

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

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

PROJECT NAME:	PARADISE LAWNS & LANDSCAPING INC	PROJ #: 25-80000115
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	10/21/25	
RELATED NAMES:	EP ERIC OLSEEN	
PROJECT MANAGER:	TIFFANY OWENS (407) 665-7354	
PARCEL ID NO.:	25-19-29-300-0270-0000+	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR A LANDSCAPING AND NURSERY BUSINESS ON 6.69 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF SR 46, EAST OF GLADE VIEW DR	
NO OF ACRES	6.69	
BCC DISTRICT	5: HERR	
CURRENT ZONING	A-1	
LOCATION	ON THE SOUTH SIDE OF SR 46, EAST OF GLADE VIEW DR	
FUTURE LAND USE-	SE	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:		CONSULTANT:
ERIC OLSEEN PARADISE LAWNS & LANDSCAPING 6401 SORRELL DR COCOA FL 32926 (321) 848-8481 ERIC@PARADISELAWNSFL.COM		N/A

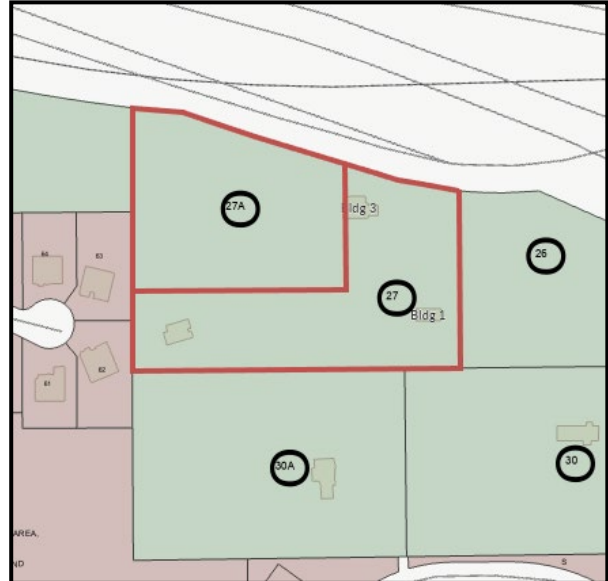
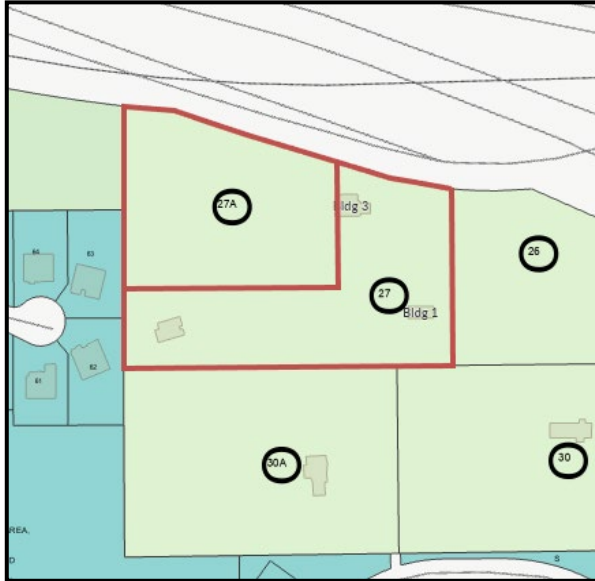
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and 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.

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 Suburban Estates Future Land Use and A-1 (Agriculture) Zoning.
- A landscape contractor, when operating as an accessory use to a wholesale nursery or tree farm, is only permitted in the A-1 zoning district with a Special Exception approved by the Board of County Commissioners.

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: PART 14. - LANDSCAPING, SCREENING, BUFFERING, AND OPEN SPACE Land Development Code Seminole County, FL Municode Library	Info Only
3.	Building Division	Any proposed modifications, new structures, additions, alterations or extension to the existing electrical, mechanical or plumbing systems will require an approved permit prior to commencing.	Info Only
4.	Comprehensive Planning	Future Land Use of SE (Suburban Estates). 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. The proposed site appears consistent with the Suburban Estates Future Land Use and will need to also meet underlying zoning requirements.	Info Only
5.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. The nearest connection point is a 12" PVC potable water main running along the south side of State Road 46.	Info Only
6.	Environmental Services	This development is within Seminole County's sanitary sewer service area, but since we do not have any sanitary sewer lines nearby, an onsite sewage treatment and disposal systems (OSTDS) aka septic system will be needed to service it instead. To apply for an OSTDS permit (to construct, repair, modify, or abandon) follow link: https://www.flrules.org/gateway/reference.asp?No=Ref-14359 , download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health	Info Only

