

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

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

PROJECT NAME:	HEATHROW ON THE GREEN TOWNHOMES - PRE-APPLICATION	PROJ #: 25- 80000072
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/20/25	
RELATED NAMES:	EP TYLER FITZGERALD	
PROJECT MANAGER:	TIFFANY OWENS (407) 665-7354	
PARCEL ID NO.:	12-20-29-300-001C-0000+	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR 28 TOWNHOME DEVELOPMENT ON 14.78 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE NORTHWEST CORNER OF INTERNATIONAL PKWY AND LAKE MARY BLVD	
NO OF ACRES	14.78	
BCC DISTRICT	5: HERR	
CURRENT ZONING	PD	
LOCATION	ON THE NORTHWEST CORNER OF INTERNATIONAL PKWY AND LAKE MARY BLVD	
FUTURE LAND USE-	PD	
APPLICANT:	CONSULTANT:	
DAVID COBB BIG BUCKET DEVELOPMENT LLC 100 E CENTRAL BLVD STE 2 ORLANDO FL 32801 (407) 506-9058 DAVID@ARCHONCA.COM	TYLER FITZGERALD CPH CONSULTING LLC 500 W FULTON ST SANFORD FL 32771 (407) 322-6841 TFITZGERALD@CPHCORP.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 of Planned Development and is within the Heathrow PD (Planned Development).
- The proposed change in permitted uses from commercial to residential would constitute a substantial change to the approved Planned Development and require a Major Amendment to the Final Development Plan and the Developer's Commitment Agreement of the Heathrow PD.

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	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
2.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30Z_0RE_PT67LASCBU	Info Only
3.	Buffers and CPTED	A full buffer review will be done at time of the PD Major Amendment.	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	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
6.	Comprehensive Planning	The property is located in the North I-4 High Tech Target Area. High tech industry uses are encouraged.	Info Only
7.	Comprehensive Planning	Planned Development Uses include: B. Uses A Mixed-use developments (residential and nonresidential uses on the development site); B Residential developments with a range of unit types and densities, and may include accessory dwelling units (ADUs); C Nonresidential developments (office, commercial, industrial, etc.); D Transit-oriented development; E Public and private elementary schools, middle schools and high schools; and F Attendant on-site facilities such as shared vehicular and bicycle parking facilities, public transit stops and shelters, utilities and recreation areas. The proposed site is consistent with the PD Future Land Use: A Mixed-use development (residential and nonresidential uses on the development site).	Info Only
8.	Comprehensive Planning	Planned Development (PD) Future Land Use is listed in Policy FLU 5.4.7 Determination of Compatibility in the Planned Development Zoning Classification as follows: The County shall consider uses or structures proposed within the Planned Development (PD) zoning classification on an individual basis evaluating the compatibility of the proposed use or structure with surrounding neighborhoods and uses. Compatibility may be achieved by application of	Info Only

		performance standards such as, but not limited to, lot size, setbacks, buffering, landscaping, hours of operation, lighting, and building heights. The Board of County Commissioners shall have discretion as to the uses and structures approved with a PD classification, as well as all other features of the PD plan and the plan in its entirety.	
9.	Environmental – Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
10.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. There is a 10" PVC potable water main running along the south side of Lake Heathrow Lane.	Info Only
11.	Environmental Services	This development is within Seminole County's sanitary sewer service area and is required to connect. There is an 8" PVC gravity sewer main and manholes running along the north side of Lake Heathrow Lane.	Info Only
12.	Environmental Services	This development is within Seminole County's reclaim irrigation service area and is required to connect. There is a 16" HDPE reclaim water main running along the north side of West Lake Mary Boulevard.	Info Only
13.	Environmental Services	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.shtml . This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	Info Only
14.	Environmental Services	Depending on the proposed layout of the development. Seminole County owned utility lines on this property may need to be removed or relocated. Please provide a boundary survey of the property during site plan so that we review/verify any existing onsite utility easements. If any of the new/relocated utility lines are not within an existing utility easement, then a new utility easement dedicated to Seminole County will need to be provided.	Info Only
15.	Natural Resources	Approximately the southern third of the proposed development is within the Aquifer Recharge Overlay Zoning Classification. Please see SCLDC 30.10.1 for regulations pertaining to this overlay.	Info Only
16.	Natural Resources	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
17.	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

18.	Natural Resources	A clearing and construction setback of a minimum of fifty (50) feet from karst features is required. Clearing within the setback to stimulate canopy growth is permitted. Routine maintenance shall be permitted within the fifty (50) foot setback, outside of the natural buffer. Routine maintenance is limited to mowing of grass, and removal of underbrush and dead trees. SCLDC 30.10.5.14(a)(1)	Info Only
19.	Natural Resources	A minimum twenty-five (25) feet, average fifty (50) feet upland buffer, in the aggregate, within the development site, adjacent to karst features is required. Buffers shall remain natural and undisturbed. SCLDC 30.10.5.14(a)(2)	Info Only
20.	Natural Resources	Karst features, and the required natural buffer, shall be placed in a conservation easement pursuant to subsection 30.10.5.14(e).	Info Only
21.	Natural Resources	According to County GIS data, there may be karst features on the northern third of the proposed development. A geotechnical analysis of the potential karst features will be required with site plan or final engineering submission.	Info Only
22.	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
23.	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
24.	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
25.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
26.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
27.	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
28.	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
29.	Natural	Replacement of non-specimen trees shall be based on a	Info Only

	Resources	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)	
30.	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
31.	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
32.	Natural Resources	Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7)	Info Only
33.	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
34.	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
35.	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
36.	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
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	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	Info Only

		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/	
39.	Planning and Development	Tract 3 in the Heathrow PD currently has entitlements for commercial uses only; however, the Applicant is proposing to add twenty-eight (28) townhome units, which would require a PD Major Amendment to the Heathrow PD. Informational: A PD Minor Amendment has already been submitted for the internal roadway between Lot 1C (subdivided at some point from Tract 2) and Tract 2.	Info Only
40.	Planning and Development	The proposed development is located within the Wekiva Study Area and must comply with the applicable regulations. Please refer to SCLDC Section 30.10.5.14 for specific requirements related to this area.	Info Only
41.	Planning and Development	The proposed development is located within the Wekiva Study Area and must comply with the Environmental Design Standards outlined in Division 3, Section 30.10.5.11.	Info Only
42.	Planning and Development	The building setbacks are: Twenty-five (25) feet - Front Yard, Ten (10) feet - Rear yard, Zero (0) feet - Side Yard.	Info Only
43.	Planning and Development	The subject property is within the Heathrow Development of Regional Impact (DRI) as Tract 3.	Info Only
44.	Planning and Development	The subject property is within the Urban Centers and Corridors Overlay, International Parkway South Urban Center.	Info Only
45.	Planning and Development	The subject property is within the Lake Mary Boulevard Gateway Corridor; therefore, redevelopment of the site shall adhere to the requirements under Sec. 30.10.3 of the Seminole County Land Development Code..	Info Only
46.	Planning and Development	The subject property is within the County's Urban Bear Management Area and must comply with the requirements outlined in Chapter 258 of the Seminole County Code of Ordinances (2015-33). http://www.seminolecountyfl.gov/core/fileparse.php/4073/urlt/Bear-Management-Ordinance-Final-Approved-Document.pdf	Info Only
47.	Planning and Development	If the proposed townhomes are not projected to be Fee Simple, the project will be subject to Site Plan Approval 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
48.	Planning and Development	The proposed development is subject to the formal subdivision process. This process will involve the following steps: 1st step is approval of the Preliminary Subdivision Plan (PSP) which must be approved by the Planning & Zoning Board as a technical review item. 2nd step is approval of the Final Engineering Plans; may	Info Only

		<p>be submitted once step one has been approved by P&Z and step 2 is under review.</p> <p>3rd step is approval of the Final Plat; may be submitted once Final Engineering Plans are in review.</p>	
49.	Planning and Development	<p>The process for a PD Major Amendment to the Heathrow PD is as follows:</p> <p>1st step is approval of the Rezone which involves a public hearing with Planning & Zoning (P&Z), followed by a public hearing with the Board of County Commissioners (BCC). May take between 4-5 months depending on the review and agenda date deadlines.</p> <p>2nd Step is an update to the Final Development Plan, which is reviewed and approved by staff.</p> <p>3rd step is approval of the Site Plan; may be submitted once step one has been approved by BCC and step 2 is under review.</p>	Info Only
50.	Planning and Development	The minimum open space requirements for a PD (Planned Development) are twenty-five (25) percent open space	Info Only
51.	Planning and Development	Staff are currently consulting with the County Attorney's Office to clarify the procedural requirements for amending the Heathrow DRI. Once we receive a response, staff will provide the applicable amendment requirements via email.	Info Only
52.	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 in the Resources tab located at the top of your ePlan task window or below for the requirements that the applicant must meet.</p> <p>https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf</p>	Info Only
53.	Planning and Development	<p>New Public Notification Procedures are required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link in the Resources tab located below for the requirements:</p> <p>https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf</p>	Info Only
54.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
55.	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
56.	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
57.	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,	Info Only

		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"	
58.	Public Safety - Fire Marshal	Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
59.	Public Works - Engineering	The proposed project is located within the Yankee Lake drainage basin.	Info Only
60.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has generally well drained soils.	Info Only
61.	Public Works - Engineering	Based on a preliminary review, the site is part of an existing master drainage system. There have been issues with this system over the last few years. Any new impervious will have to be addressed irrespective of the existing system permits.	Info Only
62.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to existing golf course ponds.	Info Only
63.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
64.	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
65.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
66.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. There is required to be a sidewalk system internal to the site and unless impossible a connection to the public ROW.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	REVIEWER
Buffers and CPTED	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Building Division	Jay Hamm (407) 665-7468 jhamm@seminolecountyfl.gov
Comprehensive Planning	David German (407) 665-0311 dgerman@seminolecountyfl.gov
Environmental - Impact Analysis	Becky Noggle (407) 665-2143 bnoggle@sminolecountyfl.gov
Environmental Services	James Van Alstine (407) 665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald (407)665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jim Potter (407)665-5764 jpotter@seminolecountyfl.gov

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

Other Resources:

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