

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

PROJECT NAME:	ALTON SEMINOLE - PRE-APPLICATION	PROJ #: 26-8000022
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	2/17/26	
RELATED NAMES:	EP BRANDON SANDARICQ	
PROJECT MANAGER:	ANNIE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	29-19-30-300-0280-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A MULTIFAMILY RESIDENTIAL DEVELOPMENT ON 21.61 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE EAST SIDE OF INTERNATIONAL PKWY, NORTH OF WILSON RD	
NO OF ACRES	21.61	
BCC DISTRICT	5: HERR	
CURRENT ZONING	PD	
LOCATION	ON THE EAST SIDE OF INTERNATIONAL PKWY, NORTH OF WILSON RD	
FUTURE LAND USE-	HIPTI	
APPLICANT:	CONSULTANT:	
JEFF KRUSE THE KOLTER GROUP 300 2ND ST S SAINT PETERSBURG FL 33701 (727) 493-5225	BRANDON SANDARICQ KIMLEY-HORN & ASSOCIATES 200 S ORANGE AVE STE 600 ORLANDO FL 32801 (407) 898-1511	

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

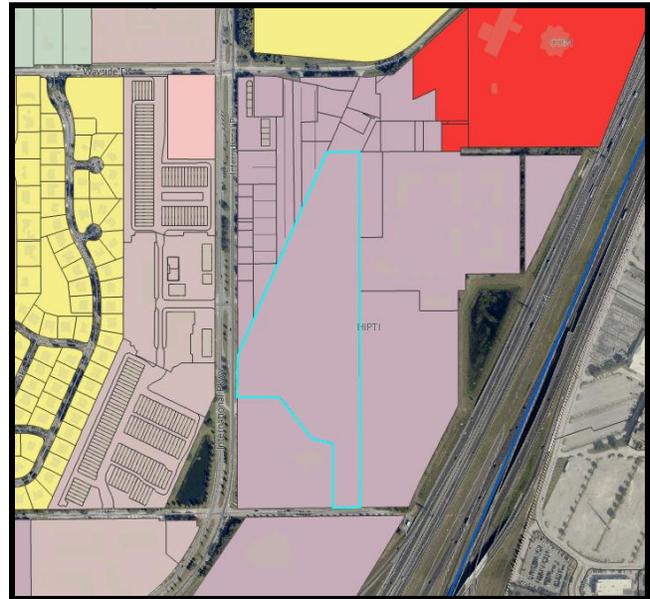
- The subject property has a Future Land Use designation of Higher Intensity Planned Development Target Industry and is in the International Parkway Medical Center PD (Planned Development).
- The entitlements in the International Parkway Medical Center PD permit a twenty-four (24) hour hospital, Emergency Room, Office and Medical Office, OP (Office) uses, and supportive commercial uses. Based on the definition of Commercial in the Florida State Statutes, the site would qualify for the Live Local Act based on the permitted uses.

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=SECOLADECO_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.	Building Division Daniel Losada	- 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, etc...	Info Only
4.	Building Division Daniel Losada	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
5.	Building Division Daniel Losada	-All site alterations and upgrades must comply with the Florida accessibility code.	Info Only
6.	Building Division Daniel Losada	- The proposed buildings meet the definition of a threshold building and therefore require a threshold inspection plan in accordance with the Florida Building Code (2023) and Florida Statute 553.71. A detailed schedule of structural inspections, including all required special inspections, must be provided. The threshold plan shall outline inspection procedures, identify the Special Inspector of Record, and include all shoring, reshoring, and structural observation requirements as mandated by the code.	Info Only
7.	Comprehensive Planning David German	Site has HIPTI Future Land Use (High Intensity Planned Development Target Industry).	Info Only
8.	Environmental Services James Van Alstine	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 east side of Bayvista Lane. There is also 20" PVC potable water main running along the east side of International Parkway as well as what appears to be an 8" PVC water main stub out on the northside of parcel 29-19-30-300-028A-0000 that was intended to service the hospital expansion on parcel 29-19-30-300-0280-0000 in the future.	Info Only
9.	Environmental Services James Van Alstine	This development is within Seminole County's sewer service area and is required to connect. There is a sewer manhole near the western property boundary of parcel 29-19-30-300-0280-0000 in International Parkway right of way (this is the preferred connection). There is also a 6" PVC sanitary sewer force main running along the east side of Bayvista Lane. The developer would have to build a private pump station to	Info Only

		pressurize the sanitary sewer flow to connect to our force main system.	
10.	Environmental Services James Van Alstine	This development is within Seminole County's reclaim irrigation service area and is required to connect. There is a 10" PVC reclaim main running along the east side of Bayvista Lane as well as a 20" DIP reclaim main running along the west side of International Parkway.	Info Only
11.	Environmental Services James Van Alstine	I've attached any relevant record drawings that we have within your project area. See the "Grantline Road Utility Record Drawings 2000", "HCA Florida Hospital Utility Record Drawing 2017", and "Integra Crossings Utility Record Drawings 2021" files in the Resources folder on eplan for reference. If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml . This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. Be advised that licensed professional engineer or professional surveyor will be required to provide their credentials for access. 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
12.	Natural Resources Sarah Harttung	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
13.	Natural Resources Sarah Harttung	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
14.	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	Info Only

		60.10(b)(1)	
15.	Natural Resources Sarah Harttung	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
16.	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
17.	Natural Resources Sarah Harttung	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
18.	Natural Resources Sarah Harttung	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
19.	Natural Resources Sarah Harttung	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)	Info Only
20.	Natural Resources Sarah Harttung	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
21.	Natural Resources Sarah Harttung	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
22.	Natural Resources Sarah Harttung	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)	Info Only
23.	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
24.	Natural Resources Sarah Harttung	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	Info Only

		departments or agencies. SCLDC 60.10(d)	
25.	Natural Resources Sarah Hartung	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
26.	Natural Resources Sarah Hartung	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.	Info Only
27.	Natural Resources Sarah Hartung 2/20/26 9:06 AM	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.	Planning and Development Annie Sillaway	Per Florida Statute 125.01055 (7)(a) - Multifamily development shall be permitted as an allowable use in any area zoned for commercial, industrial, or mixed use, and in portions of any flexibly zoned area such as a planned unit development permitted for commercial, industrial, or mixed use, if at least 40 percent of the residential units in a proposed multifamily development are rental units that, for a period of at least 30 years.	Info Only
29.	Planning and Development Annie Sillaway	The maximum allowable building height for live local development shall not be less than the highest currently allowed height for commercial or residential building located in its jurisdiction within 1 mile of the proposed development, or a maximum of 3 stories, whichever is higher. The term "highest currently allowed height" does not include the height of any building that has received any bonus, variance, or other special exception for height provided in the county's land development regulations as an incentive for development.	Info Only
30.	Planning and Development Annie Sillaway	Seminole County Land Development Code Definition: Building, height of: The vertical distance from the grade to the highest point of a flat roof or a mansard roof, or to the mean height level between eaves and ridge for gable, hip, and gambrel roofs.	Info Only
31.	Planning and Development Annie Sillaway	The development must provide a minimum of twenty-five (25) percent open space. The development is not limited to a maximum impervious ratio.	Info Only
32.	Planning and Development Annie Sillaway	Off- Street Parking Requirements in the Seminole County Land Development Code. Per Sec. 30.11.3 (Table 11.3-A) - Residential Unit: 1,000 SF or greater - 2 spaces / dwelling unit, Less than 1,000 SF - 1.5	Info Only

		spaces / dwelling unit, Studio Apartment / Efficiency - 1 space / dwelling unit.	
33.	Planning and Development Annie Sillaway	The maximum floor area ratio in Seminole County is 1.5 Floor Area Ratio (F.A.R.) or 50 dwelling units per net buildable area.	Info Only
34.	Planning and Development Annie Sillaway	The subject property has a Future Land Use designation of Higher Intensity Planned Development Target Industry and is in the International Parkway Medical Center PD (Planned Development).	Info Only
35.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
36.	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
37.	Public Safety - Fire Marshal Matthew Maywald	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
38.	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
39.	Public Works -	Based on FEMA FIRM Map and best available	Info Only

	Engineering Stephanie Morales	information portions of the site appear to lie in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation.	
40.	Public Works - Engineering Stephanie Morales	The proposed project is located within the Lake Monroe drainage basin.	Info Only
41.	Public Works - Engineering Stephanie Morales	Based on SCS Soil Survey GIS overlays, the site generally has "well drained" class soils.	Info Only
42.	Public Works - Engineering Stephanie Morales	Based on preliminary review, the site appears 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
43.	Public Works - Engineering Stephanie Morales	Based on 1 ft. contours, the topography of the site appears to slope north.	Info Only
44.	Public Works - Engineering Stephanie Morales	A detailed drainage analysis will be required at final engineering.	Info Only
45.	Public Works - Engineering Stephanie Morales	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
46.	Public Works - Engineering Stephanie Morales	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
47.	Public Works - Engineering Stephanie Morales	ROADWAY CONDITIONS: The property is adjacent to International Parkway and Wilson Road which are classified as a County road. International Parkway ave/rd/st is/not currently programmed to be improved according to the County 5-year Capital Improvement Program.	Info Only
48.	Public Works - Engineering Stephanie Morales	The site would be limited only right in and right out only through International Parkway.	Info Only
49.	Public Works - Engineering Stephanie Morales	Driveway location/separation is not in accordance with the County Access Management Standards. The separation is required to be 330' on International Parkway and 200' on Wilson Road. Woodruff Springs Road would not be allowed to serve as access.	Info Only

50.	Public Works - Engineering Stephanie Morales	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	Info Only
51.	Public Works - Engineering Stephanie Morales	The relocated drainage pond included the existing Emergency Room located south of the property, which will need to be included in the revised stormwater system.	Info Only
52.	Public Works - Engineering Stephanie Morales	Due to the intensity of the project, off-site improvements may be required and payment towards the Wilson Road traffic signal will be required.	Info Only
53.	Public Works - Impact Analysis Arturo Perez	A Traffic Impact Study (TIS) will be required for this project since the new net external trip generation for the site generates more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th or 12th Edition. The TIS is to be prepared in accordance with the County's TIS Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted in ePlan for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo Perez, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	STATUS	REVIEWER
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 aperez@seminolecountyfl.gov
Environmental - Impact Analysis	No Review Required	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Environmental Services	Review Complete	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German dgerman@seminolecountyfl.gov 407-665-7386
Public Works - Engineering	Review Complete	Stephanie Morales 407-665-5572 smorales02@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov

Building Division	Review Complete	Daniel Losada 407-665-7468 dlosada@seminolecountyfl.gov
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@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