

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

<b>PROJECT NAME:</b>	<b>HEATHROW LUXURY HOME - PRE-APPLICATION</b>	<b>PROJ #: 26-8000032</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	3/13/26	
RELATED NAMES:	EP DANIEL DOYLE	
PROJECT MANAGER:	DAVID GERMAN (407) 665-7386	
PARCEL ID NO.:	12-20-29-300-001C-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A SINGLE-FAMILY HOME DEVELOPMENT ON 3.11 ACRES IN THE PD ZONING DISTRICT LOCATED ON LAKE HEATHROW LN, NORTH OF W LAKE MARY BLVD	
NO OF ACRES	3.11	
BCC DISTRICT	Andria Herr	
CURRENT ZONING	PD	
LOCATION	ON LAKE HEATHROW LN, NORTH OF W LAKE MARY BLVD	
FUTURE LAND USE-	PD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
DANIEL DOYLE KPM FRANKLIN 6300 HAZELTINE NATIONAL DR ORLANDO FL 32822 (407) 554-4070 [REDACTED]	N/A	

**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

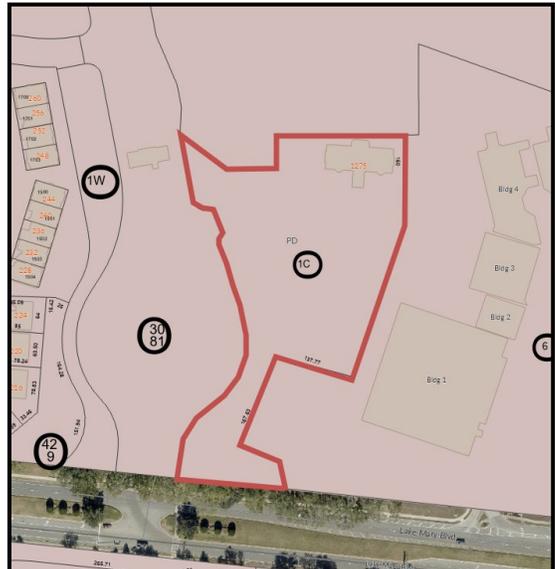
- The subject site has a Planned Development Future Land Use designation and a PD (Planned Development) Zoning classification, known as the Heathrow PD.
- A PD Major Amendment Rezone is required for proposed residential in Tract 2 of the PD, which currently has entitlements for Commercial uses. Entitlements for residential will need to be demonstrated in terms of PD as a whole for proposed residential compatibility.
- If subdivision of lots is proposed, an application for the subdivision process will also be required.

## PROJECT AREA ZONING AND AERIAL MAPS

Zoning: PD



Future Land Use: PD



Aerial



## AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	All plant material proposed to be installed on a site to meet the requirements of the SCLDC shall be site appropriate and selected from the Approved Plant Species list set forth in Figure 14.1 of SCLDC Sec. 30.14.18 or from Florida Friendly Landscaping Guide to Plant Selection & Landscape Design. Please see the following link for more information about general landscaping requirements: <a href="https://library.municode.com/fl/seminole_county/codes/l_and_development_code?nodeId=SECOLADECO_CH30_ZORE_PT14LASCBUOPSP_S30.14.16GEPRALLAAR">https://library.municode.com/fl/seminole_county/codes/l_and_development_code?nodeId=SECOLADECO_CH30_ZORE_PT14LASCBUOPSP_S30.14.16GEPRALLAAR</a>	Info Only
2.	Buffers and CPTED	All proposed development shall comply with the Lake Mary Boulevard Gateway Corridor Overlay Buffer and Landscaping Standards in accordance with the Heathrow DRI and the established overlay. If the PD is amended, the provisions of the overlay are still applicable, deviation from requirements in any PD amendment shall have written justification and are subject to staff evaluation. See more information at the following link, please see sections pertaining to buffer width and parking lot landscaping requirements.: <a href="https://library.municode.com/fl/seminole_county/codes/l_and_development_code?nodeId=SECOLADECO_CH30_ZORE_PT10OVDI_S30.10.3LAMABOGACOOVSTCL">https://library.municode.com/fl/seminole_county/codes/l_and_development_code?nodeId=SECOLADECO_CH30_ZORE_PT10OVDI_S30.10.3LAMABOGACOOVSTCL</a>	Info Only
3.	Buffers and CPTED	100 percent of landscaped areas are required to be irrigated. See the following link for requirements <a href="https://library.municode.com/fl/seminole_county/codes/l_and_development_code?nodeId=SECOLADECO_CH30_ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSUR E">https://library.municode.com/fl/seminole_county/codes/l_and_development_code?nodeId=SECOLADECO_CH30_ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSUR E</a>	Info Only
4.	Buffers and CPTED	A full buffer review will be done at time of PD Amendment and/or Site Plan. Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6. Upon submittal of plans, please provide 1. Net buildable Area 2. Density Calculation utilizing net buildable area. 3. Impervious Surface Ratio. 4. Building Height in feet in order to calculate required buffers.	Info Only
5.	Building Division	-Permitting Requirements for Future Proposed Construction or Demolition- - Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, pools, etc...	Info Only

