

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

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

PROJECT NAME:	LEGACY POINTE PARKING EXPANSION - PRE-APPLICATION	PROJ #: 25-80000080
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	7/15/25	
RELATED NAMES:	EP MATTHEW LYONS	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	36-21-31-300-004A-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A 61 STANDARD TEMPORARY PARKING STALLS ON 43.61 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE WEST SIDE OF OLD LOCKWOOD RD, NORTH OF MCCULLOCH RD	
NO OF ACRES	43.61	
BCC DISTRICT	1: DALLARI	
CURRENT ZONING	PD	
LOCATION	ON THE WEST SIDE OF OLD LOCKWOOD RD, NORTH OF MCCULLOCH RD	
FUTURE LAND USE-	PD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
SHREEJI PATEL CCRC DEVELOPMENT CORPORATION 2110 HESTIA LOOP OVIEDO FL 32765 (689) 219-8909 SPATEL@CATALYST-DG.COM	MATTHEW LYONS CATALYST DESIGN GROUP 1085 W MORSE BLVD WINTER PARK FL 32789 (689) 219-8900 MLYONS@CATALYST-DG.COM	

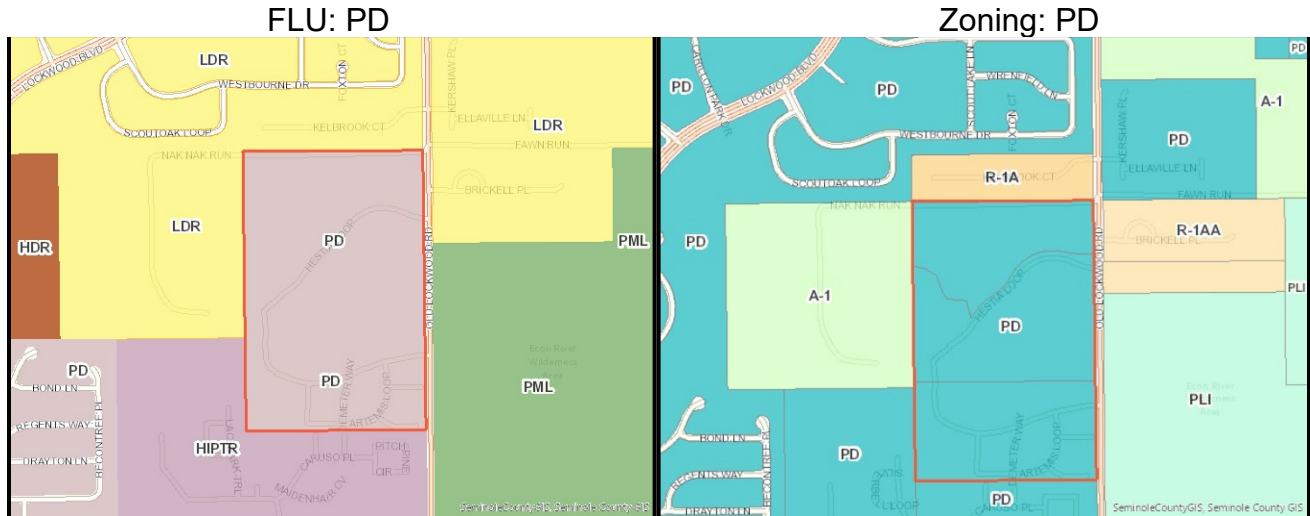
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time-to-time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.

The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [here](#).

PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use designation of PD (Planned Development) and is located within the Legacy Pointe Planned Development.
- The proposed project is subject to the Site Plan standards located within Chapter 40 of the Seminole County Land Development Code. Applying for a Site Plan is the next step in the process.

PROJECT AREA ZONING AND AERIAL MAPS



Aerial



AGENCY/DEPARTMENT COMMENTS- discussing nak nak run access and development within the future development portion

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	A full buffer review will be done at time of site plan submittal.	Info Only
2.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
3.	Buffers and CPTED	Required buffers per the approved Development Order are as follows: North- Fifteen (15) feet with 2.25 plant units per 100 feet and a 3-foot continuous hedge. South- Fifteen (15) feet with 2.6 plant units per 100 linear feet (excluding wetlands and wetland buffer areas). East- Fifteen (15) feet with a three (3) foot continuous hedge and 2.25 plant units per 100 linear feet. This buffer is required to use plant unit group C as described in the SCLDC. West- Twenty-five (25) feet with a six (6) foot metal fence consistent with Crime Prevention Through Environmental Design principles or a six (6) foot masonry wall and 3.5 plant units per 100 linear feet (excluding wetlands and wetland buffer areas).	Info Only
4.	Comprehensive Planning	The subject property has a Planned Development Future Land Use (FLU) designation. Please note Comprehensive Plan Objective FLU 4.4 Planned Developments.	Info Only
5.	Comprehensive Planning	Site is located in the Econlockhatchee (Econ) Protection Area. Please note Comprehensive Plan Policy FLU 2.2.6 Econlockhatchee River Basin Protection.	Info Only
6.	Environmental Services	This development is serviced by Seminole County water, sewer, and reclaim. No utility work proposed as a part of this project. No review required.	
7.	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
8.	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
9.	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

10.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
11.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
12.	Natural Resources	To cover the cost of replacing the trees, including materials and labor, fees will be paid into the Arbor Trust Fund and are established at a rate per caliper inch of \$125.00. Trees removed without a permit or destroyed or which received major damage in violation of Chapter 60 will require a replacement fee two (2) times the fee established above. SCLDC 60.7(g)	Info Only
13.	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
14.	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
15.	Natural Resources	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
16.	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 two (2) to one (1) toward meeting the total replacement requirement.	Info Only
17.	Natural Resources	Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7)	Info Only
18.	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
19.	Natural Resources	When ten (10) or more trees are required to be planted on a site to meet the requirements of Chapter 60, a mix of trees shall be provided at least one (1) of which shall be native to the Central Florida Region and no single tree species may constitute more than fifty (50) percent of the trees planted. SCLDC 60.9(d)(9)	Info Only
20.	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	Info Only

		application at the time of site plan submittal. SCLDC 60.10(a)(2)	
21.	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
22.	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
23.	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
24.	Natural Resources	The proposed development is partially or wholly contained within the Econlockhatchee River Protection Overlay. Please see SCLDC 30.10.4.5 for regulations pertaining to this overlay.	Info Only
25.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
26.	Planning and Development	This property is located within the Legacy Point Planned Development and is subject to all provisions contained within Development Order (DO) 19-20500035 and Developer's Commitment Agreement (DCA) #19-20500025, as well as Addendum #1 to the DO and the DCA #20-20500009.	Info Only
27.	Planning and Development	Per the approved DCA, all parking spaces shall be a minimum of nine (9) by eighteen (18) feet, excluding handicap spaces.	Info Only
28.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.html	Info Only
29.	Planning and Development	If outdoor lighting is proposed, a photometric plan with site plan submittal is recommended and a separate permit will be required in compliance with all outdoor	Info Only

		lighting standards. (SCLDC Part 15 Chapter 30, sec. 30.15.)	
30.	Planning and Development	At the time of Site Plan review, the Applicant will be required to demonstrate that the subject site still meets the minimum open space requirements of twenty-five (25) percent. Required open space per the Legacy Point PD is 25% or 10.9 acres.	Info Only
31.	Planning and Development	Per the approved DO, the developer shall provide a pedestrian circulation system giving access to all portions of the development as well as connecting to existing sidewalks immediately adjacent to and outside of the development.	Info Only
32.	Planning and Development	In the event that the proposed parking lot becomes permanent, a PD amendment will be required.	Info Only
33.	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
34.	Public Safety - Fire Marshal	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 Gate shall be a minimum 20ft wide. If manual gate, a fire department knox padlock shall be provided.	Info Only
35.	Public Works - Engineering	The proposed project is located within the Little Econlockhatchee drainage basin.	Info Only
36.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has moderately well drained soils.	Info Only
37.	Public Works - Engineering	Based on preliminary review, since this is a temporary parking area we can either accept a 6" thick, #57 stone parking area or do a boundary water quality swale to hold 1" of drainage for the parking area.	Info Only
38.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope east and slightly south.	Info Only
39.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to eventually to Old Lockwood Road which does not have an adequate system to handle additional flows.	Info Only
40.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
41.	Public Works - Engineering	There is some additional signage at the secondary entrance that needs to be added to help deter traffic from accessing that gate. This will be required to be added as part of this plan.	Info Only

AGENCY/DEPARTMENT REVIEWER CONTACT

This section shows the reviewers of this project from the various County agencies.

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	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	Bill White	wwhite@seminolecountyfl.gov	407-665-2021
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 - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-57

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