

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

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

PROJECT NAME:	VAUGHN NURSERY - PRE-APPLICATION	PROJ #: 26-8000019
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	2/13/26	
RELATED NAMES:	EP TOM FABER	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	26-19-29-300-0040-0000	
PROJECT DESCRIPTION	PROPOSED REZONE AND SUBDIVISION FOR 10 RESIDENTIAL LOTS ON 10.39 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF E SR 46 AND SR 429	
NO OF ACRES	10.39	
BCC DISTRICT	Andria Herr	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTH SIDE OF E SR 46 AND SR 429	
FUTURE LAND USE-	SE	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
WINSTON SCHWARTZ W-J HOMES 217 N WESTMONTE DR ALTAMONTE SPRINGS FL 32714 (407) 409-7994	TOM FABER FABER ENGINEERING INC 3165 MCCRORY PL ORLANDO FL 32803 (407) 595-1566	

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.

AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	A full buffer review will be done at time of rezone. Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6. Upon submittal of plans, please provide net buildable acreage and overall density calculation.	Info Only
2.	Buffers and CPTED	100 percent of landscaped areas are required to be irrigated. See the following link for requirements https://library.municode.com/fl/seminole_county/codes/land_development_code?nodid=SECOLADECO_CH30ZORE_PT14LASC_BUOPSP_S30.14.18LAPLIRPLSURE	Info Only
3.	Buffers and CPTED	<p>This property is located within the West SR 46 Scenic Corridor. Per SCLDC Sec. 30.10.9.6, the following provisions apply:</p> <p>(1)Seventy-five (75) percent of all required trees and shrubs shall be native plant species as set forth in the Land Development Code. Selected landscaping shall re-establish native habitat. Additionally, no plants on the Department of Environmental Protection prohibited list or the Florida Exotic Pest Plant Councils Category I or II lists may be used. (2)Within the designated scenic corridor setback there shall be established a landscape buffer of twenty-five (25) feet. (3)Only the following may be located within the landscape buffer: a. Underground utilities; and b. Access, in accordance with the provisions of this Part; and c. Retention/detention, provided that placement in the landscape buffer provides more protection for native canopy and understory trees located elsewhere on the site. d. One (1) ground sign in accordance with the provisions of Sections 30.10.9.6(b)(5) and 30.10.9.6(b)(6) of this Part. (4)No existing canopy trees greater than six (6) inches in diameter shall be removed in the scenic corridor buffer unless approved by the Planning Manager because the clearing is necessary to provide access, the tree is diseased or public safety requirements. (5)No clearing within the scenic corridor setback or buffer shall be permitted except in conjunction with a permit issued for development authorized under the provisions of this Part or for public safety requirements. Specimen trees shall be preserved to the maximum extent possible. (6) Areas of the State Road 46 scenic corridor buffer, except for existing single-family lots, regardless of size, and except for proposed single-family lots that are a minimum of one (1) acre in area, that do not meet the following standards shall be supplemented to bring them into compliance with these standards: a. Four (4) canopy trees per one hundred (100) linear feet; and b. Six (6) understory trees per one hundred (100) linear feet (each understory tree shall be a minimum of one and one-half (1½) inches caliper and six (6) feet tall at the time of planting); and c. Sixteen (16) shrubs per one hundred (100) linear feet. d. Canopy and understory trees may be clustered to accent entrances or other design features of the site. (7) To the extent that state law exempts nurseries from certain provisions of this Part, such properties are encouraged to provide a visually attractive buffer along State Road 46 through native landscaping or the placement of stock trees within that portion of said properties adjacent to State Road 46.</p>	Info Only

4.	Buffers and CPTED	The buffer is calculated based on project intensity versus surrounding property (or roadway, as applicable) intensity. The subject property will be assigned a Land Use Intensity (LUI) rating based on proposed density/intensity. The adjacent properties will be estimated per guidelines in the code (vacant vs developed). See the link below for calculating LUI. Sec. 30.14.6, https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASC_BUOPSP_S30.14.6DELAUSCLIN The applicable LUI will yield a buffer opacity when evaluated in accordance with the Required Buffers Tables, see the link to SCLDC Sec. 30.14.7 below https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASC_BUOPSP_S30.14.7REBU	Info Only
5.	Building Division Daniel Losada	-Permitting Requirements for Future Construction- - 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, etc...	Info Only
6.	Comprehensive Planning	Site has a Future Land Use of Suburban Estates (SE). Please note Policy FLU 3.5.4 Suburban Estates: Purpose and Intent The purposes and intent of this land use designation are: to allow the development of large lot single family estates as a desired final land use; to act as a stepped down land use serving as a buffer between urban development and the East Rural Area; and to allow existing agricultural operations to continue until developed for other uses. This land use consists primarily of residential development on a minimum of one acre. Lots sizes of less than one acre may be permitted with accompanying PUD zoning; provided, however, that density shall be computed on the basis of one dwelling unit per net buildable acre; provided, further, however, that clustering shall not cause incompatibility with adjacent parcels and shall be directed internal to the parcel. - Note that clustering shall be directed internal to parcel.	Info Only
7.	Comprehensive Planning	Please note Policy FLU 2.3.3 Development Form of Land Area within the Wekiva River Protection Area and Outside of the East Lake Sylvan Transitional Area: The final development form of the land area within the Protection Area outside of the East Lake Sylvan Transitional Area is a general pattern of one dwelling unit or less per net buildable acre. For properties located within the Protection Area, but outside the East Lake Sylvan Transitional Area, the assigned future land use designations are presumed to be the final land use designation for those properties as of December 15, 1999. The land use designations assigned to those properties shall not be amended, except to reassign a land use designation to Suburban Estates or Recreation, with Recreation designation only considered for the purpose of protecting natural resources. The County shall not approve a land use designation amendment within the Protection Area relating to property outside of the East Lake Sylvan Transitional Area that could result in a net density increase compared to that allowable as of December 15, 1999. Regardless of any future change in the definition of the Suburban Estates land use designation or associated zoning classifications, the County shall not approve any land use that could result in a density increase above one dwelling unit per net	Info Only

		buildable acre compared to that allowable as of December 15, 1999. The Countys policy is to maintain this final form of development to ensure that residential development in the Protection Area maintains the overall rural density and character.	
8.	Comprehensive Planning	Per Policy FLU 2.3.8 Wekiva Character Policy: - Maintaining the assigned future land use designation for any property located within the Protection Area and outside the East Lake Sylvan Transitional Area, that is assigned the Suburban Estates future land use designation, except for those areas redesignated to the Recreation Future Land Use designation, as set forth in Policies FLU 2.3.1 Recognition of the Wekiva River Protection Area, FLU 2.3.3 Development Form of Land Area within the WRPA and Outside of the East Lake Sylvan Transitional Area, and FLU 2.3.5 Preservation of Local and Regionally Significant Natural Areas and Environmentally Sensitive Lands/Use of Lands for Passive Recreational Purposes. - Limiting development of property assigned the Suburban Estates Future Land Use designation to a maximum density of one dwelling unit per net buildable acre, and encouraging clustering within the Suburban Estates land use designation where appropriate through the use of PD zoning to protect natural resources, as set forth in Policies FLU 2.3.1 Recognition of the Wekiva River Protection Area, FLU 2.3.3 Development Form of Land Area within the Wekiva River Protection Area and Outside of the East Lake Sylvan Transitional Area, FLU 2.3.5 Preservation of Local and Regionally Significant Natural Areas and Environmentally Sensitive Lands/Use of Lands for Passive Recreational Purposes, and FLU 2.3.9 Wekiva River Protection Area Environmental Design Standards and in the definition of "rural character".	Info Only
9.	Comprehensive Planning	Per OBJECTIVE FLU 4.4 PLANNED DEVELOPMENTS: The purpose and intent of this land use designation is to implement innovative arrangements of land development features that are not possible with the use of standard land use designations and zoning districts. This land use designation provides for a variety of densities and/or intensities arranged within a development site to facilitate flexible and creative site design. These considerations shall be paramount in any given project utilizing the Planned Development land use designation; an increase in density/intensity alone shall not justify an alternative to conventional future land use designations such as LDR, MDR, etc.	Info Only
10.	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
11.	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

12.	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
13.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
14.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
15.	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
16.	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
17.	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
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	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
20.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only
21.	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
22.	Natural Resources	In the case of a subdivision development, an application for an arbor permit shall accompany the preliminary subdivision plan of said subdivision and shall be submitted to the Development Review Division for review. SCLDC 60.10(a)(1)	Info Only
23.	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	Info Only

		obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	
24.	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
25.	Natural Resources	No subdivision may be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit will be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Special consideration will be given for waterfront features and shoreline protection as specified in Chapter 71 of this Code. SCLDC 35.61(b)	Info Only
26.	Natural Resources	For Planned Development rezone requests: Please demonstrate how the development proposes to enhance natural resource preservation. SCLDC 30.8.5.3(u)	Info Only
27.	Natural Resources	For Planned Development rezone requests: Please demonstrate how the development proposes to meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis. SCLDC 30.8.5.3(c)	Info Only
28.	Natural Resources	The proposed development is partially within the Aquifer Recharge Overlay Zoning Classification (Tavares-Millhopper Complex and Astatula-Apopka fine sands). Please see SCLDC 30.10.1 for regulations pertaining to this overlay.	Info Only
29.	Natural Resources	Aquifer recharge: The maximum area covered by structures and impervious surface shall not exceed sixty-five (65) percent for non-residential uses and sixty (60) percent for residential uses of the total land area. Pervious areas may be used to satisfy landscaping, setback, buffer strip, drain field and passive recreation area requirements or any other purpose not requiring covering with a material which prevents infiltration of water into the ground. SCLDC 30.10.1.7	Info Only
30.	Natural Resources	Aquifer recharge: Reasonable efforts shall be made in the design and construction of all site improvements and alterations to save existing trees and native vegetation. Existing native vegetation that is specified to remain shall be preserved in its entirety with all trees, understory and ground cover left intact. Every effort shall be made to minimize alteration of the existing topography to preserve existing vegetation and maintain natural flow regimes. SCLDC 30.10.1.6(a)(3)	Info Only
31.	Natural Resources	Aquifer recharge: Each parcel shall be developed to maximize the infiltration of natural rainfall into the soil and to minimize direct overland runoff into adjoining streets and watercourses. Stormwater runoff from roofs and other impervious surfaces should be diverted into swales or terraces on the parcel when possible. Runoff from driveways, roofs or other impervious areas should be diverted so as to flow over grassed areas prior to flowing into any drainage system whenever possible. SCLDC 30.10.1.7	Info Only
32.	Natural Resources	WRPA: The proposed development is within the Wekiva River Protection Area. Please see SCLDC 30.10.5.10 for regulations pertaining to this overlay.	Info Only

33.	Natural Resources	WRPA: Development shall demonstrate that at least fifty (50) percent of the trees located within the developable areas of a site, including areas subject to residential platting that are not single-family residential lots existing on the effective date of this Part, are preserved on site. SCLDC 30.10.5.10(a)(1)	Info Only
34.	Natural Resources	WRPA: Replacement trees, at time of planting, shall have a minimum diameter of four (4) inches at one (1) foot above ground level and a height of at least eight (8) feet. SCLDC 30.10.5.10(a)(3)	Info Only
35.	Natural Resources	The proposed development is within the Wekiva Study Area. Please see SCLDC 30.10.5.14 for regulations pertaining to this area.	Info Only
36.	Natural Resources	WRPA: For development within the WRPA, a Wekiva Consistency review must be completed. The application form can be found at http://www.seminolecountyfl.gov/gm/devrev/pdf/WekivaConReview.pdf	Info Only
37.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	Info Only
38.	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: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
39.	Planning and Development	This property is located in the Wekiva River Protection Area (WRPA). Development in the WRPA is limited to one (1) dwelling unit per net buildable acre. Clustering is permitted where appropriate through the use of PD zoning to protect natural resources. Efforts to permanently protect the natural resources of the Protection Area should include the lawful dedication of conservation easements and development rights for preservation and coordination with the appropriate agencies, environmental groups and interested citizens.	Info Only
40.	Planning and Development	Net buildable acreage is the total number of acres within the perimeter boundaries of a development, excluding areas devoted to rights-of-way widths, transmission and power line easements, lakes and areas defined as wetlands and floodprone areas. Please note, the proposed density calculation would not be consistent with this definition. Any right-of ways will need to be deducted from net buildable acreage.	Info Only
41.	Planning and Development	This property is located in the Bear Management Area. All new residential development, within an Urban Bear Management	Info Only

