

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

PROJECT NAME:	TUSKAWILLA ASSISTED LIVING - PRE-APPLICATION	PROJ #: 25-80000089
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	8/18/25	
RELATED NAMES:	EP KOMAL VAISH	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	36-21-30-300-001B-0000	
PROJECT DESCRIPTION:	PROPOSED SITE PLAN FOR A 16-BED ASSISTED LIVING FACILITY ON 1.77 ACRES IN THE A-1 ZONING DISTRICT LOCATED EAST OF TUSKAWILLA RD, SOUTH OF PARKER CT	
NO OF ACRES:	1.77	
BCC DISTRICT:	1-DALLARI	
CURRENT ZONING:	A-1	
LOCATION:	EAST OF TUSKAWILLA RD SOUTH OF PARKER CT	
FUTURE LAND USE:	LDR	
SEWER UTILITY:	SEMINOLE COUNTY UTILITIES	
WATER UTILITY:	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
KOMAL VAISH 3025 LASISTOR STREET ORLANDO FL 32817 (540) 908-7061 KCVAISH@YAHOO.COM		

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.

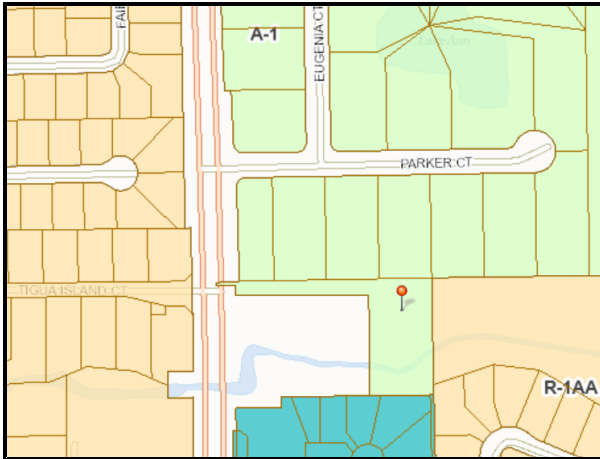
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [here](#).

PROJECT MANAGER COMMENTS

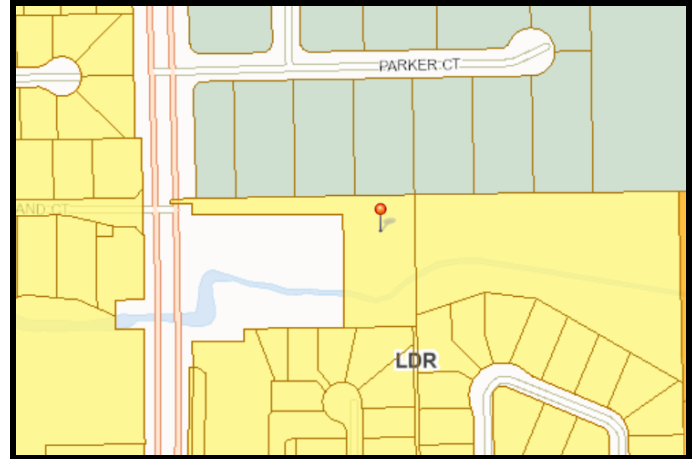
- The subject site has a Future Land Use of Low Density Residential and A-1 (Agriculture) zoning.
- The proposed Assisted Living Facility with sixteen (16) beds is not permitted in the A-1 (Agriculture) Zoning district and would require the Applicant to apply for a Special Exception.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Annie Sillaway	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADE_CO_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED Annie Sillaway	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 Annie Sillaway	Off-site trees do not count toward the landscape buffer requirements.	Info Only
4.	Buffers and CPTED Annie Sillaway	Buffers can overlap into a retention area.	Info Only
5.	Buffers and CPTED Annie Sillaway	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
6.	Buffers and CPTED Annie Sillaway	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development.	Info Only
7.	Buffers and CPTED Annie Sillaway	Sec. 30.14.8. - Parking buffers. A parking buffer shall be required where a parking lot, or parking structure, drive aisle, and/or loading dock is located within twenty-five (25) feet of the boundary of a residential district or Future Land Use designation. Such buffer shall be in addition to any buffer required under Section 30.14.7.	Info Only
8.	Building Division Review Coordinator Phil Kersey	8/20/25 - Property is located in an A Flood Zone. Development and construction will require full compliancy with the FBC, and ASCE 24-7. Property also has wetlands located on property.	Info Only
9.	Building Division Review Coordinator Phil Kersey	8/20/25 - Standard building permitting will apply. Separate permits will be required for the main structure, any dumpster enclosures, signage, or any other separate structure.	Info Only
10.	Building Division Review Coordinator Phil Kersey	8/20/25 - A full fire sprinkler and fire alarm system will be required for this occupancy type.	Info Only
11.	Comprehensive Planning	Policy FLU 5.2.1 Low Density Residential of the Comprehensive Plan lists the following as uses: Uses	Info Only

	David German	<p>A Single family detached residences (site-built or modular), and/or Missing Middle housing typologies as defined in the Introduction Element (except for six-duplexes, Courtyard Buildings, and Live/Work units), up to four dwelling units per net buildable acre;</p> <p>B Public elementary schools, public middle schools and public high schools; and</p> <p>C 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. Proposed use appears to be consistent with the Low Density Residential (LDR) Future Land Use but will require a Special exception based on Uses, section C above. Proposed use must also be compatible with the underlying zoning.</p>	
12.	Environmental - Impact Analysis Becky Noggle	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
13.	Environmental Services James Van Alstine	This development is within Seminole County's potable water service area and is required to connect. This development is already connected to Seminole County water via an existing water meter/service connection. The water meter/service connection may need to be upgraded depending on the proposed water demand increase for this project. The exact water demand for this project will be reviewed during the site plan/final engineering.	Info Only
14.	Environmental Services James Van Alstine	This development is within Seminole County's sanitary sewer service area and will be required to connect due to the proposed sewer demand for this project. The nearest connection point is a 4" PVC force main running along the west side of Tuskawilla Road. The developer would have to build a private pump station to pressurize the sanitary sewer discharge to connect to our force main system.	Info Only
15.	Environmental Services James Van Alstine	This development is not within any reclaim irrigation service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
16.	Natural Resources Sarah Harttung	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
17.	Natural	Dead or declining trees, as determined by a certified	Info Only

	Resources Sarah Harttung	arborist, are exempt from arbor regulations. SCLDC 60.4(f)	
18.	Natural Resources Sarah Harttung	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
19.	Natural Resources Sarah Harttung	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
20.	Planning and Development Annie Sillaway	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 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: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
21.	Planning and Development Annie Sillaway	Per Section 30.5.1.2 (h) - The Board of County Commissioners may permit uses designated as Special Exception within a given zoning district upon making the findings of fact required by Section 30.3.3.1.5 of this Code; providing, however, such uses may be subjected to or limited by conditions of the Board.	Info Only
22.	Planning and Development Annie Sillaway	The setbacks for the A-1 (Agriculture) zoning district are: Front Yard; Fifty (50) feet, Rear yard: Thirty (30) feet, Side Yard: Ten (10) feet.	Info Only
23.	Planning and Development Annie Sillaway	The proposed use is not permitted in the current Zoning district and will require the following approval process: The Assisted Living Facility with sixteen (16) beds will require the Applicant to apply for a Special Exception in the A-1 (Agriculture) Zoning district.	Info Only
24.	Planning and Development Annie Sillaway	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-	Info Only

		services/development-services/planning-development/development-processes-requirements/index.shtml	
25.	Planning and Development Annie Sillaway	Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30. Parking requirements for the subject use are: Residential facility, Assisted living: 0.5 space / bed.	Info Only
26.	Planning and Development Annie Sillaway	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)	Info Only
27.	Planning and Development Annie Sillaway	<p>Per Sec. 30.14.2.1 (b) - Single-family residential development in any zoning district is exempt from this Section except in the Planned Development (PD) District or <u>where specifically required by another Section of this Code.</u></p> <p>Nonresidential uses, where permitted in a single-family district (i.e., by Special Exception) shall be required to provide open space. Per 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>	Info Only
28.	Planning and Development Annie Sillaway	<p>Community Meeting Procedures Section 30.3.5.3</p> <ul style="list-style-type: none"> • Community Meeting Procedures - SCLDC Section 30.3.5.3 Prior to staff scheduling the required public hearings, the applicant must conduct a community meeting. The community meeting shall be held at least 20 calendar days prior to the scheduled public hearing in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. • Prior to scheduling the 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), before mailing it out to the surrounding neighbors. After the community meeting has commenced, the applicant will be required to upload into ePlan or email the project manager the community meeting minutes, sign-in sheet, and addresses. 	Info Only
29.	Planning and Development Annie Sillaway	Step 1 – Special Exception: The Special Exception request goes to the Planning and Zoning Commission for recommendation as a public hearing item, followed by the Board of County Commissioners for final approval or denial.	Info Only

		Step 2 – Site Plan Approval: If the Applicant is proposing or required to do any site work included in the special exception, this would require site plan review by staff.	
30.	Planning and Development Annie Sillaway	<p>Per Sec. 30.6.10.3 Community residential homes with seven (7) or more unrelated residents and assisted living facilities may be approved by the Board of County Commissioners as a special exception, providing, in addition to all other required findings:</p> <p>(a) That the location does not create an over-concentration of such homes or substantially alter the nature and character of the area as defined in Section 419.001(3)(c), Florida Statutes (2020), as this statute may be amended from time to time.</p> <p>In the event that the provisions of this Section conflict with the provisions of Section 419.001(3)(c), Florida Statutes (2020), as this statute may be amended from time to time, Section 419.001(3)(c) shall govern.</p> <p>(b) In single- and two-family residential districts (including A-1 and RC-1), the Board of County Commissioners shall determine that the proposed structure (facility) is compatible with the neighborhood in its physical size.</p> <p>(c) In multiple-family residential districts, the Board of County Commissioners shall determine that the proposed use is compatible with the area in its intensity of land use.</p> <p>(d) A copy of the application to the appropriate State agency shall accompany the application for the special exception.</p>	Info Only
31.	Public Safety - Fire Marshal Matthew Maywald	This project falls under the Uniform Fire Safety Standards as defined in FS 633.206 and will have specific fire and life safety requirements as defined in FAC 69A.	Info Only
32.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
33.	Public Safety - Fire Marshal Matthew Maywald	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
34.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance	Info Only

	Matthew Maywald	with the specifications of NFPA 1, Section 18.2.3.5.1.1	
35.	Public Safety - Fire Marshal Matthew Maywald	"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"	Info Only
36.	Public Works - Engineering Jim Potter	Access to the site may need to be improved. It needs to be able to handle a fire truck. It should be 20' unobstructed and able to hold a 38-ton fire truck.	Info Only
37.	Public Works - Engineering Jim Potter	At least one ADA parking space should be provided. Additional parking would also be needed.	Info Only
38.	Public Works - Engineering Jim Potter	Any new impervious would require stormwater treatment.	Info Only
39.	Public Works - Engineering Jim Potter	The site is shown in the flood plains. No fill impacts to the flood plain are allowed without compensating storage. There may be requirements to show that the existing structure is not below the flood plain if this is to be used for seniors. An elevation certificate or topographic survey should be provided.	Info Only
40.	Public Works - Engineering Jim Potter	Appropriate fire truck turn-around will be required to be shown.	Info Only

41.	Public Works - Impact Analysis Arturo Perez	NRR, trips generated by 16 -room ALF < 50 peak trip threshold. A Traffic Impact Study (TIS) is not required.	Info Only
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DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	STATUS	REVIEWER
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Environmental - Impact Analysis	Review Complete	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Comprehensive Planning		David German 407-665-7386 dgerman@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Environmental Services	Review Complete	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 aperez@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

https://library.municode.com/fl/seminole_county/codes/land_development_code

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

<https://map.scpafl.org/>

Seminole County Wetland Information:

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

Wekiva Consistency form:

<https://www.seminolecountyfl.gov/docs/default-source/pdf/WekivaRiverAreaConsistencyFormNovember2024ADA.pdf>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3605	www.floridahealth.gov

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu