

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

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

PROJECT NAME:	WRENWOOD WAY - PRE-APPLICATION	PROJ #: 26-8000023
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	2/19/26	
RELATED NAMES:	EP NIKKISHA PREMILIEN	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	34-21-30-5DG-0000-2580	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR AN ASSISTED LIVING FACILITY IN A SINGLE-FAMILY RESIDENCE ON 0.23 ACRES IN THE R-1 ZONING DISTRICT LOCATED ON THE CORNER OF WRENWOOD WAY AND TANGERINE AVE	
NO OF ACRES	0.23	
BCC DISTRICT	1-Bob Dallari	
CURRENT ZONING	R-1	
LOCATION	ON THE CORNER OF WRENWOOD WAY AND TANGERINE AVE	
FUTURE LAND USE-	LDR	
SEWER UTILITY	CITY OF CASSELBERRY	
WATER UTILITY	CASSELBERRY	
APPLICANT:	CONSULTANT:	
NIKKISHA PREMILIEN THE ROYAL OPAL LLC 7104 WRENWOOD WAY WINTER PARK FL 32792 (321) 503-9086 	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 subject property has a Future Land Use of Low Density Residential and a zoning designation of R-1 (Single-Family Dwelling).
- The proposed use of the property as an assisted living residential home (community residential home) for one (1) to six (6) residents in accordance with F.S. 419 is permitted in the R-1 zoning district and does not require a Special Exception
- Community residential homes where seven (7) to fourteen (14) residents are proposed requires a Special Exception.

PROJECT AREA ZONING AND AERIAL MAPS

Future Land Use: LDR



Zoning: R-1



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Building Division	This proposed use is a Change of Occupancy for this building/ location. Standard permitting will apply and must be delt with prior to use of building/ structure.	Info Only
2.	Building Division	Full signed/ sealed plans sets must be submitted for approval via a formal permit package submission	Info Only
3.	Building Division	Due to the change of occupancy, the home must comply with the Florida accessibility code.	Info Only
4.	Building Division	Due to change of occupancy the structure will require fire sprinklers and fire alarms.	Info Only
5.	Comprehensive Planning	Site has a Future Land Use of LDR (Low Density Residential). Per Policy FLU 5.2.1 Low Density Residential of the Comprehensive Plan lists the following as uses: Uses A Single family detached residences (site-built or modular), and/or Missing Middle housing typologies as defined in the Introduction Element (except for six-plexes, Courtyard Buildings, and Live/Work units), up to four dwelling units per net buildable acre; B Public elementary schools, public middle schools and public high schools; and C 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. Proposed use appears to be consistent with the Low Density Residential (LDR) Future Land Use. Proposed use must also be compatible with the underlying zoning.	Info Only
6.	Comprehensive Planning	Site is located in the Econ Protection Area. Please note Comprehensive Plan Policy 2.2.6 Econlockhatchee River Basin Protection.	Info Only
7.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Casselberry to service it. No review required.	Info Only
8.	Planning and Development	The subject property has a future land use designation of Low Density Residential (LDR) and a zoning classification of R-1 (Single-Family Dwelling District).	Info Only
9.	Planning and Development	The use of the property as a Community Residential Home for one (1) to six (6) residents is a permitted use in the R-1 zoning classification. Seven (7) to fourteen (14) residents would be considered a Special Exception.	Info Only
10.	Planning and Development	Per Florida Statute (F.S.) 419, the sponsoring agency must provide the local government with the most recently published data compiled from the licensing entities that identifies all community residential homes within the jurisdictional limits of the local government in which the proposed site is to be located in order to show that there is not a home of six or fewer residents which otherwise meets the definition of a community residential home within a radius of 1,000 feet and not a community residential home within a radius of 1,200 feet of the proposed home. Please see F.S. 419- Community Residential Homes for more information: http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0400-	Info Only

		0499/0419/Sections/0419.001.html	
		An affidavit delineating the instructions for compliance will be sent as an attachment with this comment document.	
11.	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
12.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
13.	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
14.	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
15.	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
16.	Public Works - Engineering	It appears that the request being made for this site should not interfere with the drainage. Note: If additional impervious area is added, the site would have to be evaluated for the additional area and retention may be required.	Info Only
17.	Public Works - Engineering	No specific issues noted for traffic, however, if additional parking spaces are required, the site may have to be modified to address the parking needs.	Info Only
18.	Public Works - Impact Analysis	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
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Daniel Losada	dlosada@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	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	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works – Water Quality	Shannon Wetzel	SWetzel@seminolecountyfl.gov	407-665-2455
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716

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