		Area, including, but not limited to, single family residential subdivisions and multi-family apartment complexes, must install Bear Awareness Signage. A homeowners/property association, property owner, or management company, as applicable, is responsible for owning and maintaining the required Bear Awareness Signage. Please see the following link for more info: https://library.municode.com/fl/seminole_county/codes/code_of_ordinances?nodeld=CH258URBEMA_S258.2REREURBEMAAR	
42.	Planning and Development	<p>The following steps will be required in order to pursue the proposed development:</p> <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&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 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 Developers 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). Steps 2 & 3 may be submitted concurrently; however, staff recommends the FDP not be submitted until the 1st step has been scheduled for BCC.</p> <p>3rd Step- Approval of the Preliminary Subdivision Plan (PSP) which must be approved by the Planning & Zoning Board as a technical review item. This can serve as the same plan as the FDP, but still requires the two (2) separated applications respectively. The plan must contain all required items for both the PSP and FDP. (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>4th Step- Approval of Final Engineering Plans. This may be submitted once Steps 1 through 3 are completed. 5th Step- Approval of the Final Plat. The Final Plat may be reviewed concurrently with the Final Engineering Plans; however, it cannot be approved until an approval letter for the Final Engineering Plan has been issued.</p>	Info Only
43.	Planning and Development	<p>Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urllt/Community-Meeting-Procedure.pdf</p>	Info Only

44.	Planning and Development	Community Meeting Procedures Section 30.3.5.3 • Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. • Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).	Info Only
45.	Planning and Development	The proposed project is subject to Subdivision Review Process: SCLDC Chapter 35. Please see information about requirements at the following link: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Info Only
46.	Planning and Development	A School Concurrency Application (SIA) must be submitted to the Seminole County School Board at the same time concurrency is submitted to P&D for review (at time of Rezone/Land Use Amendment). An Approved School Concurrency "SCALD" letter will be required before concurrency will be approved (Final Plat approval). All questions on School Concurrency should be directed to Joy Ford at 407-320-0069 or joy_ford@scps.k12.fl.us .	Info Only
47.	Planning and Development	In pursuing a PD Rezone, per Sec. 30.8.5.3 (d) – the Applicant is required to provide a narrative on how the proposed development addresses the following: (1) How the proposed development addresses the goals of the Comprehensive Plan. (2) Why the proposed development cannot be achieved under an existing conventional or special zoning district. (3) How the proposed development provides an innovative approach to land development. (4) A description of benefits to the County that cannot be achieved under the existing provisions of this Code. Additionally, the Applicant would be required to address how the proposed development would result in providing greater benefits in this narrative: Greater Benefit and Innovation Criteria. PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented though 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: (1) Natural resource preservation. (2) Crime Prevention (CPTED). (3) Neighborhood/community amenities. (4) Provision of affordable or workforce housing. (5) Reduction in vehicle miles traveled per household. (6) Transit-oriented development. (7) Provision of new multimodal connectivity. (8) Innovation in water or energy conservation. (9) Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan.	Info Only

