

**SEMINOLE COUNTY GOVERNMENT**  
1101 EAST FIRST STREET, 2ND FLOOR, WEST WING  
SANFORD, FLORIDA 32771

<b>PROJECT NAME:</b>	<b>SR 46-ORANGE BLVD PROPERTY - PRE-APPLICATION</b>	<b>PROJ #: 25-80000033</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	3/20/25	
RELATED NAMES:	EP DAVID STOKES	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	30-19-30-300-0200-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A 130 MULTI-FAMILY APARTMENT COMPLEX ON 7.47 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE NORTH SIDE OF W SR 46, EAST OF ORANGE BLVD	
NO OF ACRES	7.47	
BCC DISTRICT	5: HERR	
CURRENT ZONING	PD	
LOCATION	ON THE NORTH SIDE OF W SR 46, EAST OF ORANGE BLVD	
FUTURE LAND USE-	PD	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
DAVID STOKES MADDEN, MOORHEAD & STOKES LLC 431 E HORATIO AVE STE 260 MAITLAND FL 32751 (407) 629-8330 NICOLE@MADDEN-ENG.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.

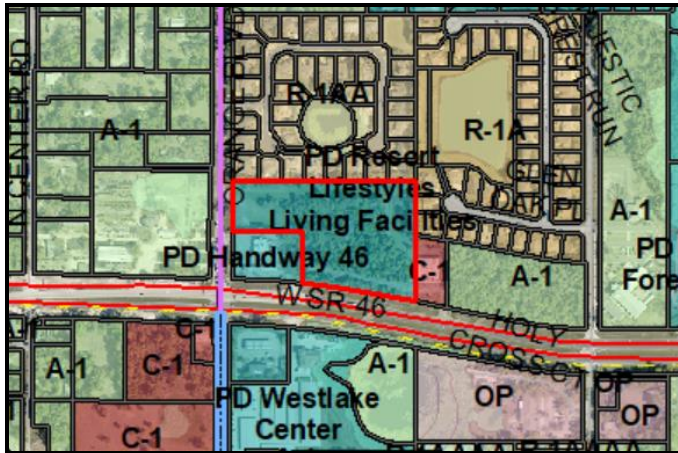
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

## PROJECT MANAGER COMMENTS

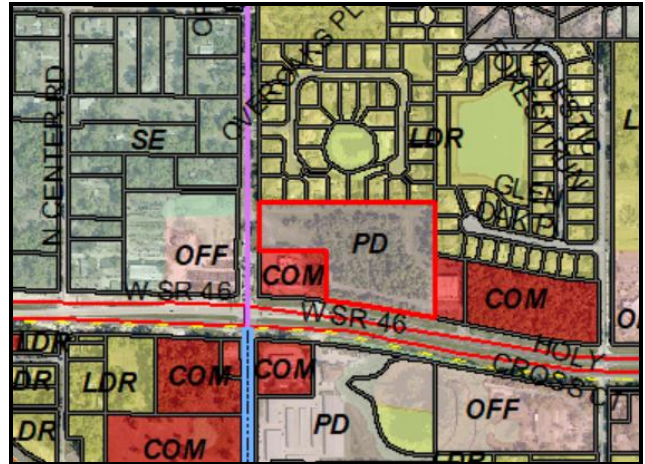
- The subject property has a Planned Development Future Land Use and PD (Planned Development) zoning.
- The proposed development and signage shall comply with the State Road 46 Gateway Corridor Overlay Standards.

