

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

PROJECT NAME:	SUMMERLAND SENIOR LIVING EXPANSION - PRE-APPLICATION	PROJ #: 26-80000067
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/08/26	
RELATED NAMES:	EP WILLIAM VOLL	
PROJECT MANAGER:	CHAD HARVEY (407) 665-7341	
PARCEL ID NO.:	13-21-30-502-0A00-0230	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR AN EXPANSION OF A SENIOR LIVING FACILITY ON 0.61 ACRES IN THE RC-1 ZONING DISTRICT LOCATED ON THE EAST SIDE OF TUSKAWILLA RD, NORTH OF LAKE DR	
NO OF ACRES	0.61	
BCC DISTRICT	2-Jay Zembower	
CURRENT ZONING	RC-1	
LOCATION	ON THE EAST SIDE OF TUSKAWILLA RD, NORTH OF LAKE DR	
FUTURE LAND USE-	LDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
ERIK SCHLICHENMAIER SUMMERLAND SENIOR LIVING 955 TUSKAWILLA RD OVIEDO FL 32765 (407) 314-1845	WILLIAM VOLL VOLL CONSTRUCTION LLC 1811 SHOSHONEE TRL CASSELBERRY FL 32707 (407) 383-6361	

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.

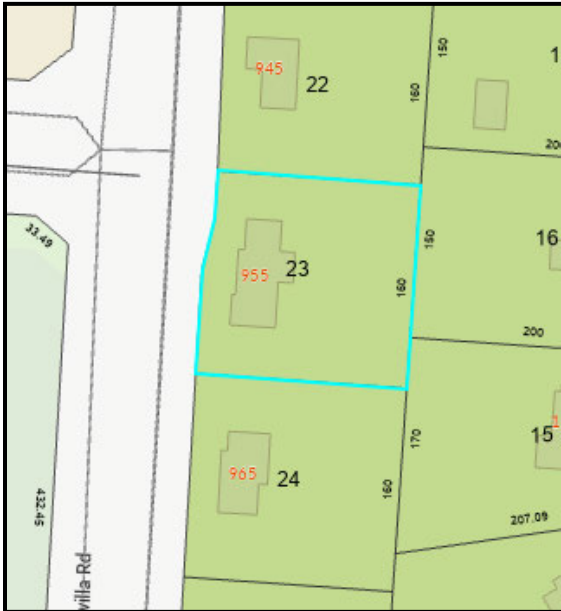
If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

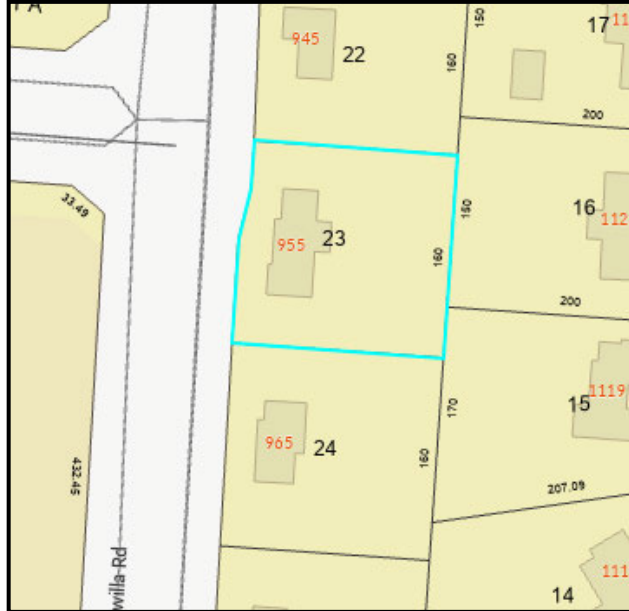
- The subject property has a Future Land Use of Low Density Residential and RC-1 (Country Homes) zoning.
- The RC-1 zoning district requires the applicant to obtain a Special Exception to allow 7-14 beds.

