seminole County's sanitary sewer service area. There is a pressurized 24" PVC force main running along the west side of Orange Blvd. The developer would have to build a private pump station to pressurize the sanitary sewer flow to connect to our force main system.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Info Only |
| 13. | Environmental Services          | This development is within Seminole County's reclaim irrigation service area and is required to connect. There is a 16" PVC reclaim water main running along the west side of Orange Blvd.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Info Only |
| 14. | 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: <a href="https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/secure-utility-files-download-registration">https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/secure-utility-files-download-registration</a> . 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. Be advised that licensed professional engineer or professional surveyor will be required to provide their credentials for access. 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. | Info Only |

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| 15. | Natural Resources | Instructions for the arbor permit: 1. Download the form from the link above and fill it out. 2. With a copy of your site plan, mark the location, diameter, and species of the trees in and around the building envelope. This may be done by hand. (a) The building envelope includes the areas on which the home, driveway, and utilities (including septic) will be placed. 3. Indicate (by color or with an X) which trees will be removed. Before a certificate of occupancy is issued, only trees within the building envelope may be removed without requiring replacement of removed trees. 4. Submit both files to ePlan under the Application Documents folder.                                                                 | Info Only |
| 16. | Natural Resources | Are there areas any trees are being removed as a result of development? 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 |
| 17. | 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. | Info Only |

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| 18. | 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 |
| 19. | 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 |
| 20. | Natural Resources | Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Info Only |
| 21. | 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 |
| 22. | 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 | Info Only |

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|     |                          | nature shall be attached to any tree.<br>SCLDC 60.8(c)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |           |
| 23. | Natural Resource         | Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Info Only |
| 24. | Natural Resources        | Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Info Only |
| 25. | 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: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a> | Info Only |
| 26. | Planning and Development | The subject site has an Office Future Land Use designation which allows a maximum Floor Area Ratio (F.A.R.) of 0.35.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Info Only |
| 27. | Planning and Development | The subject site has a Low Density Residential Future Land Use designation which allows a maximum density of four (4) dwelling units per net buildable acre.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Info Only |
| 28. | Planning and Development | The setbacks for the OP zoning district are: Front Yard: 25', Rear yard: 10', Side Yard: 0', Side Street: .0'                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Info Only |

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| 29. | Planning and Development | The setbacks for the A-1 zoning district are: Front Yard: 50', Rear yard: 30', Side Yard: 50', Side Street: 10'                                                                                                                                                                                                                                                                                                                                                                                                             | Info Only |
| 30. | Planning and Development | Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. 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. <a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf</a>  | Info Only |
| 31. | Planning and Development | Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30. Parking requirements for the subject use are: General Business / Retail / Office (including Shopping Centers): First 10,000 sq. ft. - 4 spaces / 1,000 sq. ft. and Above 10,000 sq. ft - 3 spaces / 1,000 sq. ft.<br><br>Residential Unit: 1,000 SF or greater - 2 spaces / dwelling unit <sup>1</sup>                                                                                                                                        | Info Only |
| 32. | Planning and Development | 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: <a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf</a> | Info Only |
| 33. | Planning and Development | Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. 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. <a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf</a>  | Info Only |

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|     |                          | <a href="http://ar.semi.fl.gov/3423/urllt/Community-Meeting-Procedure.pdf">ar.semi.fl.gov/3423/urllt/Community-Meeting-Procedure.pdf</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |           |
| 34. | Planning and Development | <p>Sec. 30.4.14. - OP Office District. 30.4.14.1 Zone Description: The intent of the OP Office District is to promote orderly and logical development of land for offices and service activities, to discourage integration of noncomplementary land uses that may interfere with the proper function of the District, and to assure adequate design in order to maintain the integrity of existing or future nearby residential areas. The ultimate site must provide a low intensity of land usage and site coverage to enable the lot to retain a well-landscaped image so as to readily blend with nearby residential areas; buildings are low profile. It is intended that a minimum number of points of ingress and egress be utilized in order to reduce the traffic impact on adjacent streets and thus enhance traffic movement. The District is most generally located on arterial or collector roadways.</p> | Info Only |
| 35. | Planning and Development | <p>The proposed project is subject to Subdivision Review Process: SCLDC Chapter 35. Information can be found at: <a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml</a></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Info Only |
| 36. | Planning and Development | <p>1st step- Approval of the PD (Planned Development) Rezone, which includes the Master Development Plan (MDP) and the Development Order. This process requires a public hearing before the Planning and Zoning (P&amp;Z) Commission, followed by a public hearing before the Board of County Commissioners (BCC). The timeline may range between 4 to 6 months, depending on staff review timelines and Board agenda scheduling deadlines. (Per Sec. 30.8.5.6 (a) - the Applicant has 5 years from the</p>                                                                                                                                                                                                                                                                                                                                                                                                             | Info Only |

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|     |  | <p>date of approval of the Master Development Plan to submit for an FDP).</p> <p>2nd step- Approval of the Final Development Plan (FDP) and Developer's Commitment Agreement which is approved administratively. (Per Sec. 30.8.5.9 –If Substantial Development has not occurred within 8 years of approval of the Master Development Plan, the entitlements expire, and a rezone shall be required).</p> <p>3rd step (Only required if platting is proposed) Approval of the Preliminary Subdivision Plan (PSP) which must be approved by the Planning &amp; Zoning Board as a technical review item. (Per Sec. 35.13 (f)- A Plat must be submitted within 2 years of the PSP approval, otherwise the PSP will expire. An extension to the two-year limit may be considered by the planning and zoning commission, upon written request by the applicant prior to the expiration date, showing cause for such an extension).</p> <p>Steps 2 &amp; 3 may be submitted concurrently as the same plan (FDP/PSP); however, staff recommends the FDP/PSP not be submitted until the 1st step has been scheduled for BCC.</p> <p>Step 4 – Approval of Site Plan/Final Engineering Plans: If the development is to remain under single ownership and will not require a Plat, the Site Plan can be submitted concurrently with the FDP (FDP as an Engineered Site Plan). Staff recommends submitting after step one has been approved by BCC.</p> <p>Step 5 – Final Plat: The Final Plat may be reviewed concurrently with the Final Engineering Plan; however, it cannot be approved until an approval letter for the Final Engineering Plan has been issued.</p> |           |
| 37. |  | <p>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,</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Info Only |

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|  |  | <p>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> <p>(1) Natural resource preservation.</p> <p>(2) Undergrounding of all utilities within the development and, if feasible, at the property boundaries.</p> <p>(3) Neighborhood/community amenities.</p> <p>(4) Provision of affordable or workforce housing.</p> <p>(5) Reduction in vehicle miles traveled per household.</p> <p>(6) Transit-oriented development.</p> <p>(7) Provision of new multimodal connectivity.</p> <p>(8) Innovation in water or energy conservation such as use of Florida Water Star practices.</p> <p>(9) Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan.</p> <p>(10) Demonstrate consistency with DarkSky International Five Principles for Responsible Outdoor Lighting through the development including the use of DarkSky</p> |  |
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|  |  | <p>Approved Luminaires or equivalent for outdoor lighting fixtures.</p> <p>(11) Additional landscaping, above that which is required, consists of a substantial proportion of native plants as identified in the IFAS Florida-Friendly Landscaping™ Plant Guide and is accompanied by a maintenance plan.</p> <p>(c) In addition, any proposed development under the PD ordinance must address the following goals:</p> <p>(1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis.</p> <p>(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; transportation demand management; or permitting complementary uses.</p> <p>(3) If the proposed development falls within an overlay, the development must comply with the standards of that overlay.</p> <p>(d) The PD application shall include a narrative addressing the following:</p> <p>(1) How the proposed development addresses the goals of the Comprehensive Plan.</p> <p>(2) How the proposed development provides a use or design approach that cannot be achieved under an existing conventional or special zoning district.</p> <p>(3) How the proposed development provides an innovative approach to land development.</p> |  |
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|     |                              | <p>(4) A description of the greater benefits to the County as described in (b).</p> <p>(e) Common Useable Open Space: Twenty-five (25) percent minimum open is required subject to the is required subject to the criteria of Section 30.14.2.</p> <p>following standards: criteria of Section 30.14.2.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |           |
| 38. | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Info Only |
| 39. | 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 |
| 40. | Public Safety - Fire Marshal | Dead end fire department access roads in excess of 150 ft in length shall be provided with approved provisions for the fire apparatus to turn around per section 18.2.3.5.4 of NFPA 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Info Only |
| 41. | 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, | Info Only |

|     |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |           |
|-----|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
|     |                              | 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" |           |
| 42. | Public Safety - Fire Marshal | Type of use and size of building may require fire sprinklers and fire alarms.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Info Only |
| 43. | Public Works - Engineering   | Based on 1 ft. contours, the topography of the site appears to slope north.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Info Only |
| 44. | Public Works - Engineering   | The proposed project is located within the Lake Monroe (L-S Canal) drainage basin.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Info Only |
| 45. | Public Works - Engineering   | A minimum five foot side yard drainage easement shall be required on all lots; air conditioning units, pool equipment, water softeners and similar facilities shall not be permitted within the drainage easements                                                                                                                                                                                                                                                                                                                                                                | Info Only |
| 46. | Public Works - Engineering   | Driveway location/separation is not in accordance with the County Access Management Standards. The separation is required to be 200-foot on a local roadway.                                                                                                                                                                                                                                                                                                                                                                                                                      | Info Only |
| 47. | Public Works - Engineering   | A detailed drainage analysis will be required at final engineering.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Info Only |

