

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
 SANFORD, FLORIDA 32771

PROJECT NAME:	ORANGE BLVD - PRE-APPLICATION	PROJ #: 26-8000044
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	4/16/26	
RELATED NAMES:	EP ROBERT ZIEGENFUSS	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	25-19-29-300-002B-0000+	
PROJECT DESCRIPTION	PROPOSED REZONE FROM A-1 TO C-2 FOR A COMMERCIAL DEVELOPMENT ON 7.32 ACRES LOCATED ON THE NORTH SIDE OF SR 46, WEST OF ORANGE BLVD	
NO OF ACRES	7.32	
BCC DISTRICT	5: HERR	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTH SIDE OF SR 46, WEST OF ORANGE BLVD	
FUTURE LAND USE-	SE	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
DREW HILL HILL/GRAY SEVEN LLC 415 S ORLANDO AVE WINTER PARK FL 32789 (407) 365-5775	ROBERT ZIEGENFUSS Z DEVELOPMENT SERVICES 1201 E ROBINSON ST ORLANDO FL 32801 (407) 271-8910	

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.

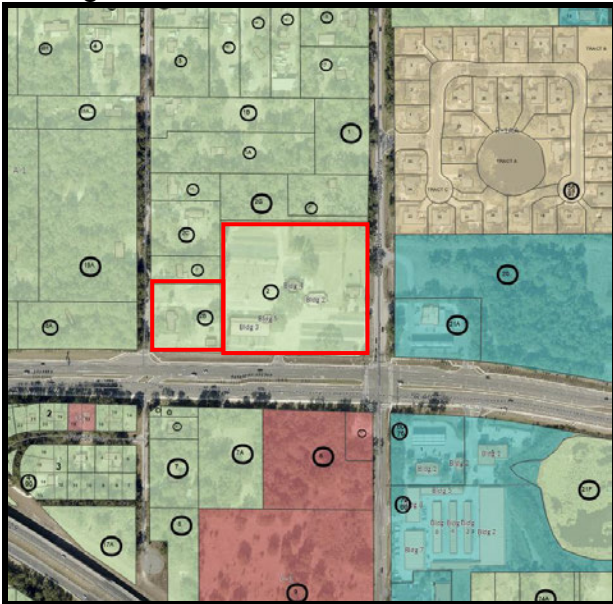
If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

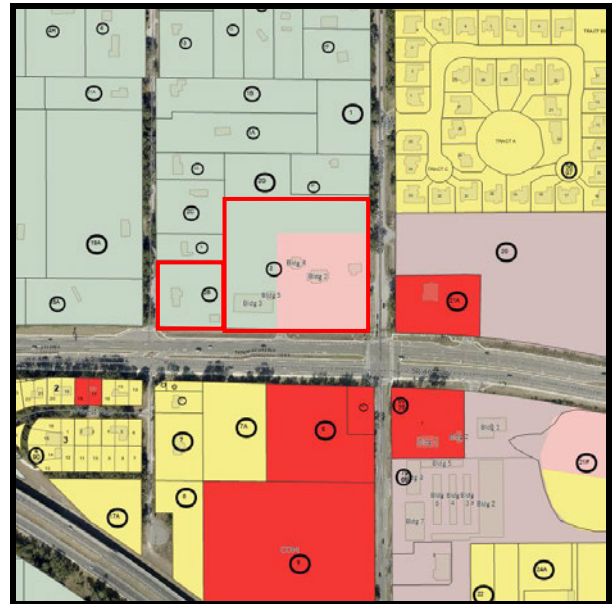
- The subject property has a Future Land Use designation of Suburban Estates and Office and is in the A-1 (Agriculture) zoning district.
- This property is located within the Wekiva River Protection Area, where rezoning to a more intensive use than what is allowed under the current Future Land Use designation is prohibited by Policy FLU 2.3.8.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE
1	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU
2	Buffers and CPTED	This property is located in the W SR 46 Gateway Corridor and SR 46 Scenic Corridor overlays, which have additional buffering and landscaping requirements. See SCLDC Sec. 30.10.9 - 30.10.11.
3	Building Division	Permitting Requirements for Any Future Proposed Construction, Demolition, or Land Development A standard building permit will be required for all future construction activities. Each separate building or standalone structure requires its own permit. Examples include but are not limited to: standalone buildings, accessory structures, dumpster enclosures, fence and gate systems, signage, access control systems, pools, and similar improvements. All construction must comply with the current edition of the Florida Building Code and all referenced standards in effect at the time of permit application. Floodplain applicability will be reviewed. Portions of this parcel may lie within a Special Flood Hazard Area; flood review and associated documentation will be required where applicable. Each parcel and each building/structure must be permitted separately, regardless of ownership or project phasing. Separate demolition permits are required for the demolition of each existing structure. All site alterations, upgrades, and constructed features must comply with the Florida Accessibility Code for Building Construction.
4	Building Division	- Type of use and size of building may require fire sprinklers and fire alarms.
5	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current edition of the Florida Building Codes.
6	Comprehensive Planning	Site has a Future Land Use of SE (Suburban Estates). The proposed C-2 zoning is not consistent with the current Future Land Use. Per Policy FLU 2.3.8 Wekiva Character Policy: - Maintaining the assigned future land use designation for any property located within the Protection Area and outside the East Lake Sylvan Transitional Area, that is assigned the Suburban Estates future land use designation, except for those areas redesignated to the Recreation Future Land Use designation... Per Policy FLU 2.3.3 Development Form of Land Area within the Wekiva River Protection Area and Outside of the East Lake Sylvan Transitional Area: For properties located within the Protection Area, but outside the East Lake Sylvan Transitional Area, the assigned future land use designations are presumed to be the final land use designation for those properties as of December 15, 1999. The land use designations assigned to those properties shall not be amended, except to reassign a land use designation to Suburban Estates or Recreation, with Recreation designation only considered for the purpose of protecting natural resources. (Policy FLU 2.3.3 Development Form of Land Area within the Wekiva River Protection Area and Outside of the East Lake Sylvan Transitional Area) Based on this the Suburban Estates FLU must be maintained per Policy FLU 2.3.3 and Policy FLU 2.3.8 Wekiva Character Policy and a FLU amendment would not be consistent with the Comprehensive Plan.

7	Comprehensive Planning	The subject property has a Suburban Estates (SE) Future Land Use Designation. The purposes and intent of this land use designation are: to allow the development of large lot single family estates as a desired final land use; to act as a stepped down land use serving as a buffer between urban development and the East Rural Area; and to allow existing agricultural operations to continue until developed for other uses.
8	Environmental - Impact Analysis	Seminole County is the Reclaimed and Potable Water and Sewer service provider for this project. Capacity reservation will be required.
9	Environmental Services	Seminole County Utilities has no objection to the proposed rezone.
10	Environmental Services	This development is within Seminole County's potable water service area and will be required to connect. The nearest connection point is a 12" PVC potable water main running along the east side of Orange Blvd. There is also an 8" PVC potable water main running across SR 46 at the southwestern corner of parcel 25-19-29-300-002B-0000.
11	Environmental Services	This development is within Seminole County's sanitary sewer service area. There is a pressurized 10" PVC force main running along the west side of Orange Blvd. There is also a 24" PVC force main running along SR 46 south of parcel 25-19-29-300-0020-0000 The developer would have to build a private pump station to pressurize the sanitary sewer flow to connect to our force main system
12	Environmental Services	This development is within Seminole County's reclaim irrigation service area and is required to connect. There is a 20" reclaim water main running along SR 46 at the southeast corner of parcel 25-19-29-300-0020-0000.
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.stml . 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. Be advised that licensed professional engineer or professional surveyor will be required to provide their credentials for access. 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.

14	Environmental Services	<p>This development must adhere to Seminole County's Industrial Pretreatment Program (IPP). Please have an authorized representative complete a short IPP survey for us to evaluate the pretreatment requirements for this facility. The survey can be found at the following link: https://survey123.arcgis.com/share/cc933b86b7524bd7a67106dc1bc70730.</p> <p>You may contact the Seminole County Industrial Pretreatment Program by email at industrialpretreatment@seminolecountyfl.gov if you have any questions/concerns about the program applicability to this development. Our IPP website can be found at the following link: https://www.seminolecountyfl.gov/departments-services/utilities/wastewater/industrial-pretreatment-program.shtml .</p>
15	Environmental Services	Be advised that SR 46 is an FDOT right of way so any utility construction work within this area will require an FDOT utility permit.
16	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2
17	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.
18	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)
19	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)
20	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)
21	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)
22	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)

23	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)
24	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)
25	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.
26	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)
27	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)
28	Natural Resources	WRPA: The proposed development is within the Wekiva River Protection Area. Please see SCLDC 30.10.5.10 for regulations pertaining to this overlay.
29	Natural Resources	WRPA: Development activity, including the placement or depositing of fill, within wetlands and the one hundred (100) year floodplain (as adopted by FEMA or revealed by the best available data) shall be prohibited. 30.10.5.10(b)(2)
30	Natural Resources	WRPA: Development shall demonstrate that at least fifty (50) percent of the trees located within the developable areas of a site, including areas subject to residential platting that are not single-family residential lots existing on the effective date of this Part, are preserved on site. SCLDC 30.10.5.10(a)(1)
31	Natural Resources	WRPA: Replacement trees, at time of planting, shall have a minimum diameter of four (4) inches at one (1) foot above ground level and a height of at least eight (8) feet. SCLDC 30.10.5.10(a)(3)
32	Natural Resources	The proposed development is within the Wekiva Study Area. Please see SCLDC 30.10.5.14 for regulations pertaining to this area.
33	Natural Resources	WRPA: For development within the WRPA, a Wekiva Consistency review must be completed. The application form can be found at http://www.seminolecountyfl.gov/gm/devrev/pdf/WekivaConReview.pdf

34	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)
35	Natural Resources	The proposed development is partially within the Aquifer Recharge Overlay Zoning Classification (Tavares-Millhopper Complex and Astatula-Apopka Complex soils). Please see SCLDC 30.10.1 for regulations pertaining to this overlay.
36	Natural Resources	Aquifer recharge: With the exception of ADA accessible parking spaces, all required parking pursuant to Section 30.11.2 may remain unpaved at the option of the developer. In addition, all parking spaces exceeding the minimum number prescribed by Section 30.11.2 shall be unpaved. Whether paved or unpaved, all parking spaces shall be designated as to location, size, and dimensions on an approved site plan meeting the requirements of Chapter 40. Grass, mulch, gravel, turf block or any durable dust free surface shall be used in the unpaved spaces if permitted by state law, but all drive aisles shall be compacted and paved, unless other approved by the Public Works Director or designee. SCLDC 30.10.1.6
37	Natural Resources	Aquifer recharge: With the exception of ADA accessible parking spaces, a maximum reduction of two (2) feet from the required depth of a parking stall and one (1) foot from the required width of a parking stall shall be permitted for designated parking spaces. SCLDC 30.10.1.6
38	Natural Resources	Aquifer recharge: The maximum area covered by structures and impervious surface shall not exceed sixty-five (65) percent for non-residential uses and sixty (60) percent for residential uses of the total land area. Pervious areas may be used to satisfy landscaping, setback, buffer strip, drain field and passive recreation area requirements or any other purpose not requiring covering with a material which prevents infiltration of water into the ground. SCLDC 30.10.1.7
39	Natural Resources	Aquifer recharge: 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)
40	Natural Resources	Aquifer recharge: Each parcel shall be developed to maximize the infiltration of natural rainfall into the soil and to minimize direct overland runoff into adjoining streets and watercourses. Stormwater runoff from roofs and other impervious surfaces should be diverted into swales or terraces on the parcel when possible. Runoff from driveways, roofs or other impervious areas should be diverted so as to flow over grassed areas prior to flowing into any drainage system whenever possible. SCLDC 30.10.1.7

41	Planning and Development	The subject property has a Future Land Use designation of Suburban Estates and Office and is in the A-1 (Agriculture) zoning district. This property is located within the Wekiva River Protection Area, where rezoning to a more intensive use than what is allowed under the current Future Land Use designation is prohibited by Policy FLU 2.3.8.
42	Planning and Development	This site is located within the West State Road 46 Scenic Corridor and the State Road 46 Gateway Corridor and will be required to comply with SCLDC Sec. 30.10.9 through 30.10.11. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT10OVDI_S30.10.9SR46SCCOVDI
43	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.
44	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.
45	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
46	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"
47	Public Works - Engineering	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.
48	Public Works - Engineering	The proposed project is located within the Lake Monroe drainage basin.
49	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils.

50	Public Works - Engineering	The drainage for the site is not clear. An appropriate outfall will need to be demonstrated or the site will have to hold one of the following as applicable; The entire 25-year, 24-hour storm event volume if the site is not land locked or entire 100-year, 24-hour storm event onsite without discharge if it is determined to be land locked.
51	Public Works - Engineering	Conservation easements, dedicated to Seminole County, will be required over all property within the post-development 100 year flood plain.
52	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to concentrate in the floodplain on site.
53	Public Works - Engineering	A detailed drainage analysis will be required at final engineering. Please note, no retention is shown on provided plans. Underground exfiltration may not be supported at this location.
54	Public Works - Engineering	The site lies within the Wekiva River Protection Area (WRPA). A 25' minimum, 50' average, setback will be required from all determined flood zones.
55	Public Works - Engineering	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov .
56	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 .
57	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.
58	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations. No pedestrian access to the north building is included in the provided site plan.
59	Public Works - Engineering	The south side of the site is adjacent to SR 46 and FDOT permits will be required for driveways and drainage system that tie into the state ROW.
60	Public Works - Engineering	Access driveways on Center Rd do not conform with county engineering guidelines, driveways are required to spaced 200' apart on local roads. The southern driveway should be removed.
61	Public Works - Engineering	Orange Blvd is scheduled to be improved in the 5-yr plan. Please coordinate with Public Works to ensure access to Orange Blvd conforms with future improvements. Orange Blvd is a major urban collector, driveway access would have to be 330' from SR-46.

62	Public Works - Impact Analysis	A Traffic Impact Study (TIS) will be required for this project based on the QSR proposed and the new net external trip generation anticipated for the site, to generate more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th or 12th Edition. The TIS is to be prepared in accordance with the County's TIS Requirements for Concurrency guidelines. *** 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 Perez, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov.
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DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	REVIEWER
Buffers and CPTED	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Building Division	Daniel Losada (407) 665-7468 dlosada@seminolecountyfl.gov
Comprehensive Planning	David German (407) 665-7377 dgerman@seminolecountyfl.gov
Environmental - Impact Analysis	Becky Noggle (407) 665-2143 bnoggle@seminolecountyfl.gov
Environmental Services	Maliha Rahman (407) 665-2033 mrahman@seminolecountyfl.gov
Natural Resources	Jim Potter (407) 665-5764 jpotter@seminolecountyfl.gov
Planning and Development	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald (407) 665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Andrew Broxton (407) 665-7334 abroxton@seminolecountyfl.gov
Public Works - Impact Analysis	Arturo Perez (407) 665-5716 aperez07@seminolecountyfl.gov

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, May 8, 2026, in order to place you on the Wednesday, May 13, 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