48.	Planning and Development	Any proposed development under the PD ordinance must address the following goals: (1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis. (2) Minimize transportation impacts through design elements, which may include but are not limited to: multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural design; accommodation or neighborhood electric vehicles; transportation demand management; or permitting complementary uses.	Info Only
49.	Planning and Development	Required open space is twenty-five (25) percent minimum. Additionally, commonly accessible open space is required subject to the following standards: a. Minimum eight (8) percent of net buildable acreage utilized for open space. b. Open Space may be provided in multiple locations however each location must be: i. Bordered by streets, stormwater ponds, natural lakes, or commonly accessible pedestrian pathways. ii. Not less than 0.25 contiguous acres. Dog parks and tot lots that are a minimum of seventy-five (75) square feet per dwelling unit are also exempt from this requirement and may count towards open space. Dog parks must contain waste disposal receptacles and appropriate signage. iii. A minimum of forty (40) feet in width. Except that open space areas adjacent to a stormwater pond or natural lake may be a minimum of twenty (20) feet in width from the top of berm to the public right-of-way or lot line.	Info Only
50.	Planning and Development	Please see the following provisions regarding residential open space: • Sec.30.14.2.3(a) Required open space in residential developments is intended to provide green space serving as a site amenity; areas for supplemental landscaping; stormwater retention facilities; uses for aquifer recharge; and/or the preservation of natural resources. Residential open space shall include only those lands available for the use and enjoyment of all residents of a development and shall have either an aesthetic or recreational function that shall not conflict with other site features required by this Code. • Sec.30.14.2.3(b) Open space shall be located entirely within the boundaries of the project. In no case shall the required open space occupy any portion of a privately owned residential lot. • Sec.30.14.2.3(d) No dwelling unit shall be located more than seven hundred fifty (750) feet from designated open space. The Development Services Director may waive this distance requirement where the developer proposes a major recreational facility that will occupy at least fifty (50) percent of the required open space for the development. No more than thirty-five (35) percent of the dwelling units in the development may be occupied before this facility is completed and available for use. • Sec.30.14.2.3(f) Except as provided in this paragraph, no parcel of property or portion thereof, less than forty (40) feet wide and seven thousand five hundred (7,500) square feet in size, shall be counted toward the designated open space requirement. Open space areas less than forty (40) feet in width containing paved or stabilized paths for pedestrians and/or bicycles shall be exempt	Info Only

		<p>from this requirement if such paths are part of a comprehensive circulation system serving the entire development. Dog parks and tot lots that are a minimum of seventy-five (75) square feet per dwelling unit are also exempt from this requirement and may count towards open space. Dog parks must contain waste disposal receptacles and appropriate signage.</p> <ul style="list-style-type: none"> • Sec.30.14.2.3(g) Required open space within a subdivision shall be platted as a common area and shall be owned and maintained by a homeowners' association. • Sec.30.14.2.3(h) Stormwater retention ponds may be counted toward the minimum area requirement subject to the criteria listed in Sec.30.14.2.3 (h). • Sec.30.14.2.3(k) Natural lakes and/or conservation areas within a development site shall not be credited to a combined maximum area of more than fifty (50) percent of the required open space area. • Sec.30.14.2.3(l); Required landscaped areas and buffers may not be credited toward the required open space. 	
51.	Planning and Development	<p>Residential PD Design Standards:</p> <p>(1) If lot width is less than forty-five (45) feet, homes must be rear loaded, unless otherwise approved by the Board of County Commissioners.</p> <p>(2) Front-facing garage doors must be set back a minimum of twenty (20) feet.</p> <p>(3) Minimum front and rear setbacks at project boundaries shall be twenty-five (25) feet, or twenty (20) feet for accessory structures not exceeding one story.</p> <p>(4) Required setbacks adjacent to existing residential development will increase based on elevation/grade changes between developments and proposed building heights, as determined by the Board of County Commissioners.</p>	Info Only
52.	Planning and Development	<p>Required Residential Neighborhood Improvements:</p> <p>(1) Street trees are required in generous planting strips to provide for the health of the trees. The street trees may count towards required open space. Street trees shall:</p> <ul style="list-style-type: none"> a. Be planted an average of forty (40) feet on center on both sides of internal streets and on existing rights-of-way adjoining the site. b. Be in a planting strip or tree well with a minimum width of eight (8) feet. Planting strips less than ten (10) feet in width must include a root barrier. c. Be selected from the "Approved Plant Species List: Canopy Trees," except that Laurel Oaks may not be used as street trees. d. Meet the standards of Section 30.14.16, General provisions for all landscaped areas. <p>(2) Fifty (50) percent of pond frontage must be open to streets or community parks.</p> <ul style="list-style-type: none"> a. Where pond frontage is along a park, a walkway (minimum five (5) feet in width) is required unless adjacent to a street with a sidewalk. b. Landscaped areas must comply with the provisions of Section 30.14.16 (General provisions for all landscaped areas) and (Water-efficient landscaping design requirements). 	Info Only
53.	Planning and Development	The maximum allowable building height is 35 feet.	Info Only
54.	Planning and Development	<p>Upon application of Rezone, it will be required to submit a Wekiva River Consistency Form.</p> <p>https://www.seminolecountyfl.gov/docs/default-source/pdf/wevikariverareaconsistencyformjuly2025ada.pdf</p>	Info Only

55.	Planning and Development	The definition of cluster subdivision per the SCLDC is as follows, "Cluster subdivision: A form of development that permits a reduction in lot area and bulk requirements, provided there is no increase in the number of lots permitted under a conventional subdivision or increase in the overall density of development, and the remaining land area is devoted to open space, active recreation, preservation of environmentally sensitive areas, stands of trees, open fields, or agriculture. Cluster subdivision design must be an improvement over conventional subdivision design practice by including an improved streetscape, homes oriented to create a sense of community, and a reduction in road pavement and utility line length. A cluster subdivision must provide intervening common useable open space, passive or active parks, or conservation land between modules or clusters of homes." Please ensure compliance with this.	Info Only
56.	Planning and Development	This property is located in the West SR 46 Scenic Corridor. There are specific development standards regarding signage, lighting, buffers, and other development standards within this overlay, please see the following link for more information: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT10OVDI_S30.10.9SR46SCCOVDI	Info Only
57.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
58.	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
59.	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
60.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 21/2 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"	Info Only
61.	Public Safety - Fire Marshal	1. Parking Restrictions: i. Access roadway widths less than 27 paved feet must have fire lane markings on a minimum of one	Info Only

		side of the roadway. Parking is not allowed on at least one side of the street. ii. Parking is not allowed within 20 feet on either side of any fire hydrant (Detail FD-1 located at the end of Chapter 3 of this manual). iii. Parking is not permitted within any cul-de-sac(s) or dead-end(s).	
62.	Public Works - Engineering	The proposed project is located within the Yankee Lake drainage basin.	Info Only
63.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has "well drained" soils.	Info Only
64.	Public Works - Engineering	Based on preliminary review, the site is considered to be land locked. The site will be required to hold water quality and retain the entire 100-year, 24-hour storm event onsite without discharge unless a permitted viable outfall is identified. In the event discharging into the FDOT system is considered an FDOT Drainage Connection permit will be required.	Info Only
65.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope towards the center of the property.	Info Only
66.	Public Works - Engineering	Based on a preliminary review, the site appears to receive offsite drainage from surrounding properties. In the event a bypass is considered for the offsite drainage, an FDOT Drainage Connection permit will be required.	Info Only
67.	Public Works - Engineering	Library Comment A detailed drainage analysis will be required at final engineering.	Info Only
68.	Public Works - Engineering	The site lies within the Wekiva River Protection Area (WRPA) Protection Zone which is a more restrictive subset of the Wekiva River Protection District.	Info Only
69.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
70.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
71.	Public Works - Engineering	Proposed driveway access to subdivision will need to include both right-in and right out to SR-46.	Info Only
72.	Public Works - Engineering	5' minimum sidewalks shall be required in accordance with the code. Cross-section shows 4' sidewalk, please revise to meet standards.	Info Only
73.	Public Works - Engineering	A minimum five (5) 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 easement ⁵	Info Only
74.	Public Works - Engineering	An FDOT driveway connection permit shall be required.	Info Only
75.	Public Works - Engineering	Access gate entry pad/call box will need to be installed as far away as possible from the FDOT right-of-way.	Info Only
76.	Public Works - Engineering	It appears that the site is in a High Recharge area, therefore respective requirements will need to be met.	Info Only
77.	Public Works - Impact Analysis	No Review Required.	Info Only
78.	Public Works - Water Quality	Please be advised that this project is located within both the Gemini Springs and Wekiva River Basin Management Action Plan areas. The County would encourage the incorporation of	Info Only

		additional nutrient reduction best management practices during the site design process.	
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DEPARTMENT PROJECT STATUS AND CONTACT

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

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
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	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works – Water Quality	Shannon Wetzel	SWetzel@seminolecountyfl.gov	407-665-2455
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716

RESOURCE INFORMATION

Seminole County Land Development Code:

https://library.municode.com/fl/seminole_county/codes/land_development_code

Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.stml>

Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

Seminole County Property Appraiser Maps:

<https://map.scpafl.org/>

Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml>

Wekiva Consistency form:

<https://www.seminolecountyfl.gov/docs/default-source/pdf/WekivaRiverAreaConsistencyFormNovember2024ADA.pdf>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3605	www.floridahealth.gov

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu