

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

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

PROJECT NAME:	KINGS CROSSING - PRE-APPLICATION	PROJ #: 24-80000144
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	12/26/24	
RELATED NAMES:	EP RICHARD ANDERSON	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	03-20-31-501-0A00-0020+	
PROJECT DESCRIPTION	PROPOSED REZONE FROM PD TO PD FOR COMMERCIAL RETAIL AND APARTMENT COMPLEX ON 22.83 ACRES LOCATED ON THE WEST SIDE OF RICHMOND AVE, SOUTH OF SR 46	
NO OF ACRES	22.83	
BCC DISTRICT	5: HERR	
CURRENT ZONING	PD	
LOCATION	ON THE WEST SIDE OF RICHMOND AVE, SOUTH OF SR 46	
FUTURE LAND USE-	HIPAP	
APPLICANT:	CONSULTANT:	
MATT STOLZ DR HORTON 10192 DOWNDEN RD ORLANDO FL 32832 (407) 912-5000 MWSTOLZ@DRHORTON.COM	RICHARD ANDERSON RA STRATEGIES PA 732 CHEVIOT CT APOPKA FL 32712 (407) 280-1003 RDA263@GMAIL.COM	

County staff members have reviewed the subject development project and offer the following comments. The comments below are a compilation of comments and markups from the ePlan review system. These items need responses with further information, data, explanation or revision of plans and documents before project approval.

Please itemize any and all revisions made to the development plan in addition to those made in response to staff comments; include a statement in your response to comments that no additional revisions have been made to the site plan beyond those stated.

For questions regarding the ePlan process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

See comments within the comment document for any fees due, as fees may be due for different aspects of your development project. Fees showing in ePlan reflect Planning & Development review or revision fees only.

State Permits that may be required:

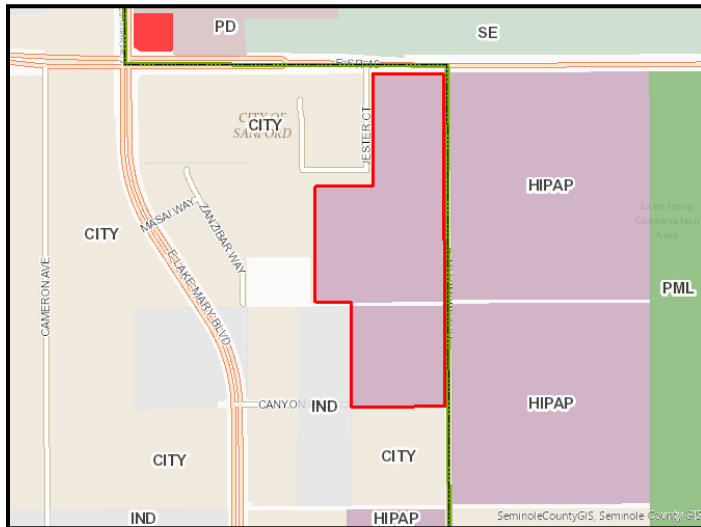
FDOT, FDEP- UTILITIES, SJRWMD, ENVIRONMENTAL REPORTS, ARCHEOLOGICAL REPORTS, FDEP- ENVIRONMENTAL, SJRWMD- ENVIRONMENTAL, FFW, IF APPLICABLE.