6.	Building Division	- All aspects of construction must meet the minimum requirements of the current Edition of the Florida Building Code	Info Only
7.	Building Division	- Each separate parcel, and separate building and/ or standalone structure, will require a separate permit.	Info Only
8.	Building Division	- Separate demolition permits are required for the demolition of each existing structure.	Info Only
9.	Building Division	- All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only
10.	Comprehensive Planning	The subject property has a Planned Development Future Land Use (FLU) designation. Please note Comprehensive Plan Objective FLU 4.4 Planned Developments. Changes to the site may require a PD amendment.	Info Only
11.	Comprehensive Planning	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.	Info Only
12.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. There is a 10" PVC potable water main running along the south side of Lake Heathrow Lane.	Info Only
13.	Environmental Services	This development is within Seminole County's sanitary sewer service area and is required to connect. There is an 8" PVC gravity sewer main and manholes running along the north side of Lake Heathrow Lane.	Info Only
14.	Environmental Services	This development is within Seminole County's reclaim irrigation service area and is required to connect. There is a 16" HDPE reclaim water main running along the north side of West Lake Mary Boulevard.	Info Only
15.	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.stml">https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml</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. 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

16.	Environmental Services	Based on the proposed layout of the development, Seminole County owned utility lines on this property will be required to be relocated. Please provide a boundary survey of the property during site plan so that we review/verify any existing onsite utility easements. If any of the new/relocated utility lines are not within an existing utility easement, then a new utility easement dedicated to Seminole County will need to be provided.	Info Only
17.	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
18.	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.	Info Only
19.	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)	Info Only
20.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
21.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
22.	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
23.	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
24.	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
25.	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	Info Only

		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)	
26.	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.	Info Only
27.	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only
28.	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
29.	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)	Info Only
30.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required at site plan. Outdoor lighting requires a separate permit. (SCLDC 30.15. <a href="https://library.municode.com/fl/seminole_county/codes/l_and_development_code?nodeId=SECOLADECO_CH30_ZORE_PT15OULIRE">https://library.municode.com/fl/seminole_county/codes/l_and_development_code?nodeId=SECOLADECO_CH30_ZORE_PT15OULIRE</a> )	Info Only
31.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. A site plan is needed if any requirements such as screening of outdoor storage, parking or landscaping are needing updates to be brought up to current code standards. Information can be found at: <a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml</a>	Info Only
32.	Planning and Development	The subject site has a PD (Planned Development) zoning known as the Heathrow PD.	Info Only
33.	Planning and Development	Per the approved DCA (Developer's Commitment Agreement), Heathrow PD Tract 2, the permitted uses are Commercial. The proposed development of residential on Tract 2 will require a PD Major Amendment Rezone.	Info Only
34.	Planning and Development	If the Developer proposes to subdivide into lots, then the project would be subject to the Subdivision Review Process: SCLDC Chapter 35. Information can be found at: <a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-</a>	Info Only

		development/development-processes-requirements/index.shtml	
35.	Planning and Development	The proposed development is subject to the <b>formal subdivision process</b> . This process will involve the following steps: <b>1st step</b> is approval of the Preliminary Subdivision Plan (PSP) which must be approved by the Planning & Zoning Board as a technical review item. <b>2nd step</b> is approval of the Final Engineering Plans; may be submitted once step one is under review. <b>3rd step</b> is approval of the Final Plat; may be submitted once Final Engineering Plans are in review.	Info Only
36.	Planning and Development	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. <a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf</a>	Info Only
37.	Planning and Development	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: <a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf</a>	Info Only
38.	Planning and Development	Per the Heathrow Planned Unit Development Third Amended Developer's Commitment Agreement dated December 12, 2006, Section V.Letter H: -Commercial: Tracts 1 and 2 shall be permitted for commercial tracts; however the primary use of these tracts is intended for service establishments and retail outlets. Tract 1 and 2 are intended as a specialty shopping center of restaurants, specialty shops, entertainment establishments, personnel services, offices and other similar uses. Tract 2 is permitted for commercial uses. In order to proceed with the proposed use of luxury homes, the applicant would need to apply for a PD Major Amendment to the Heathrow PD.	Info Only
39.	Planning and Development	Proof of entitlements for residential units will need to be demonstrated at the time of PD Major Amendment. This shall be done by quantifying existing residential development allotted and the remaining residential entitlements in the PD as a whole.	Info Only
40.	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	Info Only

		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>	
41.	Planning and Development	Property is within a PD and shall be developed in accordance with the approved PD Developer's Commitment Agreement and Master Plan/Site Plan. Any substantial change to the approved site plan requires approval by the BCC at a Public Hearing	Info Only
42.	Planning and Development	The proposed development is located within the Wekiva Study Area and must comply with the applicable regulations. Please refer to SCLDC Section 30.10.5.14 for specific requirements related to this area.	Info Only
43.	Planning and Development	The proposed development is located within the Wekiva Study Area and must comply with the Environmental Design Standards outlined in Division 3, Section 30.10.5.11.	Info Only
44.	Planning and Development	The minimum open space requirements for a PD (Planned Development) are twenty-five (25) percent open space.	Info Only
45.	Planning and Development	The <b>process for a PD Major Amendment</b> to the Heathrow PD is as follows: <b>1st step</b> is approval of the Rezone which involves a public hearing with Planning & Zoning (P&Z), followed by a public hearing with the Board of County Commissioners (BCC). May take between 4-5 months depending on the review and agenda date deadlines. <b>2nd Step</b> is an update to the Final Development Plan, which is reviewed and approved by staff. <b>3rd step</b> is approval of the Site Plan; may be submitted once step one has been approved by BCC and step 2 is under review.	Info Only
46.	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). <a href="http://www.seminolecountyfl.gov/core/fileparse.php/4073/urlt/Bear-Management-Ordinance-Final-Approved-Document.pdf">http://www.seminolecountyfl.gov/core/fileparse.php/4073/urlt/Bear-Management-Ordinance-Final-Approved-Document.pdf</a>	Info Only
47.	Planning and Development	The subject property is within the Urban Centers and Corridors Overlay, International Parkway South Urban Center.	Info Only
48.	Planning and Development	The subject property is within the Lake Mary Boulevard Gateway Corridor; therefore, redevelopment of the site shall adhere to the requirements under Sec. 30.10.3 of the Seminole County Land Development Code.	Info Only
49.	Planning and Development	The 3rd Amended Heathrow PUD DCA Condition M #4 states: No parcel density shall exceed 13 units per acre, except Tract 31 shall not exceed 4 DU/acre, Tract 35	Info Only

		shall not exceed 3 DU/acre, Tract 20 shall not exceed net 1.4 DU/ac, Tract 32 shall not exceed 4 DU/ac, and Tract 34B shall not exceed 3 DU/ac.	
50.	Planning and Development	<p>Greater Benefit and Innovation Criteria. (LDC 30.8.5.3)</p> <p>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>	Info Only
51.	Planning and Development	<p>Any proposed development under the PD ordinance must address the following goals: (LDC 30.8.5.3)</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>	Info Only
52.	Planning and Development	<p>Residential PD Design Standards: (LDC 30.8.5.3)</p> <ol style="list-style-type: none"> <li>(1) If lot width is less than forty-five (45) feet, homes must be rear loaded, unless otherwise approved by the Board of County Commissioners.</li> <li>(2) Front-facing garage doors must be set back a minimum of twenty (20) feet.</li> <li>(3) Minimum front and rear setbacks at project boundaries shall be twenty-five (25) feet, or twenty (20) feet for accessory structures not exceeding one story.</li> <li>(4) Required setbacks adjacent to existing residential development will increase based on elevation/grade changes between developments and proposed building heights, as determined by the Board of County Commissioners.</li> </ol> <p>Per PD Section (f), Required Residential Neighborhood Improvements:</p> <ol style="list-style-type: none"> <li>(1) Street trees are required in generous planting strips to provide for the health of the trees. The street trees</li> </ol>	Info Only

		<p>may count towards required open space. Street trees shall:</p> <p>a. Be planted an average of forty (40) feet on center on both sides of internal streets and on existing rights-of-way adjoining the site.</p> <p>b. Be in a planting strip or tree well with a minimum width of eight (8) feet. Planting strips less than ten (10) feet in width must include a root barrier.</p> <p>c. Be selected from the "Approved Plant Species List: Canopy Trees," except that Laurel Oaks may not be used as street trees.</p> <p>d. Meet the standards of Section 30.14.16, General provisions for all landscaped areas.</p> <p>(2) Fifty (50) percent of pond frontage must be open to streets or community parks.</p> <p>a. Where pond frontage is along a park, a walkway (minimum five (5) feet in width) is required unless adjacent to a street with a sidewalk.</p> <p>b. Landscaped areas must comply with the provisions of Section 30.14.16 (General provisions for all landscaped areas) and (Water-efficient landscaping design requirements).</p>	
53.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
54.	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
55.	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
56.	Public Safety - Fire Marshal	<p>All the following items shall be acknowledged and added to the site plan sheets as note:</p> <p>1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4).</p> <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.</p> <p>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).</p> <p>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).</p> <p>5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing.</p> <p>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.</p> <p>7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10.</p> <p>8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved</p>	Info Only

		SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	
57.	Public Safety - Fire Marshal	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	Info Only
58.	Public Safety - Fire Marshal	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	Info Only
59.	Public Safety - Fire Marshal	1. Parking Restrictions: i. Access roadway widths less than 27 paved feet must have fire lane markings on a minimum of one side of the roadway. Parking is not allowed on at least one side of the street. ii. Parking is not allowed within 20 feet on either side of any fire hydrant (Detail FD-1 located at the end of Chapter 3 of this manual). iii. Parking is not permitted within any cul-de-sac(s) or dead-end(s).	Info Only
60.	Public Works - Engineering	Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the pre development rate of discharge for the 25-year,24-hour storm event. The site is part of a master system but will have to be evaluated for the increased impervious.	Info Only
61.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to an existing drainage system	Info Only
62.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
63.	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
64.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
65.	Public Works - Engineering	There is some concern with the connection to the parking lot. It should be perpendicular or parallel to a drive aisle.	Info Only
66.	Public Works - Engineering	There is required to be a sidewalk to Lake Mary Boulevard.	Info Only
67.	Public Works - Impact Analysis	No Review Required.	Info Only

## DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	REVIEWER	EMAIL	CONTACT
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Planning and Development	David German	dgerman@seminolecountyfl.gov	407-665-7386
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	Arturo Perez	aperez07@seminolecountyfl.gov	407-665-5716

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, March 27, 2026, in order to place you on the Wednesday, April 1, 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 [www.seminolecountyfl.gov/gm/building/flood/index.aspx](http://www.seminolecountyfl.gov/gm/building/flood/index.aspx)  
Watershed Atlas [www.seminole.wateratlas.usf.edu](http://www.seminole.wateratlas.usf.edu)