

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

PROJECT NAME:	PANORAMA LIVING ALF - PRE-APPLICATION	PROJ #: 26-80000094
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	7/30/26	
RELATED NAMES:	EP JONATHAN M DUAZO	
PROJECT MANAGER:	CHAD HARVEY (407) 665-7341	
PARCEL ID NO.:	18-21-29-300-011A-0000	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR A 36 BED ALF IN THE A-1 ZONING DISTRICT LOCATED ON THE WEST SIDE OF BALMY BEACH DR, NORTHWEST OF ANTIGUA DR	
NO OF ACRES	1	
BCC DISTRICT	Lee Constantine	
CURRENT ZONING	A-1	
LOCATION	ON THE WEST SIDE OF BALMY BEACH DR, NORTHWEST OF ANTIGUA DR	
FUTURE LAND USE-	LDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
JONATHAN M DUAZO PANORAMA LIVING ALF 23525 SNAFFLEBIT LN SORRENTO FL 32776 (407) 405-1047 [REDACTED]	N/A	

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

PROTECT YOURSELF FROM FRAUDULENT INVOICES

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

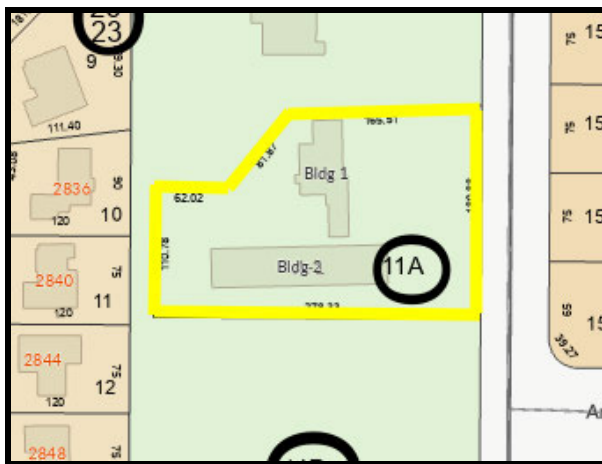
If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

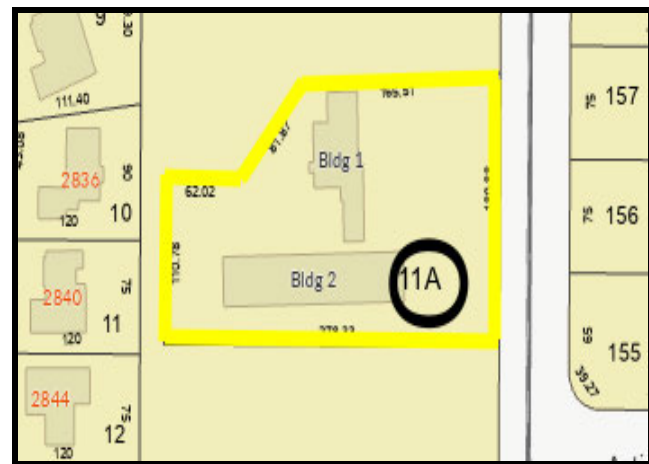
- The zoning of this property is A-1 (Agricultural) and the Future Land Use is LDR (Low Density Residential).
- On November 24, 1997, the Board of Adjustment approved a thirty-six (36) bed Assisted Living Facility; however, due to failure to comply with the fire alarm panel repairs within the prescribed timeframe issued by the Fire Marshal, resulting in a lapse in operation of the Assisted Living Facility for more than one hundred-eighty (180) days, the owners will be required to apply for a new Special Exception.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Chad Harvey	A full buffer review will be done at time of site plan review or at rezoning if planning to rezone to a Planned Development (PD).	Info Only
2.	Buffers and CPTED Chad Harvey	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
3.	Buffers and CPTED Chad Harvey	Approved plan species list. All plant material proposed to be installed on a site shall be site appropriate, and selected from the Approved Plant Species list set forth in Figure 14.1 of Chapter 30 of the Seminole County Land Development Code, or from the Florida Friendly Landscaping Guide to Plant Selection & Landscape Design. Use of any other species shall require prior approval by the Development Services Director. The plants listed in Figure 14.1 have demonstrated the ability to grow and thrive in the Central Florida Area.	Info Only
4.	Buffers and CPTED Chad Harvey	Crime Prevention Through Environmental Design (CPTED) CPTED is defined as "the proper design and effective use of the built environment that can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life." It is based on three overlapping strategies: 1. Natural access control 2. Natural surveillance 3. Territorial reinforcement The goal of CPTED is to reduce opportunities for crime that may be inherent in the design of structures and development sites. This goal is accomplished through the involvement of CPTED trained law enforcement officers in the planning and design review of development projects. CPTED uses various tools to evaluate environmental conditions, and look for ways to intervene to control human / criminal behavior and reduce the fear of crime. The comments provided below are intended to promote public safety on the property under review.	Info Only
5.	Buffers and CPTED Chad Harvey	Buffer information can be found here: http://www.municode.com/library/fl/seminole_county/code/s/land_development_code?nodeId=SECOLADECO_CH30_ZORE_PT67LASCBU	Info Only
6.	Buffers and CPTED Chad Harvey	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
7.	Buffers and CPTED Chad Harvey	Off-site trees do not count towards the landscape buffer requirements.	Info Only
8.	Buffers and CPTED Chad Harvey	Buffers can overlap into a retention area.	Info Only
9.	Building Division Daniel Losada	Separate permits are required for each building and standalone structure. Example: Standalone building, structure, dumpster enclosures, fences/gate systems,	Info Only

		signage, access control systems, retaining walls, etc.	
10.	Building Division Daniel Losada	All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only
11.	Building Division Daniel Losada	Type of use and size of building requires fire sprinklers and fire alarms throughout the entire structure.	Info Only
12.	Building Division Daniel Losada	All alterations and required upgrades will require an approved building permit prior to commencing work.	Info Only
13.	Comprehensive Planning David German	Proposed site has a Future Land Use of MDR (Medium Density Residential). Per Comprehensive Plan Policy FLU 5.2.2 Medium Density Residential: The Purpose and intent of this land use designation is to provide for a range of residential uses at a maximum density of 10 dwelling units per net buildable acre... A proposed density of 8 units on approximately 1.02 acres appears consistent with the MDR Future Land use Density of 10 DU/acre.	Info Only
14.	Comprehensive Planning David German	Site has LDR (Low Density Residential) Future Land Use. Allowed uses in LDR include special exception uses such as group homes, houses of worship, day care, guest cottages, home occupation, public utilities, and publicly owned parks and recreational areas. The maximum density is 4 DU/acre (4 Dwelling Units per acre). Based on this, a proposed ALF (Assisted Living Facility) appears consistent with the LDR Future Land Use and must also be compatible with the underlying zoning.	Info Only
15.	Comprehensive Planning David German	Site is located in the Wekiva Study Area. Please note Comprehensive Plan Policy FLU 2.3.14 Wekiva Study Area Incorporated Objective and Policies	Info Only
16.	Comprehensive Planning David German	Site is located in the Aquifer Recharge Overlay per Seminole County Comprehensive Plan Exhibit 37 and Exhibit 20 within the Most Effective Recharge Area. Per Policy FLU 2.3.12 Wekiva Study Area Natural Resource Protection: Enforce standards for the most effective recharge areas, as defined in the Aquifer Recharge Overlay Zoning Classification and Exhibit FLU: Aquifer Recharge Areas such as, but not limited to: - The maximum area covered by structures and impervious surface shall not exceed 65% for nonresidential uses and 60% for residential uses of the total land area; and - With the exception of handicapped parking spaces, no more than 25% of the total number of required off-street parking spaces shall not be paved	Info Only
17.	Comprehensive Planning David German	The site is approximately 1000 ft from Apopka municipal area near the Orange County Boarder. An intergovernmental notice will be sent to Apopka and Orange County.	Info Only
18.	Environmental	Seminole County Utilities will continue to be the provider	Info Only

	Services Maliha Rahman	for water/sewer. No utility work proposed. No review required.	
19.	Natural Resources Christina Seckinger	No environmental issues noted for the special exception.	Info Only
20.	Planning and Development Chad Harvey	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
21.	Planning and Development Chad Harvey	Adjacent Zoning Designations to this property are: North – A-1 (Agriculture) East – R-1 (Single-Family Dwelling) South – A-1 (Agriculture) West – R-1A (Single-Family Dwelling)	Info Only
22.	Planning and Development Chad Harvey	The subject property is located within the Wekiva Study Area. Additional restrictions, regulations and resources regarding this area can be found in the Seminole County Comprehensive Plan, Objective FLU 2.3 Preservation of Natural Resources and the Rural Character of the Wekiva River Protection Area.	Info Only
23.	Planning and Development Chad Harvey	The subject property is located within the Urban Bear Management area and is governed by Chapter 258 of the SCLDC listing Residential and Commercial requirements for Urban Bear Management Areas; specifically Section 258.2 which has specific requirements for refuse disposal and signage for properties within this area.	Info Only
24.	Planning and Development Chad Harvey	The proposed project may be 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.shtml	Info Only
25.	Planning and Development Chad Harvey	Tree removal and replacement standards are addressed with the Site Plan serving as the arbor permit. An Arbor Permit shall be required for removal of any trees 3 in. diameter or above. The Ordinance encourages a minimum 25% of the existing trees and any specimen tree 20 inches and over to be retained. (Chapter 60.)	Info Only
26.	Planning and Development Chad Harvey	Per Sec. 30.3.6 (Time Limit) of the SCLDC, a new Special Exception approval will be required when the use of land under the special exception has been discontinued or	Info Only

		abandoned for one hundred eighty (180) days or longer, the future use of the land shall revert to the Permitted Uses in the district in which said land is located.	
27.	Planning and Development Chad Harvey	On November 27, 1995, Seminole County approved a twelve (12) resident Assisted Living Facility at this location. On November 24, 1997 (#BA97-11-41SE), Seminole County approved an increase in the total number of residents at this location to thirty-six (36).	Info Only
28.	Planning and Development Chad Harvey	<u>Community Meeting Procedures Section 30.3.5.3</u> • Prior to staff scheduling the required public meetings, 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€ - 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
29.	Planning and Development Chad Harvey	Sec. 30.3.4: Public Notice Procedure for Amendments to the Future Land use Map, Zoning Map, Non-Residential Variances and Special Exceptions: <u>Placards</u> Placards shall be a minimum of 24" X 36" in size. A minimum of two (2) placards shall be required per property or project. At the discretion of the Division Manager the number of placards on a property or project may be increased. Placards shall be posted at least fifteen (15) days prior to a scheduled public hearing; Placards shall state the time and place of the hearing and the nature of the matter to be discussed; Affidavit of proof of the required publication and placards posting shall be presented to staff prior to the public hearing by the applicant/petitioner/appellant and shall be made a part of the record of the proceeding.	Info Only
30.	Planning and Development Chad Harvey	Application for Special Exception, per Sec. 30.3.1.5 (c) Application for special exception. An applicant for a special exception shall file with Development Services. A conceptual plan should include a simple development plan drawn to an appropriate scale indicating the legal description, lot area, site dimensions, right-of-way location and width, tentative parking areas and number of parking spaces, proposed building location and setbacks from lot	Info Only

		lines, total floor area proposed for building, proposed points of access with tentative dimensions, locations of identification signs not on building, proposed location of existing easements, location of existing trees on-site and their common name, number of trees to be removed and retained as required by Seminole County Arbor Regulations, and a general plan for proposed landscaping	
31.	Planning and Development Chad Harvey	The Planning and Zoning Commission shall hold a public hearing or hearing to consider a proposed special exception and submit in writing its recommendations on the proposed action and if the special exception should be denied or granted with appropriate conditions and safeguards to the Board of County Commissioners for official action. After review of an application and a public hearing thereon, with due public notice, the Board of County Commissioner may allow uses for which a special exception is required; provided, however, that said Board must first make a determination that the use requested: (1) Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area; and (2) Does not have an unduly adverse effect on existing traffic patterns, movements and volumes; and (3) Is consistent with the County's comprehensive plan; and (4) Will not adversely affect the public interest; and (5) Meets any special exception criteria described in Additional Use Standards of Sec. 30.6.10.3 Community Residential Homes with seven (7) or more unrelated residents and assisted living facilities may be approved by the Board of County Commissioners as a special exception, providing, in addition to all other required findings: (a) That the location does not create an over concentration of such homes or substantially alter the nature and character of the area as defined in Section 419.001(3)(c), Florida Statutes (2020), as this statute may be amended from time to time. In the event that the provision of this Section conflict with the provisions of Section 419.001(3)(c) Florida Statutes (2020), as this statute may be amended from time to time, Section 419.001(3)(c) shall govern. (b) In single- and two-family residential districts (including A-1 and RC-1) the Board of County Commissioners shall determine that the proposed structure (facility) is compatible with the neighborhood in its physical size. (c) In multiple-family residential districts, the Board of County Commissioners shall determine that the proposed use is compatible with the area in its	Info Only

		intensity of land use. (d) A copy of the application to the appropriate State agency shall accompany the application for the special exception. At the time the applicant submits the Special Exception request, they must also provide an affidavit certifying that the proposed facility is not located within a 1,000-foot radius (for facilities with 6 or fewer beds) or a 1,200-foot radius (for facilities with 7-14 beds) of another facility, unless an existing Special Exception has already been approved by Seminole County.	
32.	Planning and Development Chad Harvey	Special Exception Application Process: Step 1: The Special Exception request goes to the Planning and Zoning Commission as a public hearing item. Step 2: The Special Exception request goes to the Seminole County Board of County Commissioners for Final approval or denial. (if approved) Step 3: The applicant submits a site plan if required for review and approval by staff, as well as plans required by Seminole County to upgrade/ alter the existing structure.	Info Only
33.	Planning and Development Chad Harvey	The legal description of the property was provided with the submitted survey (drafted on the survey provided. A copy of the legal description of the property in word format will be required at the time of Special Exception application submittal.	Info Only
34.	Public Safety - Fire Marshal Brenda Paz	This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.5.1.1.	Info Only
35.	Public Safety - Fire Marshal Brenda Paz	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 (Section 18.2.3.2.2 NFPA1).	Info Only
36.	Public Safety - Fire Marshal Brenda Paz	Adequate water supply with fire flow calculations for fire protection (fire hydrants) shall be provided per section 18.3 of NFPA 1. If no municipal water supply is available, onsite water storage will be required for fire protection.	Info Only
37.	Public Safety - Fire Marshal Brenda Paz	Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.5.3. 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,	Info Only

		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.	
38.	Public Safety - Fire Marshal Brenda Paz	Access to a door: Fire department access roads shall extend to within 50 ft of a single door providing access to the interior of the building per Section 18.2.3.2.1 NFPA 1.	Info Only
39.	Marshal Brenda Paz Public Safety - Fire	All the following items shall be acknowledged and added to the stie 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 inch clear space shall be maintained around the circumference of fire hydrants and clear space of not less than 60 inches (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 212 inches NFPA 1, 18.5.7. 7. Hydrant shall be marked with blue reflector that is placed 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 Brenda Paz	The requirements below shall be on all site plans as notes for sprinkled buildings: a. At minimum, a Class Five contractor is required to install fire lines. Fire lines shall begin at the point in which the piping is used exclusively for fire protection and end at a point 1-foot above the finished floor.	Info Only

		b. The fire line for sprinkled buildings starts at the double detector check valve. c. No other water connection shall be off of the fire line. d. The Fire Department Connection shall be within 100 feet of the fire hydrant if standpipe system is provided. e. Any fire line charged by the FDC shall be DR-14 pipe. f. The only valve allowed in the FDC line is a check valve. g. All fire lines shall be inspected by the Fire Inspection Department before being covered.	
41.	Public Works Engineering Andrew Broxton	There are no traffic or drainage impacts anticipated from this project.	Info Only
42.	Public Works Impact Analysis Arturo Perez	No Review Required.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

Department	Reviewer	Email	Contact	Status
Public Works - Engineering	Andrew Broxton	abroxton@seminolecountyfl.gov	407-665-0311	Info Only
Planning and Development	Chad Harvey	charvey02@seminolecountyfl.gov	407-665-7341	Info Only
Public Safety - Fire Marshal	Brenda Paz	bpaz@seminolecountyfl.gov	407-665-7061	Info Only
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388	Info Only
Buffers and CPTED	Chad Harvey	charvey02@seminolecountyfl.gov	407-665-7341	Info Only
Environmental Services	Maliha Rahman	mrahman@seminolecountyfl.gov	407-665-2033	Info Only
Natural Resources	Christina Seckinger	cseckinger@seminolecountyfl.gov	507-665-7391	Info Only
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-5716	Info Only
Public Works – Impact Analysis	Arturo Perez	aperez07@seminolecountyfl.gov	407-665-5716	Info Only

If upon reviewing the comments you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7775 no later than noon on Friday, August 14, 2026, in order to place you on the Wednesday, August 19, 2026 meeting agenda.

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

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