## PROJECT AREA ZONING AND AERIAL MAPS

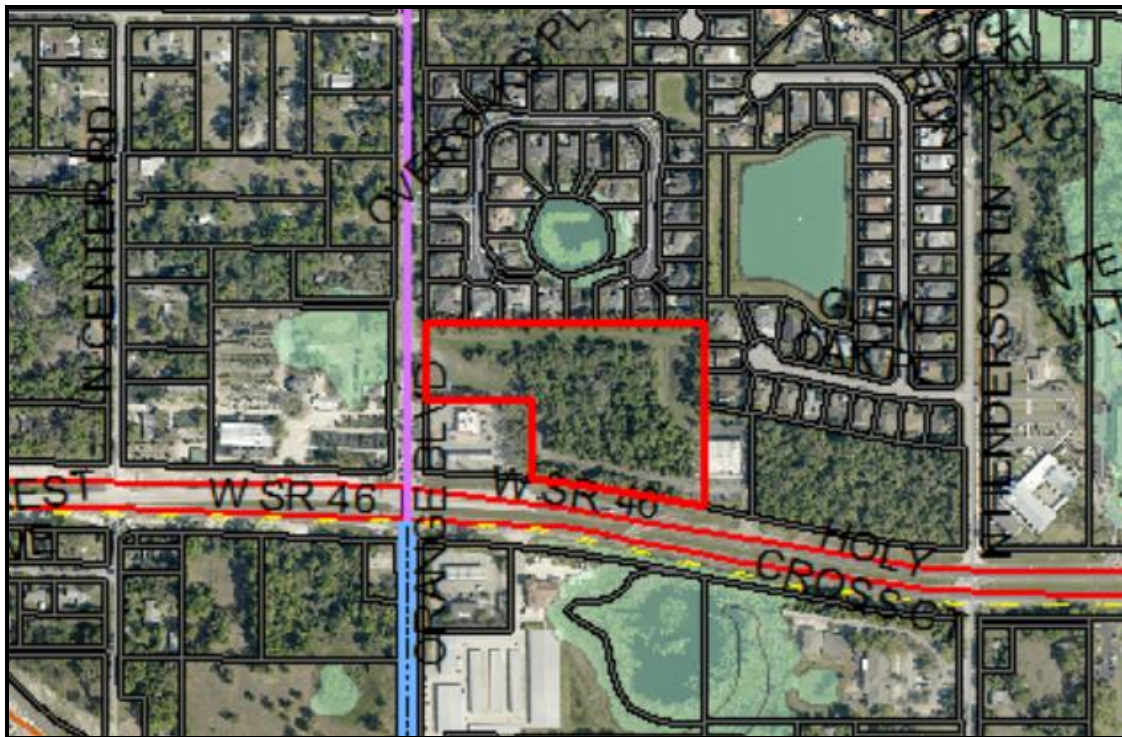
Zoning



Future Land Use



Aerial



**AGENCY/DEPARTMENT COMMENTS**

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	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>	Info Only
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3.	Buffers and CPTED	Off-site trees do not count toward the landscape buffer requirements.	Info Only
4.	Buffers and CPTED	Due to overhead utility lines along State Road 46, only understory trees and shrubs may be planted.	Info Only
5.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
6.	Buffers and CPTED	The landscape plans within the Preliminary Site Plan (PSP), Final Development Plan (FDP), and Final Engineering Plan need to be consistent with one another.	Info Only
7.	Buffers and CPTED	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development.	Info Only
8.	Buffers and CPTED	Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.	Info Only
9.	Buffers and CPTED	The subject property is located in the STATE ROAD 46 GATEWAY CORRIDOR OVERLAY. Please see Sec. 30.10.11.4 Required corridor landscaped buffer and buffer requirements.	Info Only
10.	Buffers and CPTED	The buffer requirements for the Resort Lifestyles Living Planned Development can be found in the Developer's Commitment Agreement. In general, a 25' buffer is required on all property boundaries. Any changes to the buffering requirements must be addressed at time of the amendment to the PD.	Info Only
11.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
12.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
13.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
14.	Comprehensive Planning	The Future Land Use designation of Planned Development for this property allows multi-family	Info Only