AGENCY/DEPARTMENT COMMENTS

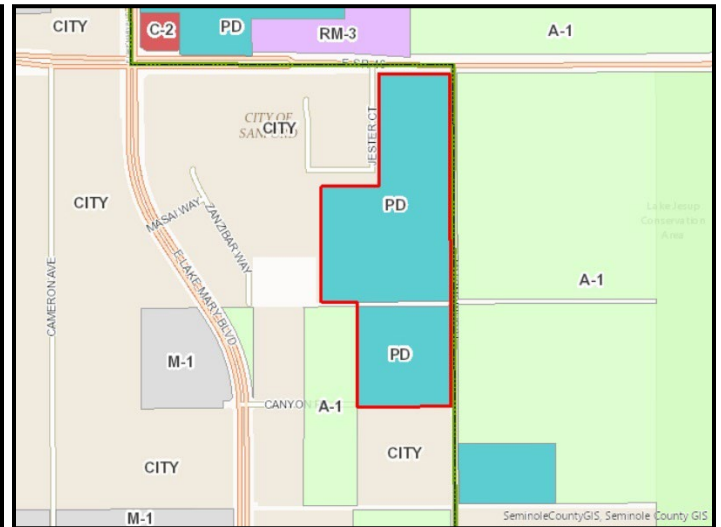
PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use (FLU) designation of High Intensity Planned-Airport (HIPAP) and has a zoning designation of PD (Planned Development)
- The Richmond Commerce Park PD is considered expired and would require a rezone and/or Small Scale Future Land Use Amendment to restate any entitlements to the property.
- This project is located within the City of Sanford Utility Service Area. Please coordinate with the City of Sanford to determine pre/annexation status.

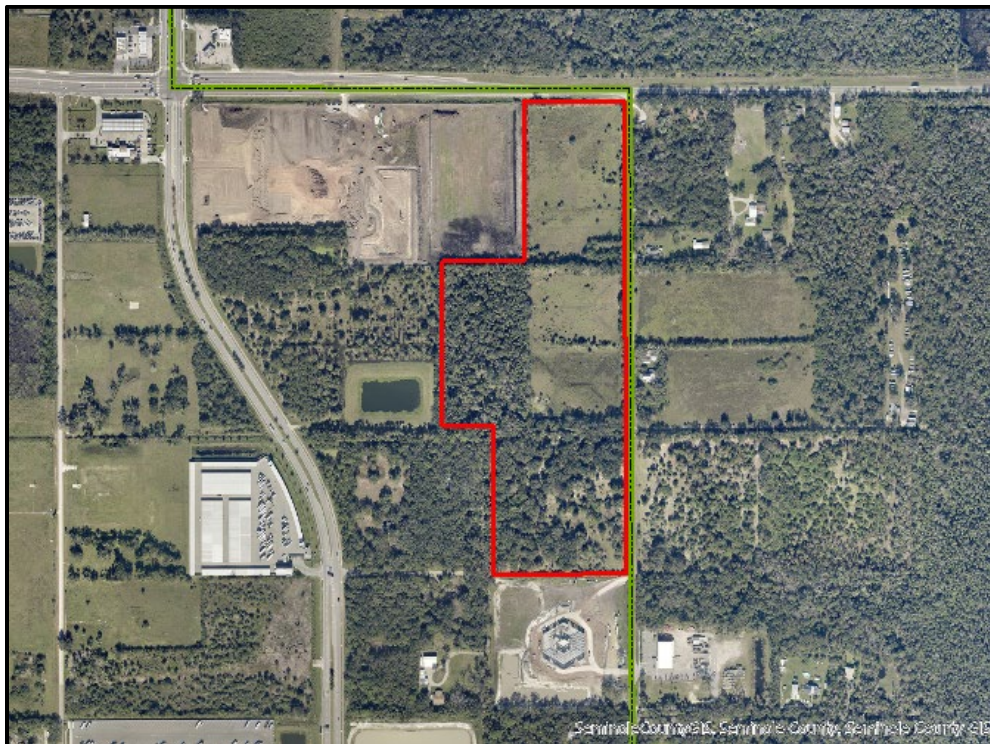
FLU: HIPAP



ZONING: PD



AERIAL



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer opacities and widths are required to be shown on the Master Development Plan.	Info Only
2.	Buffers and CPTED	A full buffer review will be done at time of Rezone/Future Land Use Amendment.	Info Only
3.	Buffers and CPTED	Planned Developments are still expected to meet all buffer requirements/ overlay requirements or have sufficient narrative explanation for code deviations, buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
4.	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
5.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
6.	Building Division	Library Comment Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Info Only
7.	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
8.	Comprehensive Planning	The subject property has HIP-AP Future Land Use designation. The HIP-Airport area is designed to provide for higher intensity airport supportive employment uses and mixed-use development that is compatible with the operation and expansion of the Orlando Sanford International Airport. See FLU Policy 4.5.2 in the Comprehensive Plan for criteria.	Info Only
9.	Comprehensive Planning	Per Comp Plan Policy FLU 4.5.2 (D)(d)- the following provisions are required to minimize traffic congestion for area residents and through traffic and protect public safety: (1) "Internal access coordinated between and among individual parcels of land." The proposed site design does not have sufficient coordination between the uses. Mixed-use projects should have great connectivity between uses and promote pedestrian accessibility.	Info Only
10.	Comprehensive Planning	The property is located in sub-area 3 of the Sanford/ Seminole County Joint Planning Agreement (JPA), which is designated for commercial. Per the City of Sanford- The Primary Uses of Townhomes is not compatible use. Multifamily could be supportive along SR 46 if mixed-use. Please proceed with this project through the City of Sanford due to the site's location in the City's utility service area. The property should be annexed into the City of Sanford.	Info Only
11.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Sanford to service it. No review required.	Info Only
12.	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

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	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
16.	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only
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	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
20.	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
21.	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
22.	Natural Resources	Conservation easements dedicated to Seminole County will be required over the wetlands and required buffers, and all property within the 100 year flood plain.	Info Only
23.	Planning and Development	If the project is proposed to proceed through Seminole County, a community meeting will be required in compliance with the	Info Only

		<p>following requirements https://www.seminolecountyfl.gov/core/fileparse.php/3423/urllt/Community-Meeting-Procedure.pdf 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).</p>	
24.	Planning and Development	<p>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/</p>	Info Only
25.	Planning and Development	<p>Your project is a residential development within the Avigation Easement boundary and will require you to file an Avigation Easement in the Seminole County Public Records. DNL Noise Contours (FLU Element Exhibit-2)</p>	Info Only
26.	Planning and Development	<p>The Planned Development Future Land Use designation requires 25% open space.</p>	Info Only
27.	Planning and Development	<p>Approval in the County for a planned development is obtained through a two-step process. The first step is an approval of the master development plan and rezoning of the land by the Board of County Commissioners. The second step consists of final development plan (may include engineering for Commercial development) approval by the Development Services Director along with the recording of the developer's commitment agreement. Information on PD Rezoning can be found at : http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.shtml</p>	Info Only
28.	Planning and Development	<p>In the pursuit of compliance with the Joint Planning Agreement executed with the City of Sanford, this project is subject to intergovernmental coordination in compliance with the sub-areas established within said agreement. Per brief correspondence with the City of Sanford, a mixed-used project that is inclusive of multi-family could be a supported use along SR 46.</p> <p>Staff had a brief discussion about the proposed development with the City's Planning & Development Department regarding</p>	Info Only

		the provision of utilities, and the City has determined that they will require annexation of the site into the City's jurisdiction in order to provide utilities; therefore, all development approval entitlements should be conducted with the City of Sanford and not Seminole County. The City has indicated that a mixed use project would be compatible with the JPA and their specific studies in the area; with that being said they would like the Applicant/Developer to submit a Pre-Application with them to review and discuss further.	
29.	Planning and Development	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: (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
30.	Planning and Development	The PD Master Development Plan and Development Order shall define the overall intent of the PD, including but not limited to, permitted and prohibited uses; the maximum density or intensity; access points; building setbacks; and buffers.	Info Only
31.	Planning and Development	The subject site has a PD (Planned Development) zoning known as Richmond Commerce Park PD that was approved on July 27, 2010 by the Board of County Commissioners; however, subsequent applications for development approval were not submitted and the PD entitlements have since expired.	Info Only
32.	Planning and Development	The subject site is located within the City of Sanford Utility service area; please contact the City at 407-688-5000 to discuss utility requirements and a pre-annexation agreement prior to submitting a formal application with the County for development.	Info Only
33.	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
34.	Planning and Development	Based on the proposed residential portion of the development. A School Impact Analysis will be required at time of rezone.	Info Only

35.	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
36.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
37.	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
38.	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
39.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	Info Only
40.	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
41.	Public Works - Engineering	The future entrance to the site off of State Road 46 does not meet the 330' separation between State Road 46 and Richmond Avenue. Please relocate the entrance to meet the 330' separation or access off or cross access to the main Kings Crossing site.	Info Only
42.	Public Works - Engineering	The entrance to the site off of Richmond Avenue does not meet the 330' separation from State Road 46. Please relocate the entrance to meet the 330' separation.	Info Only

43.	Public Works - Engineering	The entrance radius should be 50' on all driveways. Please revise accordingly.	Info Only
44.	Public Works - Engineering	Sidewalks are required on all Roadway frontages. This includes State Road 46 and Richmond Avenue. Note that additional improvements to the ROW and additional ROW are required to facilitate the proposed improvements. This would include piping a portion of State Road 46 and other drainage and roadway improvements on Richmond Avenue. Please show the required sidewalks and ROW dedication. This includes a corner clip at State Road 46 and Richmond Avenue. Please also show ADA access from the site to the ROW(s). Clear zone may be an issue on one or more roads. Curb and gutter will be required. Provide a workable section for both roads and show as part of this plan.	Info Only
45.	Public Works - Engineering	There is a major ditch running through the property. There is County drainage and adjacent properties that drains through this property as well as the ditch in the unopened ROW. The historic flows cannot be blocked. The offsite drainage will have to be addressed at final engineering. The code states that open drainage cannot flow through a residential development. The Ditch may have to be piped unless designed appropriately and with the County Engineers approval. If not piped additional Easements are required over the ditch as the code requires 15' minimum and 30' if the ditch is wider than 15'. The drainage easement is from top of bank for the ditch to establish a maintainable berm. The ditch may not be completely in the 30' ROW. This may affect the site layout if it is not determined now. Please address how the development intends to address this issue so it can be required as part of the DO.	Info Only
46.	Public Works - Engineering	At final engineering the downstream system will have to be modeled to ensure that the drainage for the overall area can be handled in the downstream system. If it cannot be handled, it will either have to be attenuated or additional downstream improvements may be required. If the downstream system is determined to be deficient then the site will be required to hold up to the entire 25-year, 24-hour storm event onsite.	Info Only
47.	Public Works - Engineering	The County requires cross access. The roadway between the residential and commercial should have cross access all the way to the west property line to connect to the development to the west. Please show this on the plan.	Info Only
48.	Public Works - Engineering	Left turn lanes are required on Richmond Avenue going into the site as the speed limit is 35 MPH. Based on the number of trips right turn lanes may be required. A left turn lane will be required leaving Richmond Avenue onto State Road 46. A left turn Lane on State Road 46 going onto Richmond Avenue may be required based on the traffic study. A traffic signal warrant will be required at final engineering at State Road 46. Please show all required turn lanes.	Info Only
49.	Public Works - Engineering	Based on the traffic generated by this development Richmond Avenue will have to be widened. The width will be based on FDOT requirements based on volume. This is not a constrained section so reduced widths will not be allowed. Show the roadway width on the required sections.	Info Only

50.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
51.	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
52.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Info Only
53.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) will be required for the proposed uses. The Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering. The TIS is to be prepared in accordance with the Countys Traffic Study Requirements for Concurrency guidelines, and a TIS methodology is to be submitted to Staff for review and approval prior to submittal of the TIS itself.	Info Only

AGENCY/DEPARTMENT CONTACT

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

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

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

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
	SJRWM		
St. Johns River Water Mgmt Dist	D	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3621	

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.asp
	X
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org

