

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

<b>PROJECT NAME:</b>	<b>JAIN SOCIETY COMMUNITY HALL - PRE-APPLICATION</b>	<b>PROJ #: 26-8000007</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	1/22/26	
RELATED NAMES:	EP DAVID BORYS	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	01-21-29-5CK-530C-0210++	
PROJECT DESCRIPTION	PROPOSED REZONE FROM A-1/R-1AA TO PD FOR A 2 STORY COMMUNITY HALL AT AN EXISTING CHURCH ON 1.29 ACRES LOCATED ON THE NORTHWEST CORNER OF W CITRUS ST AND LAURA AVE	
NO OF ACRES	1.29	
BCC DISTRICT	3-CONSTANTINE	
CURRENT ZONING	A-1	
LOCATION	NORTHWEST CORNER OF W CITRUS ST AND LAURA AVE	
FUTURE LAND USE	LDR	
SEWER UTILITY	CITY OF ALTAMONTE SPRINGS	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
HARISH SHAH JAIN SOCIETY OF CENTRAL FLORIDA ALTAMONTE SPRINGS FL 32714 (321) 201-4525 [REDACTED]	DAVID BORYS OM ENGINEERING SERVICES INC 621 E WASHINGTON ST #8 ORLANDO FL 32801 (407) 704-7815 [REDACTED]	

**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 Low Density Residential and has zoning designations of A-1 (Agriculture) and R-1AA (Single Family Dwelling).
- Staff does not support a rezoning to PD (Planned Development) as it would not be suitable as stated in the pre-application request. However, the applicant may choose to continue with the PD Rezone.
- Staff may support a Special Exception request provided that the applicant does not propose expansion of the church or increase the number of seats and demonstrates that it meets all applicable Special Exception criteria. Staff's support would also be contingent upon the rezoning of both R-1AA parcels to A-1 and their combination with the existing site and demonstrates that all required off-street parking standards can be met.
- A variance will be required if the applicant proposed to demolish and rebuild the structure and cannot meet the required 50 foot front yard setback. However, staff would not support such a variance, as the hardship would be self-imposed through the reconstruction of the building.

## PROJECT AREA ZONING AND AERIAL MAPS

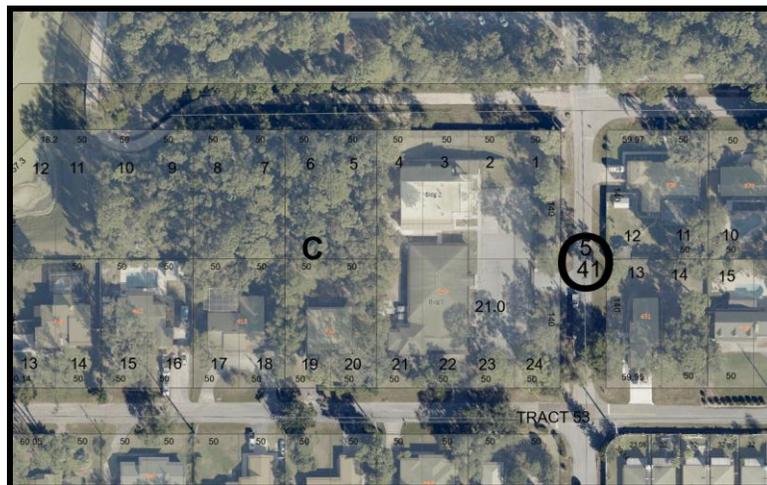
Zoning



Future Land Use



Aerial



## AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE
1	Buffers and CPTED	<p>A full buffer review will be done at time of Rezone. Upon submittal of plans, to calculate the required buffers please provide:</p> <ol style="list-style-type: none"> <li>1. Net buildable Area.</li> <li>2. Hours of Operation.</li> <li>3. Floor Area Ratio.</li> <li>4. Impervious Surface Ratio.</li> <li>5. Building Height</li> </ol>
2	Buffers and CPTED	<p>Buffer information can be found here:  <a href="https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU">https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU</a></p>
3	Buffers and CPTED	<p>The buffer is calculated based on project intensity versus surrounding property (or roadway, as applicable) intensity. The subject property will be assigned a Land Use Intensity (LUI) rating based on proposed density/intensity. The adjacent properties will be estimated per guidelines in the code (vacant vs developed). See the link below for calculating LUI.</p> <p>Section 30.14.6:  <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN</a></p>
4	Buffers and CPTED	<p>100 percent of landscaped areas are required to be irrigated.</p> <p>See the following link for requirements:  <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE</a></p>

5	Buffers and CPTED	Per SCLDC Section 30.14.15, all solid waste containers, except approved recycling containers, shall be enclosed on at least three (3) sides with a six (6) foot screen. The screen shall consist of a brick or masonry wall, or other durable, low-maintenance material consistent with the finish of the primary building, as approved by the Development Services Director. Masonry walls shall have a finished surface on the exterior side. Refuse container enclosures shall have gates with spring-loaded hinges or the equivalent, and fasteners to keep them closed at all times except during refuse pick-up. The Development Services Director may require that a hedge or similar landscaping material surround the enclosure walls. The container and enclosure shall be oriented so that the opening faces away from public streets and adjoining properties. A concrete or asphalt pad of appropriate size and construction shall be provided as a base for the container. The container pad shall be at the approximate level of the service vehicle approach area so that the truck's loading mechanism can align with the container's sleeves. The screened enclosure shall not be located in any street right-of-way or required landscape buffer. Containers and enclosures shall be located to allow ease of access for collection trucks and direct access to drive areas. Straight-in or circular drives are encouraged to reduce truck maneuvering problems. No parking or other obstructions shall be permitted in front of such containers and enclosures. Hours of operation for emptying such containers may be specified during the site plan review process based on compatibility with adjacent properties to limit noise.
6	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.
7	Buffers and CPTED	Per SCLDC Section 30.14.8 a parking buffer shall be required where a parking lot, parking structure or drive aisle is located within 25 feet of the boundary of a residential district or Future Land Use designation. This buffer is in addition to any buffer required under Section 30.14.7.
8	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.
9	Buffers and CPTED	Due to overhead utility lines along the southern and eastern portion of the property, only understory trees and shrubs from Plant Group C may be planted.
10	Buffers and CPTED	Required buffers shall not contain parking, including vehicle overhang areas in adjacent parking spaces. Driveways and other vehicular maneuvering areas shall not be permitted in a buffer, except that access points to adjacent roads may cross a buffer with minimum possible interference with the buffering function, as determined by the Development Services Director. SCLDC Section 30.14.4
11	Buffers and CPTED	Off-site trees do not count toward the landscape buffer requirements.
12	Building Division	<ul style="list-style-type: none"> <li>- Standard building permitting will apply.</li> <li>- Separate permits will be required for each building demolition, and new structures: Example: each building, stand-alone structures, demolition of existing structures, signage, fence/ gate systems, dumpster enclosures,</li> </ul>