PROJECT AREA ZONING AND AERIAL MAPS

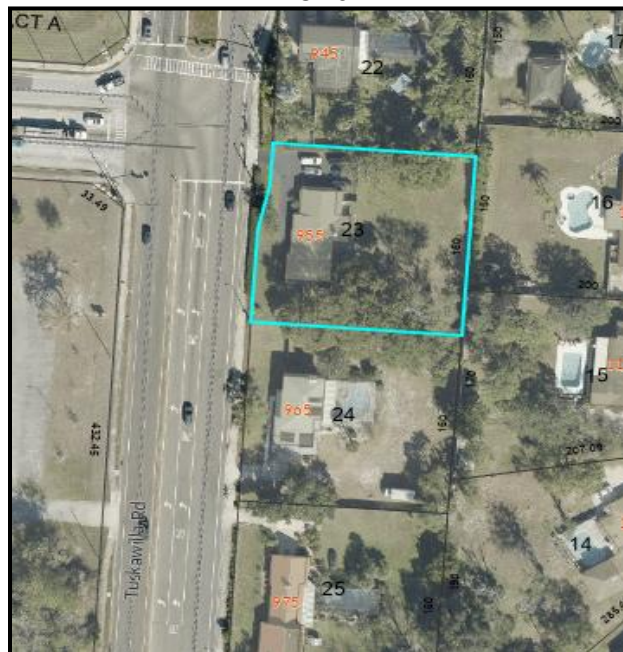
Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Chad Harvey	A full buffer review will be done at time of site plan review if it is determined that a site plan is required for the proposed use.	Info Only
2.	Buffers and CPTED Chad Harvey	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
3.	Buffers and CPTED Chad Harvey	Approved plan species list. All plant material proposed to be installed on a site shall be site appropriate, and selected from the Approved Plant Species list set forth in Figure 14.1 of Chapter 30 of the Seminole County Land Development Code, or from the Florida Friendly Landscaping Guide to Plant Selection & Landscape Design. Use of any other species shall require prior approval by the Development Services Director. The plants listed in Figure 14.1 have demonstrated the ability to grow and thrive in the Central Florida Area.	Info Only
4.	Buffers and CPTED Chad Harvey	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
5.	Buffers and CPTED Chad Harvey	Buffer information can be found here: http://www.municode.com/library/fl/seminole_county/code_s/land_development_code?nodeld=SECOLADECO_CH30_ZORE_PT67LASCBU	Info Only
6.	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
7.	Buffers and CPTED Chad Harvey	Off-site trees do not count towards the landscape buffer requirements.	Info Only
8.	Buffers and CPTED Chad Harvey	Buffers can overlap into a retention area.	Info Only
9.	Buffers and CPTED Chad Harvey	Off-site trees do not count toward the landscape buffer requirements.	Info Only

10.	Building Division Daniel Losada	- Standard building permit will apply	Info Only
11.	Building Division Daniel Losada	- All aspects of construction must meet the minimum requirements of the current Edition of the Florida Building Code	Info Only
12.	Building Division Daniel Losada	- This proposed use is a Change of Occupancy for this building/ location. Standard permitting will apply and must be dealt with prior to use of the building/ structure.	Info Only
13.	Building Division Daniel Losada	- Type of use and size of building requires fire sprinklers and fire alarms throughout the entire structure.	Info Only
14.	Building Division Daniel Losada	- Full signed/ sealed plans sets must be submitted for approval via a formal permit package submission.	Info Only
15.	Building Division Daniel Losada	- Any necessary or proposed modifications must be properly permitted.	Info Only
16.	Building Division Daniel Losada	- Separate demolition permits are required for the demolition of each structure.	Info Only
17.	Building Division Daniel Losada	- Complete site, including access form public way, between each element site, and parking facility must be fully compliant with the Florida Accessibility Code.	Info Only
18.	Building Division Daniel Losada	- Records show this structure as a 3/2 SFR, and in 06 was changed to 4/2 while installing a fire alarm. If the structure is being used as an ALF, it must be fire sprinklered.	Info Only
19.	Comprehensive Planning David German	Site must be compliant with all requirements of Florida Statute 419.001 Site selection of community residential homes. "(a) 'Community residential home' means a dwelling unit licensed to serve residents who are clients of the Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justice, or the Department of Children and Families or licensed by the Agency for Health Care Administration which provides a living environment for 7 to 14 unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents."	Info Only
20.	Comprehensive Planning David German	Site has a Future Land Use of LDR (Low Density Residential). Per Policy FLU 5.2.1 Low Density Residential: 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. Uses a. Single family residences on a minimum of one acre; b. General rural uses; c. Houses of worship, country clubs (over 10 acres in size) and home occupations; d. Public elementary schools, public middle schools and public high schools; and	Info Only

		<p>e. Special exception uses such as adult congregate living facilities, group homes, mobile homes and accessory uses, borrow pits, cemeteries, kennels, sewage and water treatment plants, landfills, and other public utility structures.</p> <p>Based on this, the proposed use appears consistent with the LDR FLU and will need to be consistent with the underlying zoning.</p>	
21.	Environmental Services Maliha Rahman	Seminole County Utilities will continue to be the provider for water. Existing utility connections can be reused. If increased water demands are required, connections may need to be upsized to meet new demands. Further review will be reserved for site plans/final engineering.	Info Only
22.	Environmental Services Maliha Rahman	<p>The proposed development is within Seminole County's sanitary sewer service area, but since we do not have any sanitary sewer lines nearby, onsite sewage treatment and disposal systems (OSTDS) aka septic systems will be needed to service them instead. To apply for an OSTDS permit (to construct, repair, modify, or abandon) follow link:</p> <p>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 for more information on septic system sizing, standards, and any other questions/concerns that you may have.</p>	Info Only
23.	Environmental Services Maliha Rahman	This development is not within any reclaim irrigation service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
24.	Environmental Services Maliha Rahman	<p>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.</p>	Info Only
25.	Planning and Development Chad Harvey	<p>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</p>	Info Only

		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: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	
26.	Planning and Development Chad Harvey	If outdoor lighting is proposed, a photometric plan may be required per Chapter 30, Part 15 of the SCLDC.	Info Only
27.	Planning and Development Chad Harvey	The setbacks for the RC-1 zoning district are: 35' Front Yard, 35' Rear Yard, 20' Side Yard and 35' Side Street.	Info Only
28.	Planning and Development Chad Harvey	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Info Only
29.	Planning and Development Chad Harvey	Tree removal and replacement standards are addressed with the Site Plan serving as the arbor permit. An Arbor Permit shall be required for removal of any trees 3 in. diameter or above. The Ordinance encourages a minimum 25% of the existing trees and any specimen tree 20 inches and over to be retained. (Chapter 60.)	Info Only
30.	Planning and Development Chad Harvey	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. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf	Info Only
31.	Planning and Development Chad Harvey	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 at the top of your ePlan task window or below for the requirements: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf	Info Only
32.	Planning and Development Chad Harvey	Per section 30.5.2 of the Seminole County Land Development Code, a Special Exception will be required for the proposed use of a community residential home for 7-14 beds.	Info Only
33.	Planning and Development Chad Harvey	Application for Special Exception, per Sec. 30.3.1.5 (c) Application for special exception. An applicant for a special exception shall file with Development Services. A conceptual plan should include a simple development plan drawn to an appropriate scale indicating the legal description, lot area, site dimensions, right-of-way location and width, tentative parking areas and number of parking spaces, proposed building location and setbacks from lot	Info Only

		lines, total floor area proposed for building, proposed points of access with tentative dimensions, locations of identification signs not on building, proposed location of existing easements, location of existing trees on-site and their common name, number of trees to be removed and retained as required by Seminole County Arbor Regulations, and a general plan for proposed landscaping	
34.	Planning and Development Chad Harvey	<p>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:</p> <p>(1) Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area; and</p> <p>(2) Does not have an unduly adverse effect on existing traffic patterns, movements and volumes; and</p> <p>(3) Is consistent with the County's comprehensive plan; and</p> <p>(4) Will not adversely affect the public interest; and</p> <p>(5) Meets any special exception criteria described in Additional Use Standards of Sec. 30.6.10.3 Community Residential Homes with seven (7) or more unrelated residents and assisted living facilities may be approved by the Board of County Commissioners as a special exception, providing, in addition to all other required findings:</p> <p>(a) That the location does not create an over concentration of such homes or substantially alter the nature and character of the area as defined in Section 419.001(3)(c), Florida Statutes (2020), as this statute may be amended from time to time. In the event that the provision of this Section conflict with the provisions of Section 419.001(3)(c) Florida Statutes (2020), as this statute may be amended from time to time, Section 419.001(3)(c) shall govern.</p> <p>(b) In single- and two-family residential districts (including A-1 and RC-1) the Board of County Commissioners shall determine that the proposed structure (facility) is compatible with the neighborhood in its physical size.</p> <p>(c) In multiple-family residential districts, the Board of County Commissioners shall determine that the</p>	Info Only