|     |                                |                                                                                                                                                                                                                                                                                                                                                                                            |           |
|-----|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| 48. | 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.                                               | Info Only |
| 49. | Public Works - Engineering     | Library Comment<br>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 <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> . | Info Only |
| 50. | Public Works - Engineering     | Based on SCS Soil Survey GIS overlays, the site generally has well drained soils.                                                                                                                                                                                                                                                                                                          | Info Only |
| 51. | Public Works - Engineering     | A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.                                                                                                                                                                                                                                                          | Info Only |
| 52. | Public Works - Engineering     | Based on preliminary review, the site is land locked. The site will be required to hold water quality and retain the entire 100-year, 24-hour storm event onsite without discharge.                                                                                                                                                                                                        | Info Only |
| 53. | Public Works - Engineering     | No additional access points would be permitted to the site.                                                                                                                                                                                                                                                                                                                                | Info Only |
| 54. | Public Works - Impact Analysis | No Review Required.                                                                                                                                                                                                                                                                                                                                                                        | Info Only |

## 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    | Amy Canelo<br>407-665-7354<br>acanelo@seminolecountyfl.gov             |
| Building Division               | Review Complete    | Daniel Losada<br>407-665-7468<br>dlosada@seminolecountyfl.gov          |
| Comprehensive Planning          | Review Complete    | David German<br>407-665-7386<br>dgerman@seminolecountyfl.gov           |
| Environmental - Impact Analysis | Review Complete    | Becky Noggle<br>407-665-2143<br>bnoggle@seminolecountyfl.gov           |
| Environmental Services          | Review Complete    | Maliha Rahman<br>407-665-2033<br>mrahman@seminolecountyfl.gov          |
| Natural Resources               | Review Complete    | Christina Seckinger<br>407-665-7391<br>cseckinger@seminolecountyfl.gov |
| Planning and Development        | Review Complete    | Amy Canelo<br>407-665-7354<br>acanelo@seminolecountyfl.gov             |
| Public Safety - Fire Marshal    | Review Complete    | Matthew Maywald<br>407-665-5177<br>mmaywald@seminolecountyfl.gov       |
| Public Works - County Surveyor  | Review Complete    | Raymond Phillips<br>407-665-5647<br>rphillips@seminolecountyfl.gov     |
| Public Works - Engineering      | Review Complete    | Andrew Broxton<br>407-665-0311<br>abroxton@seminolecountyfl.gov        |
| Public Works - Impact Analysis  | No Review Required | Arturo Perez<br>407-665-5716<br>aperez07@seminolecountyfl.gov          |

## RESOURCE INFORMATION

### Seminole County Land Development Code:

[https://library.municode.com/fl/seminole\\_county/codes/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](http://www.fema.gov)

#### Cities:

|                   |                |                                                                      |
|-------------------|----------------|----------------------------------------------------------------------|
| Altamonte Springs | (407) 571-8150 | <a href="http://www.altamonte.org">www.altamonte.org</a>             |
| Casselberry       | (407) 262-7751 | <a href="http://www.casselberry.org">www.casselberry.org</a>         |
| Lake Mary         | (407) 585-1369 | <a href="http://www.lakemaryfl.com">www.lakemaryfl.com</a>           |
| Longwood          | (407) 260-3462 | <a href="http://www.longwoodfl.org">www.longwoodfl.org</a>           |
| Oviedo            | (407) 971-5775 | <a href="http://www.cityofoviedo.net">www.cityofoviedo.net</a>       |
| Sanford           | (407) 688-5140 | <a href="http://www.sanfordfl.gov">www.sanfordfl.gov</a>             |
| Winter Springs    | (407) 327-5963 | <a href="http://www.winterspringsfl.org">www.winterspringsfl.org</a> |

#### Other Agencies:

|                                   |               |                |                                                                  |
|-----------------------------------|---------------|----------------|------------------------------------------------------------------|
| Florida Dept of Transportation    | <b>FDOT</b>   |                | <a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>     |
| Florida Dept of Enviro Protection | <b>FDEP</b>   | (407) 897-4100 | <a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>     |
| St. Johns River Water Mgmt Dist   | <b>SJRWMD</b> | (407) 659-4800 | <a href="http://www.sjrwmd.com">www.sjrwmd.com</a>               |
| Health Department                 | <b>Septic</b> | (407) 665-3605 | <a href="http://www.floridahealth.gov">www.floridahealth.gov</a> |

#### Other Resources:

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Flood Prone Areas | <a href="http://www.seminolecountyfl.gov/gm/building/flood/index.aspx">www.seminolecountyfl.gov/gm/building/flood/index.aspx</a> |
| Watershed Atlas   | <a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>                                             |