13	Comprehensive Planning	<p>Sites have a Future Land Use of LDR (Low Density Residential).</p> <p>Per Policy FLU 5.2.1 Low Density Residential: Uses</p> <ul style="list-style-type: none"> <li>- 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;</li> <li>- Public elementary schools, public middle schools and public high schools; and</li> <li>- 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.</li> </ul> <p>Based on this, a special exception use of house of worship is required in LDR FLU and must be compatible with the underlying zoning.</p>
14	Comprehensive Planning	<p>Per OBJECTIVE FLU 4.4 PLANNED DEVELOPMENTS: The purpose and intent of this land use designation is to implement innovative arrangements of land development features that are not possible with the use of standard land use designations and zoning districts. This land use designation provides for a variety of densities and/or intensities arranged within a development site to facilitate flexible and creative site design. These considerations shall be paramount in any given project utilizing the Planned Development land use designation; an increase in density/intensity alone shall not justify an alternative to conventional future land use designations such as LDR, MDR, etc. Proposed site does not appear to demonstrate the requirements associated with PD FLU.</p>
15	Environmental Services	<p>To apply for an OSTDS permit (to construct, repair, modify, or abandon) follow link: <a href="https://www.flrules.org/gateway/reference.asp?No=Ref-14359">https://www.flrules.org/gateway/reference.asp?No=Ref-14359</a>, 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.</p> <p>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>
16	Environmental Services	<p>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.</p>
17	Environmental Services	<p>If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: <a href="https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml">https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml</a></p> <p>This page can also be navigated to from our official website via Departments and Services -&gt; Utilities -&gt; Utilities Engineering -&gt; 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.</p>

18	Environmental Services	This development is within Seminole County's potable water service area and will be required to connect. There is an existing water meter and water service connection already that can potentially be reused. Please provide calculations to justify the size of the water meter for the proposed development at the time of site plan/final engineering. Please submit in the form of proposed fixture counts/types with manufacturers specified maximum operating flow (in gpm) for each fixture type. Please include separate water demands in the form of maximum operating flow (in gpm) for any hose bibbs or air conditioning units proposed for the development as well.
19	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2
20	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.
21	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)
22	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)
23	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)
24	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)
25	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)
26	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)

27	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)
28	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.
29	Natural Resources	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)
30	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)
31	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)
32	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)
33	Natural Resources	The proposed development is within the Wekiva Study Area. Please see SCLDC 30.10.5.14 for regulations pertaining to this area.
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	Planning and Development	The subject property has a Future Land Use designation of Low Density Residential and has zoning designations of A-1 (Agriculture) and R-1AA (Single Family Dwelling).

36	Planning and Development	<p>A PD Rezone may take between 4-5 months and involves a public hearing with the Planning &amp; Zoning Commission (P&amp;Z) followed by a public hearing with the Board of County Commissioners (BCC). Rezones also require the applicant to conduct a community meeting.</p> <p>Step 1 PD Rezone Requires a recommendation from P&amp;Z and final decision by the BCC.</p> <p>Step 2 PD Final Development Plan Approved at the staff level.</p> <p>Step 3 Site Plan Approval of the plans reviewed administratively (can be combined with the PD Final Development Plan).</p> <p>Information on PD Rezoning can be found at: <a href="http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.stml">http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.stml</a></p> <p>Information on the Site Plan review process can be found at: <a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml</a></p>
37	Planning and Development	<p>Per SCLDC Sec. 30.8.5 Intent and purpose –</p> <ul style="list-style-type: none"> <li>• The Planned Development (PD) district is intended to facilitate various development types, and combinations thereof, that may be difficult to achieve under conventional zoning regulations.</li> <li>• Planned developments shall promote flexibility and creativity in addressing changing social, economic and market conditions, especially where they are used to implement adopted policies of the Comprehensive Plan.</li> <li>• Examples of development concepts that may be appropriate for PD zoning include, but are not limited to, enhanced protection of natural resource areas, mixed use or transit-oriented development, and infill development or redevelopment.</li> </ul>

