

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

Please review the comments below. If you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee, please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, April 4, 2025, in order to place you on the Wednesday, April 9, 2025 meeting agenda.

MEETINGS ARE HELD IN A HYBRID FORMAT (IN-PERSON AND VIRTUALLY). IF YOU WOULD LIKE TO REQUEST A MEETING, YOU MUST INDICATE WHETHER YOU WOULD LIKE TO ATTEND THE MEETING IN-PERSON OR VIRTUALLY.

The DRC Agenda can be found [HERE](#).

PROJECT NAME:	MULTI-USE SPORTS COMPLEX - PRE-APPLICATION	PROJ #: 25-80000035
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	3/21/25	
RELATED NAMES:	EP LUCAS GREGERSON	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	25-20-31-5BA-0000-4370	
PROJECT DESCRIPTION	PROPOSED FUTURE LAND USE AMENDMENT, REZONE AND SPECIAL EXCEPTION FOR A MULTI-USE SPORTS COMPLEX IN THE A-5 ZONING DISTRICT ON 4.91 ACRES	
NO OF ACRES	4.91	
BCC DISTRICT	2 - ZEMBOWER	
CURRENT ZONING	A-5	
LOCATION	EAST SIDE OF VAN ARSDALE ST, NORTH OF N CR 426	
FUTURE LAND USE	R5	
APPLICANT:		CONSULTANT:
LUCAS GREGERSON 2680 TUSKAWILLA RD OVIEDO FL 32765 (773) 558-6058 LGSON57@YAHOO.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 Rural-5 (R5) Future Land Use and A-5 zoning district.
- The proposed uses of indoor recreation and intensive outdoor recreation are not permitted uses in the current Zoning District designation and Future Land Use.
- This property is located within the East Rural Boundary as described in the Seminole County Home Rule Charter Section 5.2. A Future Land Use Amendment and Rezone to a more intensive use is not in compliance with the Seminole County Comprehensive Plan and would not be supported by Staff.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE
1	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU
2	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.
3	Buffers and CPTED	A full buffer review will be done at time of site plan review.
4	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.
5	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.
6	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. All facilities need to meet ADA requirements and have accessible route to each element of the property.
7	Comprehensive Planning	The subject property is R-5, which allows one dwelling units per 5 net buildable acres.

8	Comprehensive Planning	Subject property is within the East Rural boundary. Overall character of the proposed project is not consistent with R-5 Future Land Use Designation or the rural boundary. Staff would not recommend a modification to the Future Land Use designation.
9	Environmental - Impact Analysis	Existing Water customer. Additional Water Capacity may need to be purchased to meet new demands for this change of use.
10	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. The nearest connection point is a 6" PVC potable water main running along the west side of Van Arsdale Street.
11	Environmental Services	This development is located outside of the urban utility service boundary, so an onsite sewage treatment and disposal system (OSTDS) aka septic system will be needed to service it. To apply for an OSTDS permit (to construct, repair, modify, or abandon) follow link: https://www.flrules.org/gateway/reference.asp?No=Ref-14359 , download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information on development limitations, septic system sizing, standards, and any other questions/concerns that you may have.
12	Environmental Services	This development is located outside of the urban utility service boundary, so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as a non-potable irrigation well.
13	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: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.shtml . 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.
14	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2
15	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.
16	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)

17	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)
18	Natural Resources	In the case of a subdivision development, an application for an arbor permit shall accompany the preliminary subdivision plan of said subdivision and shall be submitted to the Development Review Division for review. SCLDC 60.10(a)(1)
19	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)
20	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)
21	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: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/
22	Planning and Development	The proposed uses of indoor recreation and intensive outdoor recreation are not permitted in the current Zoning District designation, nor is the use a special exception or limited use. There is no process for approval of these uses available in accordance with the Land Development Code.
23	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml
24	Planning and Development	The subject property is located in the East Rural Area (FLU Objective 11 and Element Exhibit-28)
25	Planning and Development	This property is located within the East Rural Boundary. Removal of property from the Rural Boundary requires a Text Amendment to the Comprehensive Plan. Amending the Rural Boundary requires a supermajority vote of approval from the Board of County Commissioners. The Rezone and Future Land Use Amendment/Rural Boundary Amendment would go through staff review but would ultimately be decided upon by the Board of County Commissioners. Staff would not support any amendment to the Rural Boundary unless it met the Comprehensive Plan criteria and all code requirements. Staff would not support this request given the information we currently have from the pre-application based on the Land Development Code and Comprehensive Plan criteria.

26	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.
27	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.
28	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
29	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 21/2 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"
30	Public Works - Engineering	The proposed project is located within the Lake Jessup drainage basin.
31	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has Malabar Fine Sands soils.
32	Public Works - Engineering	The drainage for the site is not clear. An appropriate outfall will need to be demonstrated or the site will have to hold one of the following as applicable; The entire 25-year, 24-hour storm event volume if the site is not land locked or entire 100-year, 24-hour storm event onsite without discharge if it is determined to be land locked.
33	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope from the center of the parcel out.
34	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to nearby drainage ditches.
35	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.

36	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 www.sjrwmd.com .
37	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)
38	Public Works - Engineering	It does not appear that there is an existing functioning drainage system onsite. Based on change of use, a retention pond will be required to handle quality and quantity of water.
39	Public Works - Engineering	The south most driveway will be to be re-done with a new concrete apron and new pipes, to accommodate the traffic level. The north driveway will need to be taken out and the ditch restored.
40	Public Works - Impact Analysis	A Traffic Impact Study (TIS) may be required if the trip generation for the proposed use is more than 50 weekday peak hour trips. The TIS is to be prepared in accordance with the Countys Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval prior to submittal of the TIS itself. The Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering.

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	REVIEWER
Comprehensive Planning	David German dgerman@seminolecountyfl.gov
Public Works - Engineering	Jennifer Goff jgoff@seminolecountyfl.gov
Environmental Services	James Van Alstine jvanalstine@seminolecountyfl.gov
Buffers and CPTED	Hilary Padin hpadin@seminolecountyfl.gov
Public Works - Impact Analysis	William Wharton wwharton@seminolecountyfl.gov
Environmental - Impact Analysis	Becky Noggle bnoggle@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald mmaywald@seminolecountyfl.gov
Planning and Development	Hilary Padin hpadin@seminolecountyfl.gov
Natural Resources	Sarah Harttung sharttung@seminolecountyfl.gov
Building Division	Jay Hamm jhamm@seminolecountyfl.gov

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

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) 665-3621	

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org