		residential/independent living to housing for persons 55+.	
15.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. There is a 12" PVC potable water main running along the north side of State Road 46 as well as a 12" PVC potable water main running along the east side of Orange Blvd.	Info Only
16.	Environmental Services	This development is within Seminole County's sanitary sewer service area and is required to connect. There is a 4" PVC force main running along the north side of State Road 46 as well as a 10" PVC force main running along the west side of Orange Blvd. The developer would have to build a private lift station to pressurize the sanitary sewer flow to connect to our system.	Info Only
17.	Environmental Services	This development is within Seminole County's reclaim service area and is required to connect. There is a 20" DI reclaim water main running along the south side of State Road 46. There is an 8" PVC reclaim water main that runs across State Road 46 that is stubbed out/capped near the southeast corner of this development.	Info Only
18.	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 right of way permit.	Info Only
19.	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: <a href="https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.shtml">https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.shtml</a> . 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. This request form will be sent out to our department inbox for review and well return 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
20.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
21.	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	Info Only

		be within this definition.	
22.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
23.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
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)	Info Only
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)	Info Only
26.	Natural Resources	Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)	Info Only
27.	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)	Info Only
28.	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)	Info Only
29.	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)	Info Only
30.	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)	Info Only
31.	Natural	No subdivision or site plan may be approved that would	Info Only



	Resources	result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit will be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Special consideration will be given for waterfront features and shoreline protection as specified in Chapter 71 of this Code. SCLDC 35.61(b)	
32.	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: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>	Info Only
33.	Planning and Development	The subject site has a Planned Development Future Land Use and PD (Planned Development) zoning, known as the Seminole Springs Retirement Community PD. The PD permits a Multi-Family Residential Independent Living Facility for 55 years and older for a maximum of 130 units with a maximum building height of forty-five (45) feet.	Info Only
34.	Planning and Development	The proposed development must provide a minimum of 35% open space, and the open space will be amenitized in accordance with the landscape plan attached in Exhibit C of the Developer's Commitment Agreement.	Info Only
35.	Planning and Development	The PD Development Order was approved on August 13, 2019, the Developers Commitment Agreement was approved on January 11, 2021, and the Engineered Site Plan was approved on March 5, 2021. Per the PD requirements substantial development must occur within 8 years of approval of the Master Development Plan and the Engineered Site Plan approval is valid for 1 year; therefore, the PD entitlements are still valid but the Site Plan approval has since expired.	Info Only
36.	Planning and Development	Per condition F in the Developer's Commitment Agreement, the development and signage are required to comply with the State Road 46 Gateway Corridor	Info Only

		Overlay Standards, Chapter 30, Part 10.	
37.	Planning and Development	Per condition E in the Developer's Commitment Agreement, the Applicant will be required to meet the off-street parking requirements at a maximum ratio of 0.95 spaces per dwelling unit.	Info Only
38.	Planning and Development	The subject development 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 Ordinance.	Info Only
39.	Planning and Development	Per condition H in the Developer's Commitment Agreement, a drainage, ingress/egress, and parking easement required by Development Order #19-20500005 is recorded in Seminole County Official Records Book 9462, Pages 1176-1203.	Info Only
40.	Planning and Development	A minimum building setback of fifty (50) feet from all property boundaries is required.	Info Only
41.	Planning and Development	The proposed development shall provide dark sky lighting at the time of the site plan review.	Info Only
42.	Planning and Development	<p>Per Sec. 30.8.5.8 (b)(3) - Additions to parking areas that do not encroach into required buffer areas or otherwise interfere with the approved site layout is considered a non-substantial change and can be processed via a minor amendment to the PD.</p> <p>The Applicant is proposing a revision to the previously approved layout of the parking, which would require a minor amendment to the FDP.</p>	Info Only
43.	Planning and Development	<p>Per Sec. 30.8.5.8 (b)(5) - Adjustment of internal property lines or tract boundaries, setback lines, realignment of internal roads and driveways consistent with the approved site layout and development concepts.</p> <p>The Applicant is proposing a revision to the previously approved layout of the internal road, which would require a minor amendment to the FDP.</p>	Info Only
44.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
45.	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
46.	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
47.	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).	Info Only

		<p>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"</p>	
48.	Public Safety - Fire Marshal	<p>Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 4.68 inches Tread Width: 16.3 inches Chassis Overhang: 78 inches Additional Bumper Depth: 26 inches Front Overhang: 137.6 inches Wheelbase: 266 inches Overall length: 576 inches Calculated Turning Radius: Inside Turn: 25 ft. 4 in. Curb to Curb: 41 ft. 1 in. Wall to Wall: 48 ft. 1 in. Overall length: 48 ft</p>	Info Only
49.	Public Works - Engineering	The proposed project is located within the Lake Monroe drainage basin.	Info Only
50.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has moderately well drained soils.	Info Only
51.	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.	Info Only
52.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope north.	Info Only
53.	Public Works - Engineering	Based on a preliminary review, the site does not appear to have a viable outfall. The site has a master system that was designed for the 100-year, 24-hour total retention and will be required to meet that with this	Info Only



		development.	
54.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
55.	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> .	Info Only
56.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturbs greater than one acre.	Info Only
57.	Public Works - Engineering	ROADWAY CONDITIONS: The property is adjacent to Orange Boulevard which is classified as Urban Major Collector roadway. Orange Boulevard is currently programmed to be improved according to the County 5-year Capital Improvement Program. Please co-ordinate with Public Works with the approved access off of Orange Boulevard.	Info Only
58.	Public Works - Engineering	There is an existing pond that takes drainage from the property to the east. This drainage will have to be addressed as part of the overall design. The drainage shown does not seem sufficient for the site. There may be an issue with the water table on the site. Substantially more pond will most likely be required. A wet pond system will not be supported.	Info Only
59.	Public Works - Engineering	The State Road 46 driveway location/separation is not in accordance with the County Access Management Standards. The separation is required to be 330' on a Collector or Arterial roadway. There is existing cross access from the parcel to the east on State Road 46. Please utilize this cross access.	Info Only
60.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval the site will have to connect to the public ROW with at least 1 sidewalk connection.	Info Only
61.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) will be required for the proposed development. The Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering. The TIS is to be prepared in accordance with the Countys Traffic Study Requirements for Concurrency guidelines, and a TIS methodology is to be submitted to Staff for review and approval prior to submittal of the TIS itself.	Info Only

**AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS**

This section shows the reviewers of this project from the various County agencies.

DEPARTMENT	STATUS	REVIEWER
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 <a href="mailto:asillaway@seminolecountyfl.gov">asillaway@seminolecountyfl.gov</a>
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 <a href="mailto:mmaywald@seminolecountyfl.gov">mmaywald@seminolecountyfl.gov</a>
Public Works - Impact Analysis	Review Complete	William Wharton 407-665-5730 <a href="mailto:wwharton@seminolecountyfl.gov">wwharton@seminolecountyfl.gov</a>
Comprehensive Planning	Review Complete	Maya Athanas 407-665-7388 <a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a>
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 <a href="mailto:asillaway@seminolecountyfl.gov">asillaway@seminolecountyfl.gov</a>
Environmental Services	Review Complete	James Van Alstine 407-665-2014 <a href="mailto:jvanalstine@seminolecountyfl.gov">jvanalstine@seminolecountyfl.gov</a>
Environmental - Impact Analysis	No Review Required	Becky Noggle 407-665-2143 <a href="mailto:bnoggle@seminolecountyfl.gov">bnoggle@seminolecountyfl.gov</a>
Public Works - Engineering	Review Complete	Jim Potter 407-665-5764 <a href="mailto:jpotter@seminolecountyfl.gov">jpotter@seminolecountyfl.gov</a>
Building Division	Review Complete	Jay Hamm 407-665-7468 <a href="mailto:jhamm@seminolecountyfl.gov">jhamm@seminolecountyfl.gov</a>

## RESOURCE INFORMATION

### Seminole County Land Development Code:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/>

### Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.shtml>

### Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

### Wekiva Consistency form:

<http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf>

### Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

### Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.shtml>

### 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) 665-3621	

### 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>
Seminole Co. Property Appraiser	<a href="http://www.scpafl.org">www.scpafl.org</a>