38	Planning and Development	<p>Per SCLDC Sec. 30.8.5.3 PD Review Criteria</p> <p>(a) Comprehensive Plan Consistency. In approving a planned development, the Board of County Commissioners shall affirm that the proposed development is consistent with the Comprehensive Plan, and effectively implements any performance criteria that the Plan may provide.</p> <p>(b) Greater Benefit and Innovation Criteria. In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented through existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following:</p> <ol style="list-style-type: none"> <li>(1) Natural resource preservation.</li> <li>(2) Crime Prevention (CPTED).</li> <li>(3) Neighborhood/community amenities.</li> <li>(4) Provision of affordable or workforce housing.</li> <li>(5) Reduction in vehicle miles traveled per household.</li> <li>(6) Transit-oriented development.</li> <li>(7) Provision of new multimodal connectivity.</li> <li>(8) Innovation in water or energy conservation.</li> <li>(9) Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan.</li> </ol> <p>(c) In addition, any proposed development under the PD ordinance must address the following goals:</p> <ol style="list-style-type: none"> <li>(1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis.</li> <li>(2) Minimize transportation impacts through design elements, which may include but are not limited to: multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural design; accommodation or neighborhood electric vehicles; transportation demand management; or permitting complementary uses.</li> </ol> <p>(d) The PD application shall include a narrative addressing the following:</p> <ol style="list-style-type: none"> <li>(1) How the proposed development addresses the goals of the Comprehensive Plan.</li> <li>(2) Why the proposed development cannot be achieved under an existing conventional or special zoning district.</li> <li>(3) How the proposed development provides an innovative approach to land development.</li> </ol>
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39	Planning and Development	<p>The Planned Development Future Land Use designation requires 25% open space. At the time of site plan review, the applicant will need to demonstrate that they meet the minimum open space requirements.</p> <p>Open space definition: Any portion of a parcel, or area of land or water, which is open and unobstructed from the ground to the sky, including areas maintained in a natural and undisturbed character and areas which are permeable in nature; portions of the Seminole County Trail System whether pervious or impervious; and, in the case of infill development, mixed use development or redevelopment, common areas intended as active or passive amenities.</p> <p>SCLDC Section 30.14.2 Open Space: Sec. 30.14.2.1(c) The character of required open space shall be determined by development type. Open space within nonresidential developments shall meet the requirements of Section 30.14.2.2 while open space within residential developments shall meet the requirements of Section 30.14.2.3. Open space in redevelopment, infill development, or mixed-use developments shall meet the requirements of Section 30.14.2.4. Sec. 30.14.2.1(d) The amount of open space required for development shall be determined by the zoning district, development order, or other provisions of this Code applicable to the subject property. If not otherwise specified, the minimum open space shall be twenty-five (25) percent of the gross site area.</p>
40	Planning and Development	<p>SCLDC Section 30.3.1.5(a) states that to grant a Special Exception, the Board must make a determination that the use requested meets the following criteria:</p> <ul style="list-style-type: none"> <li>(1) Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area; and</li> <li>(2) Does not have an unduly adverse effect on existing traffic patterns, movements and volumes; and</li> <li>(3) Is consistent with the County's comprehensive plan; and</li> <li>(4) Will not adversely affect the public interest; and</li> <li>(5) Meets any special exception criteria described in Additional Use Standards; and</li> <li>(6) Meets the following additional requirements in A-1: <ul style="list-style-type: none"> <li>i. Is consistent with the general zoning plan of the rural zoning classifications; and</li> <li>ii. Is not highly intensive in nature; and</li> <li>iii. Is compatible with the concept of low-density rural land use; and</li> <li>iv. Has access to an adequate level of public services such as sewer, water, police, fire, schools and related services.</li> </ul> </li> </ul>
41	Planning and Development	<p>An applicant for a special exception shall file with the Planning &amp; Development Division a written application accompanied by payment of the appropriate fees, and a conceptual plan.</p> <p>The 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 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.</p>

