

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
 SANFORD, FLORIDA 32771

PROJECT NAME:	RICHMOND RESIDENTIAL - PRE-APPLICATION	PROJ #: 26-8000053
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/01/26	
RELATED NAMES:	EP CHRIS WARSHAW	
PROJECT MANAGER:	CHAD HARVEY (407) 665-7341	
PARCEL ID NO.:	03-20-31-501-0B00-0060	
PROJECT DESCRIPTION	PROPOSED REZONE FOR A 78 SINGLE FAMILY LOT DEVELOPMENT FROM A-1 TO PD ON 19.06 ACRES LOCATED ON THE NORTHEAST SIDE OF RICHMOND AVE, SOUTH OF E SR 46	
NO OF ACRES	19.06	
BCC DISTRICT	2: ZEMBOWER	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTHEAST SIDE OF RICHMOND AVE, SOUTH OF E SR 46	
FUTURE LAND USE-	HIPAP	
APPLICANT:	CONSULTANT:	
CHRIS WARSHAW ENGLAND-THIMS & MILLER 1411 EDGEWATER DR ORLANDO FL 32804 (407) 768-3304	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 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.

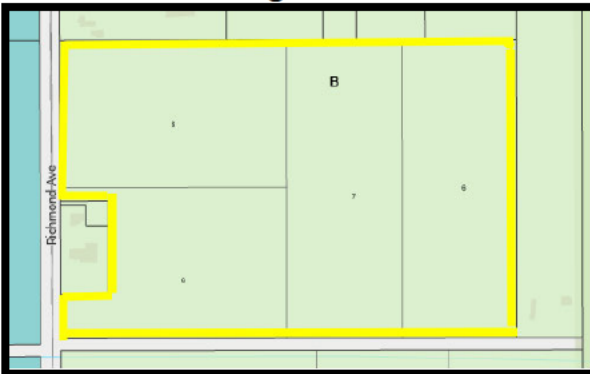
If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGERS

- The subject property has a Future Land Use of Higher Intensity Planned Development – Airport and A-1 (Agriculture) zoning.
- The subject site is known as Sub Area 3 within the Seminole County/City of Sanford Joint Planning Agreement (JPA). Sub Area 3 has been designated to provide a commercial node to serve the area. The proposed residential use is not consistent with the designated uses in the JPA.
- The subject site is located within the East Lake Mary Boulevard Small Area Study which discourages residential uses within this area.

PROJECT AREA ZONING AND AERIAL MAPS

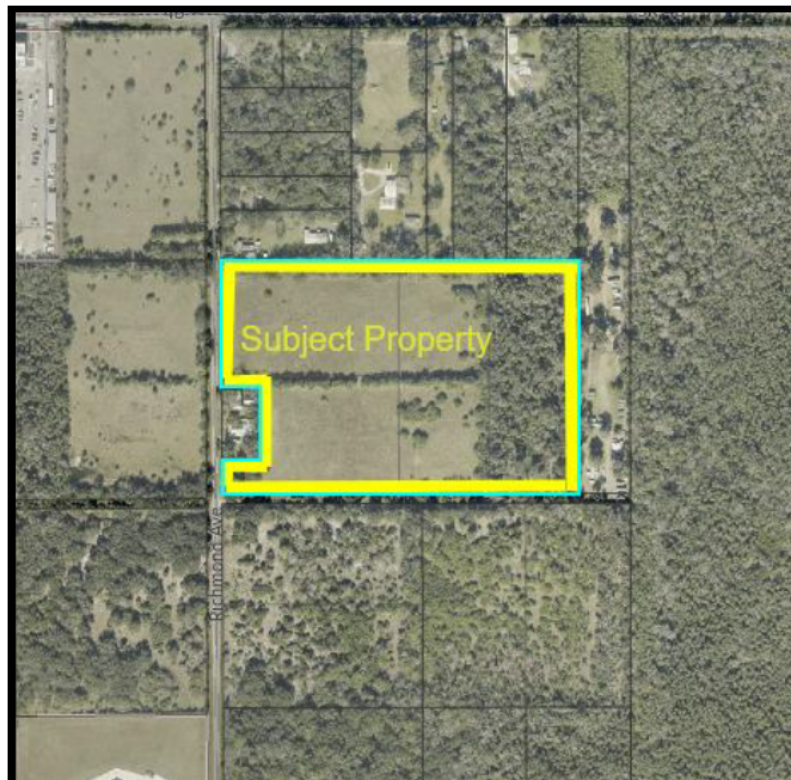
Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Chad Harvey	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
2.	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
3.	Buffers and CPTED Chad Harvey	Off-site trees do not count toward the landscape buffer requirements.	Info Only
4.	Buffers and CPTED Chad Harvey	Due to overhead utility lines along Richmond Avenue portion of the property, only understory trees and shrubs may be planted.	Info Only
5.	Buffers and CPTED Chad Harvey	Buffers can overlap into a retention area.	Info Only
6.	Building Division Daniel Losada	Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, pools, etc...	Info Only
7.	Building Division Daniel Losada	Proposed development on this parcel may be located within a flood zone hazard area and will require a flood review.	Info Only
8.	Building Division Daniel Losada	Separate demolition permits are required for the demolition of each existing structure.	Info Only
9.	Building Division Daniel Losada	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
10.	Building Division Daniel Losada	All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only
11.	Comprehensive Planning David German	Site is located in the East Lake Mary Blvd Small Area Study in the East Lake Mary Blvd Business Center Sub-area. Per the Small Area study: This district provides an extension and transition of larger-scale commercial development and a complement to the East Airport Commerce Park. Residential uses should not be encouraged in this district because of the noise contours associated with the direct flight path of the northernmost east/west OSIA runway. Seminole County FLU designations: - Higher Intensity Planned Development Airport (HIPAP); Industrial (IND); Preservation Managed Lands (PML) Preferred Land Uses: - Business park/commerce park - Industrial park (light industrial) - Warehousing - Office - Commercial uses	Info Only

		that support the Airport, Boombah Sports Complex, and existing area residential uses with the exception of automobile sales and repair - Public services - Open space/park/preserve Based on this, the proposed use of residential does not appear consistent with the intent of the East Lake Mary Blvd Business Center Sub-area.	
12.	Comprehensive Planning David German	<p>Site has a Future Land Use of HIPAP (High Intensity Planned Development - Airport). Per Policy FLU 4.5.2 Higher Intensity Planned Development-Airport (HIP-Airport) Permitted Uses and Locational Standards:</p> <p>B. Residential Compatibility Guidelines</p> <p>1. Performance guidelines shall be used to the maximum extent possible to ensure compatibility between existing communities and airport related uses.</p> <p>2. Due to noise and aircraft overflights, residential uses are deemed incompatible with airport operations. The County recommends that the Sanford Airport Authority purchase lands where noise contours measure 65 and greater Day-Night Noise Level (DNL) consistent with Policy TRA 2.2.13 Purchase of Noise Impacted Land, in order to provide additional protection. Accordingly, no new residential uses shall be authorized or approved within unincorporated areas covered by a noise contour of 65 DNL and greater, according to the noise contour map shown as Exhibit FLU: Orlando Sanford International Airport Avigation Easement Boundary and Noise Level Contours (DNL). In any new residential development within the Avigation Easement Boundary, recorded notice shall be required to inform potential purchasers of the impact of aircraft overflights. If a new residential use of any kind is requested and approved within the Avigation Easement Boundary, there shall be a rebuttable presumption that an Avigation Easement is required and that such an easement bears a rational nexus to the permitting of residential uses, and that such an easement is roughly proportionate to the impact of the development. This easement is to be recorded in the public records of Seminole County at the expense of the applicant for the residential use.</p> <p>3. Residential land uses and residential zonings shall be prohibited if within 300 feet of the centerline of the</p>	Info Only

		<p>OSIAs new runway system east to the Conservation Area adjacent to Lake Jesup.</p> <p>4. No provision within this Section shall apply to single family residential units in existence prior to the adoption of these amendments in 2008. Site is located between the 60-65 DNL Noise Contour but near the 65 DNL noise contour area. Please contact the Sanford Airport to discuss any residential development proposal near the 65 DNL noise contour.</p>	
13.	Comprehensive Planning David German	Per Policy FLU 4.5.2 Higher Intensity Planned Development-Airport (HIP-Airport) Permitted Uses and Locational Standards: - Development must be timed concurrently with the extension of central water and sewer to ensure the provision of adequate public services according to adopted standards and facility plans. Please note that if the site is serviced by City of Sanford utilities that you must contact them to discuss this per the Joint Planning Agreement (JPA).	Info Only
14.	Comprehensive Planning David German	<p>Per Policy FLU 4.5.1 Higher Intensity Planned Development (HIP) General Uses and Intensities: Performance Standards and Allowable Uses:</p> <p>The County shall apply Performance standards through the Planned Development rezoning process to implement this Policy and its requirement that HIP development will be undertaken consistent with standards that protect the character of surrounding neighborhoods while encouraging the development of employment-based uses. Such standards address, but are not limited to, the following criteria in the Higher Intensity Planned Development future land use designation: building setbacks or build-to lines, buffers, landscaping, building heights and step-backs, access, parking, lighting, signage, and hours of operation. Buffering standards will be required in Development Orders based on the intensity of the proposed new or redevelopment use versus the intensity of the existing use to be protected, and may include those detailed in the Buffer yards provisions of the Seminole County Land Development Code, or unique landscaping and buffering standards addressing specific characteristics of surrounding neighborhoods, in order to ensure compatibility with adjacent land uses.</p>	Info Only
15.	Comprehensive Planning David German	Per Future Land Use Element, Exhibit 9: Seminole County Future Land Use Designations and Allowable Zoning Classification, the maximum FAR in HIPAP is 1.0. Maximum residential density is 30 DU/AC.	Info Only

16.	Comprehensive Planning David German	Please note Future Land Use Policy FLU 4.6.2 Orlando Sanford International Airport and contact the Sanford Airport (OSIA) to discuss any development plans.	Info Only
17.	Comprehensive Planning David German	Site is located in the City of Sanford JPA (Joint Planning Agreement) area in Sub-area 3: "Intersection of SR 46/CR 415." This area is intended to "provide for a commercial node to serve the eastern portion of the City." Based on this, a proposed residential development does not appear to be consistent with the intent of Sub-area 3 of the Sanford JPA. Please reach out to the City of Sanford to discuss any potential development in the JPA area. A notice will be sent to the City of Sanford.	Info Only
18.	Environmental Services Maliha Rahman	This development is not within Seminole County's utility service area. Please coordinate with the City of Sanford to service it.	Info Only
19.	Natural Resources Jim Potter	A portion of the site is heavily treed. A tree survey for the site will be required to be submitted during the engineering review. Be sure to include the type and sizes of the trees.	Info Only
20.	Natural Resources Jim Potter	Tree replacement or paying into the Arbor fund will be required. Please see the Arbor Section of the Land Development Code for details.	Info Only
21.	Natural Resources Jim Potter	There appears to be wetlands on the site. A wetland delineation will be required at final engineering. Unless wetland mitigation is proposed a 15-foot minimum and 25-foot average undisturbed buffer is required. Please note that this is in the Lake Jesup drainage basin and wetlands mitigation in this basin may be an issue.	Info Only
22.	Planning and Development Chad Harvey	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 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 s 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

23.	Planning and Development Chad Harvey	The site is located in close proximity to the Sanford Orlando International Airport. Please note Seminole County Future Land Use Policy 4.6.2. Please also contact George Speake at gspeake@sfb.osaa.net or by phone at 407-585-4006 to obtain additional information from the airport regarding development in this area.	Info Only
24.	Planning and Development Chad Harvey	The intent of the HIP-AP area is to provide for higher intensity airport-supportive employment uses and medium to high density residential uses (only in compatible areas) and mixed-use development that is compatible with the operation and expansion of the Orlando Sanford International Airport. The HIP-Airport FLU designation provides that medium-high density residential uses shall not exceed 10% of the County's total HIP-AP land area. Please refer to FLU-146-FLU 149 in the Seminole County Comprehensive Plan. The HIP-AP future land use net density and intensity is 30 du/ac and a floor area ratio of up to 1.0. No new residential uses shall be authorized or approved within unincorporated areas covered by a noise contour of 65 DNL and greater, according to the noise contour map shown as Exhibit FLU: Orlando Sanford International Airport Avigation Easement Boundary and Noise Level Contours (DNL).	Info Only
25.	Planning and Development Chad Harvey	The subject site is known as Sub Area 3 within the Seminole County/City of Sanford Joint Planning Agreement (JPA). Sub Area 3 has been designated to provide a commercial node to serve the eastern portion of the City. The proposed residential use is not consistent with the designated uses in the JPA.	Info Only
26.	Planning and Development Chad Harvey	Staff would not support the request for residential on the subject site due to the incompatibility with the Seminole County/City of Sanford Joint Planning Agreement.	Info Only
27.	Planning and Development Chad Harvey	It should be noted that uses which may be adopted by Seminole County for this area include, but are not limited to, the following non-residential uses: <ol style="list-style-type: none"> 1. Commercial kennels 2. Fire stations 3. Hotels & motels (excluding Bed & Breakfast) 4. Hospitals 5. Rental car facilities 6. Light commercial 7. Industrial trade schools 8. Flight schools 9. Light Industrial (see section 30.5.3) 10. Manufacturing, Light (see section 30.5.3) 11. Office uses (see section 30.5.3) 12. Restaurants (standard and drive-through) 	Info Only

28.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
29.	Public Safety - Fire Marshal Matthew Maywald	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
30.	Public Safety - Fire Marshal Matthew Maywald	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
31.	Public Safety - Fire Marshal Matthew Maywald	<p>"All the following items shall be acknowledged and added to the site plan sheets as note:</p> <ol style="list-style-type: none"> 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
32.	Public Safety - Fire Marshal Matthew Maywald	<ol style="list-style-type: none"> 1. Parking Restrictions: <ol style="list-style-type: none"> i. Access roadway widths less than 27 paved feet must have fire lane markings on a minimum of one side of the roadway. Parking is not allowed on at least one side of the street. ii. Parking is not allowed within 20 feet on either side of any fire hydrant (Detail FD-1 	Info Only

		located at the end of Chapter 3 of this manual). iii. Parking is not permitted within any cul-de-sac(s) or dead-end(s).	
33.	Public Works - Engineering Andrew Broxton	Based on FEMA FIRM Map the site or portions of the site appear to lie in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation.	Info Only
34.	Public Works - Engineering Andrew Broxton	The proposed project is located within the Lake Jessup drainage basin.	Info Only
35.	Public Works - Engineering Andrew Broxton	Based on SCS Soil Survey GIS overlays, the site generally poorly drained hydric soils.	Info Only
36.	Public Works - Engineering Andrew Broxton	Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the pre-development rate of discharge for the 25-year, 24-hour storm event.	Info Only
37.	Public Works - Engineering Andrew Broxton	Conservation easements, dedicated to Seminole County, will be required over all property within the post-development 100-year flood plain.	Info Only
38.	Public Works - Engineering Andrew Broxton	Based on 1 ft. contours, the topography of the site appears to slope east.	Info Only
39.	Public Works - Engineering Andrew Broxton	Based on a preliminary review, the site appears to outfall to Lake Jessup via an unnamed canal.	Info Only
40.	Public Works - Engineering Andrew Broxton	A detailed drainage analysis will be required at final engineering.	Info Only
41.	Public Works - Engineering Andrew Broxton	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov	Info Only
42.	Public Works - Engineering Andrew Broxton	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
43.	Public Works - Engineering Andrew Broxton	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only

44.	Public Works - Engineering Andrew Broxton	The proposed right-of-way dedication for access will have to be developed to a road that meets county standards.	Info Only
45.	Public Works - Engineering Andrew Broxton	There is a drainage ditch on the south side of the property. Additional right-of-way or considerations may be required by Seminole County to facilitate maintenance of the drainage ditch.	Info Only
46.	Public Works - Impact Analysis Arturo Perez	A Traffic Impact Study (TIS) will be required for this 78 unit Single-Family development with new external trip generation of 78 PM Peak Hour trips, which is greater than the 50 Peak Hour Trip threshold per Seminole County TIS Guidelines. The TIS is to be prepared in accordance with the County's TIS Requirements for Concurrency. *** VERY IMPORTANT***: A Methodology document for the TIS must be submitted in ePlan for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo J. Perez, MSCE, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	STATUS	REVIEWER
Comprehensive Planning	Review Complete	David German
Public Works - Impact Analysis	Information Required	Arturo Perez
Public Works - Engineering	Review Complete	Andrew Broxton
Public Safety - Fire Marshal	Review Complete	Matthew Maywald
Planning and Development	Review Complete	Chad Harvey
Buffers and CPTED	Review Complete	Chad Harvey
Natural Resources	Review Complete	Jim Potter
Environmental Services	Review Complete	Maliha Rahman
Building Division	Review Complete	Daniel Losada

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