

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

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

<b>PROJECT NAME:</b>	<b>ALLURE RESIDENTIAL - COMMERCIAL - PRE-APPLICATION</b>	<b>PROJ #: 24-80000059</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	4/10/24	
RELATED NAMES:	EP DEREK RAMSBURG	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	31-19-30-514-0000-0020+	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO SEEK AN FDP APPROVAL ON 5.96 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE NORTHWEST CORNER OF INTERNATIONAL PKWY AND ALLURE LN	
NO OF ACRES	5.96	
BCC DISTRICT	5: HERR	
CURRENT ZONING	PD	
LOCATION	ON THE NORTHWEST CORNER OF INTERNATIONAL PKWY AND ALLURE LN	
FUTURE LAND USE-	PD	
<b>APPLICANT:</b>		<b>CONSULTANT:</b>
GUZ MINGUEZ MATTONI GROUP 2990 PONCE DE LEON STE 201 CORAL GABLES FL 33134 (305) 621-9607 GUS@MATTONIGROUP.COM		DEREK RAMSBURG PE KIMLEY-HORN & ASSOCIATES, INC 200 S ORANGE AVE STE 600 ORLANDO FL 32801 (407) 427-1642 DEREK.RAMSBURG@KIMLEY-HORN.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

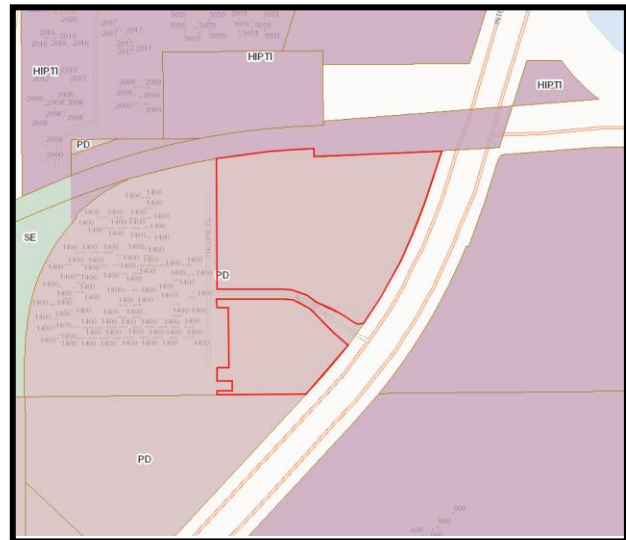
- The subject sites have a Future Land Use (FLU) designation of PD (Planned Development) and are part of the Allure on Parkway PD.
- This property is located in the Bear Management area which requires language stating compliance with requirements outlined in Chapter 258 of the Seminole County Land Development Code.

## PROJECT AREA ZONING AND AERIAL MAPS

### Zoning: PD



### FLU: PD



### Aerial



## AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: <a href="https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30Z_0RE_PT67LASCBU">https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30Z_0RE_PT67LASCBU</a>	Info Only
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
4.	Buffers and CPTED	Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.	Info Only
5.	Buffers and CPTED	A landscape plan must be submitted with the site plan that includes the buffer widths, opacities, plant group selection, plant calculations, plant species, size, quantity, and location.	Info Only
6.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
7.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
8.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Info Only
9.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
10.	Building Division	The application states scope of work as 195,000 sf. PEMB. The plans show apartments retail and a restaurant.	Info Only
11.	Comprehensive Planning	This project has an approved Development Order with approved uses that are consistent with the uses proposed in this pre-application.	Info Only
12.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
13.	Environmental Services	These developments are within Seminole County's potable water service area and are required to connect. There is a 30" DI potable water main running west to east about 30 ft to the north side of parcel 31-19-30-514-0000-0020. There is a 20" DI potable water main running along the east side of International Parkway. There is a 10" PVC potable water main stub out at the northwest corner of parcel 31-19-30-514-0000-0020. There is a 10" PVC potable water main running along the south side of Allure Ln with public utility easement access that is also available for connection to parcel 31-19-30-514-0000-0030.	Info Only
14.	Environmental Services	These developments are within Seminole County's sanitary sewer service area and are required to connect. There is a 12" PVC gravity sanitary sewer main running along the centerline of International Pkwy. There is an 8" PVC gravity	Info Only

		sanitary sewer main running along the centerline of Allure Ln with public utility easement access that is available for connection to parcel 31-19-30-514-0000-0030.	
15.	Environmental Services	These developments are within Seminole County's reclaim water service area and are required to connect. There is a 20" DI reclaim water main running along the west side of International Pkwy.	Info Only
16.	Environmental Services	Due to the type of waste that will be generated by the proposed use of parcel 31-19-30-514-0000-0030, this development will need to install a sewer pretreatment system such as a grease trap as well as be registered with and monitored by Seminole County's Industrial Pretreatment Program. You may contact the Seminole County Industrial Pretreatment Program by email at <a href="mailto:industrialpretreatment@seminolecountyfl.gov">industrialpretreatment@seminolecountyfl.gov</a> if you have any questions/concerns about the program applicability to this development.	Info Only
17.	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
18.	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
19.	Natural Resources	Tree survey: Given the disturbed nature of the site, it is unlikely that the tree community is primarily comprised of oaks. There may be invasive tree species on the property. These species may be removed without penalty, while oaks require replacement.	Info Only
20.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
21.	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)	Info Only
22.	Natural Resources	If approved for removal by the Development Services	Info Only

		Director or designee, specimen trees shall be replaced at a ratio of two (2) to one (1) of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. Commercial lots under ten thousand (10,000) square feet shall be required to replace specimen trees at a one-to-one ratio of the cumulative caliper of the trees installed to the cumulative DBH of the trees removed. SCLDC 60.9(c)	
23.	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
24.	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)	Info Only
25.	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)	Info Only
26.	Natural Resources	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)	Info Only
27.	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
28.	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.	Info Only
29.	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

		<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>	
30.	Planning and Development	Property is within the Allure on Parkway PD and shall be developed in accordance with the approved PD Developer's Commitment Agreement and Master Development Plan	Info Only
31.	Planning and Development	SETBACKS: The setbacks from the external property boundaries are as follows: North (abutting 1st Street) - 35 feet, South (Abutting Hughey Street) - 25 feet, East (Abutting International Parkway)- 45 feet, West (Abutting the Wekiva Trail/Sylvan Avenue)- 25 feet	Info Only
32.	Planning and Development	The maximum density for residential units is 56 dwelling units per net buildable acre, with a total maximum of 680 multi-family units between all lots.	Info Only
33.	Planning and Development	Commercial uses allowable are per C-1, Retail Commercial zoning classification, SCLDC Sec. 30.742, excluding veterinary clinics, funeral homes, and drive-through restaurants.	Info Only
34.	Planning and Development	Office uses allowable are per OP, Office Professional zoning classification, SCLDC Sec. 30.662.	Info Only
35.	Planning and Development	All parking ratios must be in compliance with the approved Master Development Plan and Development Order associated with the Allure on Parkway PD.	Info Only
36.	Planning and Development	Per Ordinance No. 2024-02, LDC Rewrite, parking space dimensional requirements shall meet a minimum net area of 162 square feet, a minimum width of 9 feet and minimum length of 18 feet (for up to 80% of provided parking spaces) and/or a minimum net area of 200 square feet, a minimum width of 10 feet and minimum length of 20 feet (minimum 20% of parking provided).	Info Only
37.	Planning and Development	Final Development Plan may be submitted concurrently with the Engineered Site Plan.	Info Only
38.	Public Safety - Fire Marshal	This project falls under the Uniform Fire Safety Standards as defined in FS 633.206 and will have specific fire and life safety requirements as defined in FAC 69A.	Info Only
39.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
40.	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
41.	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
42.	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	Info Only

		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"	
43.	Public Safety - Fire Marshal	Hose Lay: Fire Department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first floor of the building is located not more than 150 FT (450 FT if equipped with an AUTOMATIC FIRE SPRINKLER SYSTEM) from Fire Department access roads measured by an approved route around the exterior of the building or facility (Section 18.2.3.2.2 and 18.2.3.2.2.1 NFPA 1)	Info Only
44.	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: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in. Overall length: 48 ft 6in.	Info Only
45.	Public Works - Engineering	Based on a preliminary review, the site does not have a master drainage system. Overall, the site is in a land locked basin. However, there may have been some portion of the drainage allowed into the roadway master system. This will have to be shown at final engineering. Some retention will have to be addressed onsite. No retention is shown so it is expected that underground exfiltration is proposed. Depending on the overall soil characteristics this may not be fully feasible. Additional retention may be required which could affect overall density of the site.	Info Only
46.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
47.	Public Works -	A permit from the St. John's River Water Management	Info Only



	Engineering	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> .	
48.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
49.	Public Works - Engineering	The property is adjacent to International Parkway which is classified as an urban major collector road. International Parkway is not currently programmed to be improved according to the County 5-year Capital Improvement Program	Info Only
50.	Public Works - Engineering	A left and or right turn lane or turn lane extension may be required.	Info Only
51.	Public Works - Engineering	The previous development proposed an access at the north property line that would also serve as an emergency fire access point to International Parkway. This will have to be evaluated and may be required as part of this project as well. This will have to be coordinated with Public Works.	Info Only



## AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

Department	Reviewer	Email	Reviewer Comments/Contact
Comprehensive Planning	Doug Robinson	drobinson03@seminolecountyfl.gov	407-665-7308
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388
Public Works - Impact Analysis	William Wharton	wwharton@seminolecountyfl.gov	407-665-5730
Building Division	Tony Coleman	acoleman@seminolecountyfl.gov	407-665-7581

## 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.shtml>

### 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.shtml>

### FEMA LOMR (Letter of Map Revision):

[www.fema.gov](http://www.fema.gov)

### Cities:

Altamonte Springs	(407) 571-8000	<a href="http://www.altamonte.org">www.altamonte.org</a>
Casselberry	(407) 262-7700	<a href="http://www.casselberry.org">www.casselberry.org</a>
Lake Mary	(407) 585-1449	<a href="http://www.lakemaryfl.com">www.lakemaryfl.com</a>
Longwood	(407) 260-3440	<a href="http://www.longwoodfl.org">www.longwoodfl.org</a>
Oviedo	(407) 971-5555	<a href="http://www.cityofoviedo.net">www.cityofoviedo.net</a>
Sanford	(407) 688-5000	<a href="http://www.sanfordfl.gov">www.sanfordfl.gov</a>
Winter Springs	(407) 327-1800	<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) 665-3621	

### 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>
Seminole Co. Property Appraiser	<a href="http://www.scpafl.org">www.scpafl.org</a>