42	Planning and Development	The Special Exception process requires you to hold a community meeting and attend two public hearings before the Planning and Zoning Commission (P&Z) and the Board of County Commissioners (BCC).
43	Planning and Development	Community Meeting Procedures 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).
44	Planning and Development	<p>At the time of site plan review the Applicant will need to demonstrate that they are providing bicycle parking.</p> <p>Per SCLDC Section 30.11.7.3 General Bicycle Parking Requirements.</p> <p>(a) Bicycle parking shall consist of short-term bicycle parking and long-term bicycle parking as required.</p> <p>(1) Short-term bicycle parking is generally intended to be used for less than two hours. Typical uses include visitors and customers of retail, restaurants, or medical offices. Short-term bicycle parking may include outdoor bicycle parking spaces and bicycle racks not protected from the weather. Short-term bicycle parking should be easily located and accessible to first-time visitors.</p> <p>(2) Long-term bicycle parking is generally intended for use for four (4) or more hours. Typical users include residents and employees. Long-term bicycle parking must be in a format intended to provide security for longer term usage such as bicycle lockers, restricted access fenced areas or rooms, or continuously monitored indoor spaces. Where feasible, long-term parking spaces should be covered. Areas provided inside of multi-story office buildings for employees and visitors counted as long-term bicycle parking must be accompanied by an approved bicycle plan showing the access route and describing operational hours and security measures.</p> <p>(b) Covered bicycle parking is encouraged wherever the design of the building or use being served accommodates such facilities. Please refer to Sec. 30.11.7.4 - Quality of Bicycle Parking Required in Table 11.7A.</p>
45	Planning and Development	<p>If outdoor lighting is proposed, a photometric plan may be required at site plan. Outdoor lighting requires a separate permit. Outdoor lighting fixtures shall be located no less than fifty (50) feet from any property having a residential future land use designation or a residential zoning classification. Illumination onto adjacent properties shall not exceed five-tenths (0.5) foot-candles. All fixtures, including security lighting, must be cutoff fixtures. (SCLDC 30.15.1 <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE</a>)</p>

46	Planning and Development	Per Sec. 30.11.7 (a) - Hours of operation. Non-residential uses with after-hour deliveries or service for late-night customers can generate noise and light during evening hours which may adversely impact adjoining residences. When these activities occur on the side of a building site adjoining residences, the hours of operation may be limited during the development approval process to any combination of hours between 7:00 a.m. and 11:00 p.m. as determined on a case-by-case basis by the Planning Manager prior to issuance of any building permit for new construction, a building addition, or a change in use; provided that in no event shall the Development Services Director limit the hours of operation to less than twelve (12) consecutive hours. In the case of a rezoning to Planned Development (PD), the Board of County Commissioners shall make the appropriate findings for such limitations.
47	Planning and Development	Off-street parking must meet the quantities and design as required by SCLDC Sections 30.11.3 and 30.11.6. The parking requirement for assembly spaces is 1 space for every 4 seats in the assembly spaces. <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE</a>
48	Planning and Development	Per Sec. 30.11.6.2 Design of off-street parking requirements Except where otherwise specified in this Code or Federal or State law, a minimum of twenty (20) percent of required off-street parking space shall consist of a minimum net area of two hundred (200) square feet with a minimum width of ten (10) feet and a minimum length of twenty (20) feet, exclusive of access drives or aisles thereto.  (b) Up to eighty (80) percent of spaces provided may have a minimum net area of one hundred sixty-two (162) square feet, a minimum width of nine feet (9), and a minimum length of eighteen feet (18). Parallel parking spaces may be reduced to nine feet (9) in stall width.  (c) Curbs, Wheel Stops, and Encroachments. (1) The maximum height of curbs shall be six (6) inches where the overhang of bumpers is anticipated. The maximum height of wheel stops shall be five (5) inches. (2) Where the curb abutting the pedestrian walkway is used as a wheel stop, the walkway must be a minimum of seven (7) feet wide to accommodate up to two (2) feet of vehicle overhang. (3) Where a curb or wheel stop is provided, the overhang of a motor vehicle past the curb or wheel stop may be counted as part of the required parking module. The adjacent parking stalls may be reduced by two (2) feet as measured from the face of the curb or wheel stop.
49	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.
50	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.
51	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