		for more information on septic system sizing, standards, and any other questions/concerns that you may have.	
7.	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 the south side of State Road 46.	Info Only
8.	Environmental Services	Be advised that State Road 46 is an FDOT right of way so any utility construction work within this area will require an FDOT utility permit.	Info Only
9.	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. 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
10.	Planning and Development	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 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: PART 14. - LANDSCAPING, SCREENING, BUFFERING, AND OPEN SPACE Land Development Code Seminole County, FL Municode Library	Info Only
11.	Planning and Development	The minimum building setbacks for the A-1 zoning district are: Front yard: Fifty (50) feet Rear yard: Thirty (30) feet Side yard: Ten (10) feet *The maximum allowable building height is Thirty-five (35) feet. **Buildings or structures which are intended for use or used for the housing or shelter of livestock or with the operation of an agricultural use or commercial kennels shall observe a minimum setback of fifty (50) feet from any property line and be spaced a minimum of one hundred (100) feet from any residence on an adjacent lot or parcel.	Info Only

12.	Planning and Development	Step 1 – Special Exception: The request goes to the Planning and Zoning Commission as a public hearing item, followed by the Board of County Commissioners for final approval or denial. https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/special-exception-process-requirements Step 2 – Site Plan Approval: If the Applicant is proposing any site work included in the special exception, this would require site plan review by staff. https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/site-plan-approval	Info Only
13.	Planning and Development	Special Exception approval may take between 4 - 6 months and goes before the Planning and Zoning Commission as a public hearing item, followed by the Board of County Commissioners for final approval or denial.	Info Only
14.	Planning and Development	30.3.1.5 Special exceptions. (a) 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; and	Info Only

		(6) Meets the following additional requirements if located in the applicable zone: (a) If located in A-10, A-5, A-3, or A-1: i. Is consistent with the general zoning plan of the rural zoning classifications; and ii. Is not highly intensive in nature; and iii. Is compatible with the concept of low-density rural land use; and iv. Has access to an adequate level of public services such as sewer, water, police, fire, schools and related services.	
15.	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). https://www.seminolecountyfl.gov/departments-services/environmental-services/solid-waste-management/urban-bear-management	Info Only
16.	Planning and Development	The subject property is within the Wekiva River Protection Area (WRPA). For development within the WRPA, a Wekiva Consistency review must be completed. The application form can be found at https://www.seminolecountyfl.gov/docs/default-source/pdf/wekivariverareafactsheetnovember2024ada.pdf?sfvrsn=4b30805d_3	Info Only
17.		Policy FLU 2.3.9 Wekiva River Protection Area Environmental Design Standards A. To encourage the protection of natural resources as required by the Wekiva River Protection Act, the County shall continue to enact and implement land development regulations passed as necessary to enforce the following policies that shall apply to properties located within the Wekiva River Protection Area and outside of the East Lake Sylvan Transitional Area: 1 Development design shall demonstrate that at least fifty (50) percent of the trees within developable areas (including areas subject to residential platting) are preserved on site. The intent of this policy is to guide the design and location of development to protect on-site habitats, wildlife, and wildlife corridors. When fifty (50) percent of the trees cannot be reasonably preserved, a tree replacement ratio shall be implemented. This ratio shall require an increasing number of replacement trees based upon caliper size. Replacement trees are required to be native species and planted on site in common areas and as street trees. Construction methods that reduce the need to remove trees shall be encouraged. 2 An upland buffer averaging fifty (50) feet wide, but no less than twenty-five (25) feet shall be maintained surrounding areas identified as containing floodplain	

		and/or wetlands or properties designated as preserve areas or conservation easements. Development activity, including the placing or depositing of fill, within wetlands and the one-hundred 100-year floodplain (as adopted by FEMA) shall be prohibited, except in cases of overriding public interest. Floodplain impacts will require compensating storage. 3 Preservation of property within the Protection Area consisting of wetlands, rare upland habitat, greenways, listed species and their habitat, and wildlife corridors shall be encouraged through the clustering of dwelling units with the goal of permanently preserving these unique open spaces. The County shall consider accepting offers of conservation easements over preserved property for the purpose of maintaining ecologically significant wetlands, habitat, greenways, corridors, and listed species. 4 As a condition for development approval, applicants shall be required to complete a survey of plants and wildlife including endangered, threatened, or species of special concern pursuant to Rules 39- 27.003, 39-27.004 and 39-27.00, Florida Administrative Code, utilizing the most current wildlife methodology guidelines published by the Florida Fish and Wildlife Conservation Commission and current information from the Florida Natural Areas Inventory. Protection of listed species shall be accomplished either through onsite preservation or through relocation within the Protection Area through completion of a plan acceptable to, and permitted by, the Florida Fish and Wildlife Conservation Commission. Incidental taking of listed species shall not be accepted unless the Florida Fish and Wildlife Conservation Commission determines that a particular group of animals on the site cannot be relocated or benefited by on-site preservation due to disease. B. The County shall apply the policies set forth in subsections (a)(1) through (a)(4) to properties seeking to develop within the Protection Area prior to the enactment of the land development regulations implementing those policies. C. The County shall continue to enforce the land development regulations enacted to further the protection of natural resources within the Protection Area: 1 Trees and other native vegetation shall be maintained on at least fifty (50) percent of any residential parcel or subdivision, unless it can be demonstrated that such vegetation is diseased or presents a safety hazard. Properties with less than fifty (50) percent native vegetation on site shall be required to maintain native vegetation to the greatest extent	
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		possible. (For example, removal of trees and native vegetation may be permitted to the extent necessary to allow for the construction of one single family dwelling on a parcel of land). 2 On property with the Suburban Estates land use designation, wetlands, rare upland habitat, greenways, and wildlife corridors preserved by clustering or the creation of open space through the use of Planned Development zoning shall be permanently protected by dedication to the St. Johns River Water Management District or through the establishment of conservation easements. If necessary for the protection of natural resources, proposed developments with the Suburban Estates land use designation will be required to implement clustering through PD zoning provided; however, the net density of the proposed development cannot exceed one (1) unit per net buildable acre. As a condition for development approval, applicants shall be required to complete a survey of plants and wildlife including those species designated as endangered, threatened, or species of special concern pursuant to Rules 39-27.003, 39-27.004 and 39-27.00, Florida Administrative Code. The most current wildlife methodology guidelines published by the Florida Fish and Wildlife Conservation Commission and current information from the Florida Natural Areas Inventory will be utilized. If an endangered, threatened, or species of special concern is determined to exist on-site, then development shall be accomplished in a manner so as to avoid the habitat of the species and to provide appropriate habitat buffers as determined by the Florida Fish and Wildlife Conservation Commission and the Florida Natural Areas Inventory. Development shall proceed only after the boundaries of protected habitat areas sufficient to sustain viable populations of said species have been defined.	
18.	Planning and Development	East Lake Sylvan Transitional Area: The subject property is within the East Lake Sylvan Transitional Area. A maximum density of up to 2.5 dwelling units per net buildable acre is allowed. Residential development proposals in the East Lake Sylvan Transitional Area exceeding one (1) unit per net buildable acre shall be approved only under the Planned Development (PD) land use designation and shall include a clustering concept that maintains a minimum of 25 percent open space on the site. (SCLDC Chapter 30 Part 58; FLU Element Policy 12.2 and Exhibit-4)	Info Only
19.	Planning and Development	The subject property is within the SR 46 Scenic Corridor District. Per Sec. 30.10.9.4 Applicability - All new development, excluding single-family lots existing on the effective date of this Part and except as may be otherwise be provided for in this Part, within the scenic corridor established by this	Info Only

		Part including, but not limited to (to the extent permitted by law) development undertaken by agencies of local, regional, state, or federal government, shall be carried out in accordance with each and every requirement of this Part, in addition to each and every requirement of any other applicable provisions of the Seminole County Land Development Code. If there was any new development on the subject site it would be required to follow the development standards within the SR 46 Scenic Corridor Overlay District.	
20.	Planning and Development	Community Meeting Procedures The Applicant will be required at the time of the Special Exception to conduct a community meeting. Per Section 30.3.5.3 Prior to staff scheduling the required public hearings, 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(e) - 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
21.	Planning and Development	New Public Notification Procedures Required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link below: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf	Info Only
22.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
23.	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
24.	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
25.	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	Info Only

		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 21/2 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"	
26.	Public Works - Engineering	The proposed project is located within the Yankee Lake drainage basin. The Yankee Lake Drainage basin is considered Land Locked and may require additional drainage requirements if development of the site is done.	Info Only
27.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils.	Info Only
28.	Public Works - Engineering	The site is in a land locked basin. If any new impervious is proposed, then the site will have to meet stormwater requirements for the site. This may include water quality for the entire site and retention for any new impervious.	Info Only
29.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope northwest.	Info Only
30.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to State Road 46.	Info Only
31.	Public Works - Engineering	A detailed drainage analysis may be required at final engineering if any development is done on the property.	Info Only
32.	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
33.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
34.	Public Works - Engineering	Any proposed modifications to the existing accesses would require FDOT approval. The existing access should remain as is.	Info Only
35.	Public Works - Impact Analysis	No Review Required. Based on the proposed minor changes to the property, the Trip Generation change may be minimal and most likely it will be less than the 50 Peak Hour trips threshold for a TIS to be required.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	REVIEWER
Buffers and CPTED	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Building Division	Phil Kersey (407) 665-7460 pkersey@seminolecountyfl.gov
Comprehensive Planning	David German (407) 665- 7386 dgerman@seminolecountyfl.gov
Environmental - Impact Analysis	Becky Noggle (407) 665 -2143 bnoggle@seminolecountyfl.gov
Environmental Services	James Van Alstine (407) 665-2014 jvanalstine@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
Public Works - Impact Analysis	Arturo Perez (407) 665-5716 aperez@seminolecountyfl.gov

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