		<p>proposed use is compatible with the area in its intensity of land use.</p> <p>(d) A copy of the application to the appropriate State agency shall accompany the application for the special exception.</p> <p>At the time the applicant submits the Special Exception request, they must also provide an affidavit certifying that the proposed facility is not located within a 1,000-foot radius (for facilities with 6 or fewer beds) or a 1,200-foot radius (for facilities with 7-14 beds) of another facility, unless an existing Special Exception has already been approved by Seminole County.</p>	
35.	<p>Planning and Development Chad Harvey</p>	<p>Special Exception Application Process:</p> <p>Step 1: The Special Exception request goes to the Planning and Zoning Commission as a public hearing item.</p> <p>Step 2: The Special Exception request goes to the Seminole County Board of County Commissioners for Final approval or denial. (if approved)</p> <p>Step 3: The applicant submits a site plan if required for review and approval by staff, as well as plans required by Seminole County to upgrade/ alter the existing structure.</p>	Info Only
36.	<p>Planning and Development Chad Harvey</p>	<p>Per section 30.11.3 – Quantities of Parking (Table 11.3-A: Minimum Parking Required) of the SCLDC, a minimum of .5 spaces per bed is required for a Residential Facility, Assisted Living.</p>	Info Only
37.	<p>Planning and Development Chad Harvey</p>	<p>It should be noted that expansion of this use and site improvements required by the Seminole County Land Development Code for emergency vehicle access, safe ingress and egress to the site, additional parking, adequate site buffering to adjacent properties, etc., could present extensive expenses to the applicant if the requested expansion of this use is approved by the Board of County Commissioners through the Special Exception process.</p>	Info Only
38.	<p>Public Safety - Fire Marshal Matthew Maywald</p>	<p>Type of use and size of building may require fire sprinklers and fire alarms.</p>	Info Only
39.	<p>Public Safety - Fire Marshal Matthew Maywald</p>	<p>This project falls under the Uniform Fire Safety Standards as defined in the FS 633.206 and will have specific fire and life safety requirements as defined in FAC 69A.</p>	Info Only
40.	<p>Public Safety - Fire Marshal Matthew Maywald</p>	<p>Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.</p>	Info Only
41.	<p>Public Safety - Fire Marshal Matthew Maywald</p>	<p>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.</p>	Info Only
42.	<p>Public Works Engineering Andrew Broxton</p>	<p>The proposed project is located within the Howell Creek drainage basin.</p>	Info Only

43.	Public Works Engineering Andrew Broxton	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils.	Info Only
44.	Public Works – Impact Analysis Arturo Perez	No Review Required.	Info Only
45.	Public Works Engineering Andrew Broxton	If additional impervious surface is added, a detailed drainage analysis will be required at final engineering.	Info Only
46.	Public Works Engineering Andrew Broxton	Based on 1 ft. contours, the topography of the site appears to slope east.	Info Only
47.	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
48.	Public Works Engineering Andrew Broxton	Driveway access from Tuskawilla Rd should be right-in and right-out only.	Info Only
49.	Public Works Engineering Andrew Broxton	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.	Info Only
50.	Public Works Engineering Andrew Broxton	ADA parking and pedestrian access may be required to be shown at site plan review.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

Department	Reviewer	Email	Contact	Status
Public Works - Engineering	Andrew Broxton	abroxton@seminolecountyfl.gov	407-665-0311	Review Complete
Planning and Development	Chad Harvey	charvey02@seminolecountyfl.gov	407-665-7341	Review Complete
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177	Review Complete
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386	Review Complete
Buffers and CPTED	Chad Harvey	charvey02@seminolecountyfl.gov	407-665-7341	Review Complete
Environmental Services	Maliha Rahman	mrahman@seminolecountyfl.gov	407-665-2033	Review Complete
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-5716	Review Complete
Public Works – Impact Analysis	Arturo Perez	aperez07@seminolecountyfl.gov	407-665-5716	Review Complete

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