52	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"
53	Public Works - Engineering	The proposed project is located within the Little Wekiva drainage basin.
54	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has soils.
56	Public Works - Engineering	Based on preliminary review, the site is considered to be land locked. The site will be required to hold water quality and retain the entire 100-year, 24-hour storm event onsite without discharge.
57	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally into the site without an outfall.
58	Public Works - Engineering	Based on a preliminary review, the site does not appear to have a viable outfall.
59	Public Works - Engineering	A detailed drainage analysis will be required at final engineering. There does not appear to be any drainage provided for the new parking lot. A pond for this area or expansion of the existing pond will be required.
60	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 <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .
61	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.
62	Public Works - Engineering	W Highland Street is currently not a County standard roadway. It was constructed as a trail. Either a separate roadway to County Standard or a revised multiuse roadway / trail will have to be constructed on W Highland Street.

63	Public Works - Impact Analysis	NRR, trips generated < requirement
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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 <a href="mailto:hpadin@seminolecountyfl.gov">hpadin@seminolecountyfl.gov</a>
Building Division	Phil Kersey <a href="mailto:pkersey@seminolecountyfl.gov">pkersey@seminolecountyfl.gov</a>
Comprehensive Planning	David German (407) 665-7377 <a href="mailto:dgerman@seminolecountyfl.gov">dgerman@seminolecountyfl.gov</a>
Environmental - Impact Analysis	Becky Noggle (407) 665-2143 <a href="mailto:bnoggle@seminolecountyfl.gov">bnoggle@seminolecountyfl.gov</a>
Environmental Services	James Van Alstine (407) 665-2014 <a href="mailto:jvanalstine@seminolecountyfl.gov">jvanalstine@seminolecountyfl.gov</a>
Natural Resources	Sarah Harttung (407) 665-7391 <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>
Planning and Development	Hilary Padin (407) 665-7331 <a href="mailto:hpadin@seminolecountyfl.gov">hpadin@seminolecountyfl.gov</a>
Public Safety - Fire Marshal	Matthew Maywald (407) 665-5177 <a href="mailto:mmaywald@seminolecountyfl.gov">mmaywald@seminolecountyfl.gov</a>
Public Works - Engineering	Jim Potter (407) 665-5764 <a href="mailto:jpotter@seminolecountyfl.gov">jpotter@seminolecountyfl.gov</a>
Public Works - Impact Analysis	Arturo Perez (407) 665-5716 <a href="mailto:aperez07@seminolecountyfl.gov">aperez07@seminolecountyfl.gov</a>

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](mailto:devrevdesk@seminolecountyfl.gov) or call (407) 665-7775 no later than noon on Friday, February 13, 2026, in order to place you on the Wednesday, February 18, 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](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](http://www.fema.gov)

### Cities:

Altamonte Springs	(407) 571-8150	<a href="http://www.altamonte.org">www.altamonte.org</a>
Casselberry	(407) 262-7751	<a href="http://www.casselberry.org">www.casselberry.org</a>
Lake Mary	(407) 585-1369	<a href="http://www.lakemaryfl.com">www.lakemaryfl.com</a>
Longwood	(407) 260-3462	<a href="http://www.longwoodfl.org">www.longwoodfl.org</a>
Oviedo	(407) 971-5775	<a href="http://www.cityofoviedo.net">www.cityofoviedo.net</a>
Sanford	(407) 688-5140	<a href="http://www.sanfordfl.gov">www.sanfordfl.gov</a>
Winter Springs	(407) 327-5963	<a href="http://www.winterspringsfl.org">www.winterspringsfl.org</a>

### Other Agencies:

Florida Dept of Transportation	<b>FDOT</b>		<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3605	<a href="http://www.floridahealth.gov">www.floridahealth.gov</a>

### Other Resources:

Flood Prone Areas	<a href="http://www.seminolecountyfl.gov/gm/building/flood/index.aspx">www.seminolecountyfl.gov/gm/building/flood/index.aspx</a>
Watershed Atlas	<a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>