

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING

SANFORD, FLORIDA 32771

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

PROJECT NAME:	SANFORD 55 PLUS RESIDENTIAL - PRE-APPLICATION	PROJ #: 25-80000078
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	7/10/25	
RELATED NAMES:	EP RAUL RAMIREZ	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	30-19-30-300-0200-0000	
PROJECT DESCRIPTION:	PROPOSED SITE PLAN FOR A 55 PLUS MULTI-FAMILY RESIDENTIAL DEVELOPMENT ON 7.67 ACRES IN THE PD ZONING LOCATED ON THE NORTH SIDE OF W SR 46, EAST OF ORANGE BLVD	
NO OF ACRES:	7.67	
BCC DISTRICT:	5-HERR	
CURRENT ZONING:	PD	
LOCATION:	NORTH SIDE OF W SR 46, EAST OF ORANGE BLVD	
FUTURE LAND USE:	PD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
RAUL RAMIREZ 1310 FERDINAND STREET CORAL GABLES CORAL GABLES FL 33134 (786) 202-7572 RAULRAMIREZ1980@GMAIL.COM	DIEGO SALAZAR 900 SE 3RD AVENUE SUITE 300 FT LAUDERDALE FL 33316 (954) 884-5251 DIEGO.SALAZAR@BOWMAN.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.

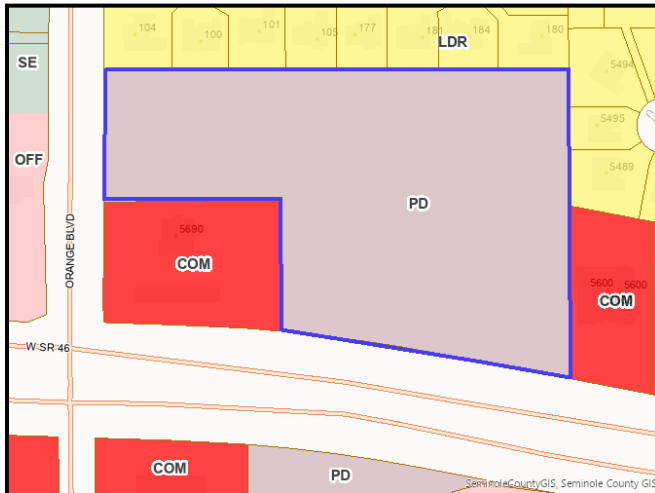
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [here](#).

PROJECT MANAGER COMMENTS

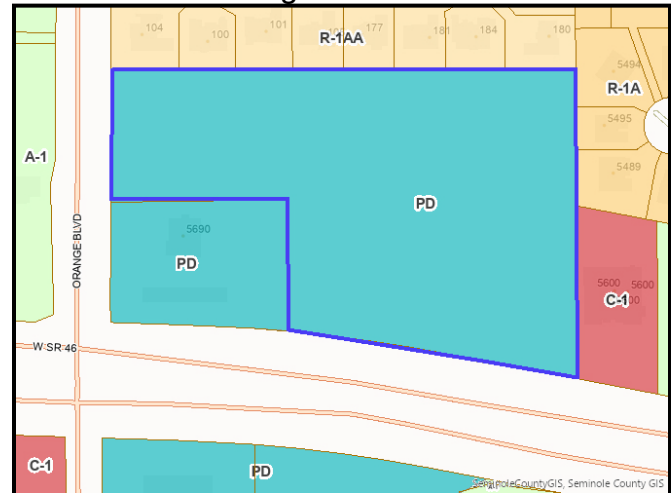
- The subject property has a Future Land Use (FLU) of Planned Development (PD) and a zoning designation of PD (Planned).
- This property is within the Seminole Springs Retirement Community PD (FKA Resort Lifestyles Living Facilities). The Master Development Plan and Development Order were executed on January 11, 2021.
- The permitted uses include multi-family limited to persons fifty-five (55) years and older. Multi-family not for persons fifty-five (55) years and older would warrant substantial change to the PD and require a Major Amendment to the PD (which follows the same procedures as a PD Rezone).

PROJECT AREA ZONING AND AERIAL MAPS

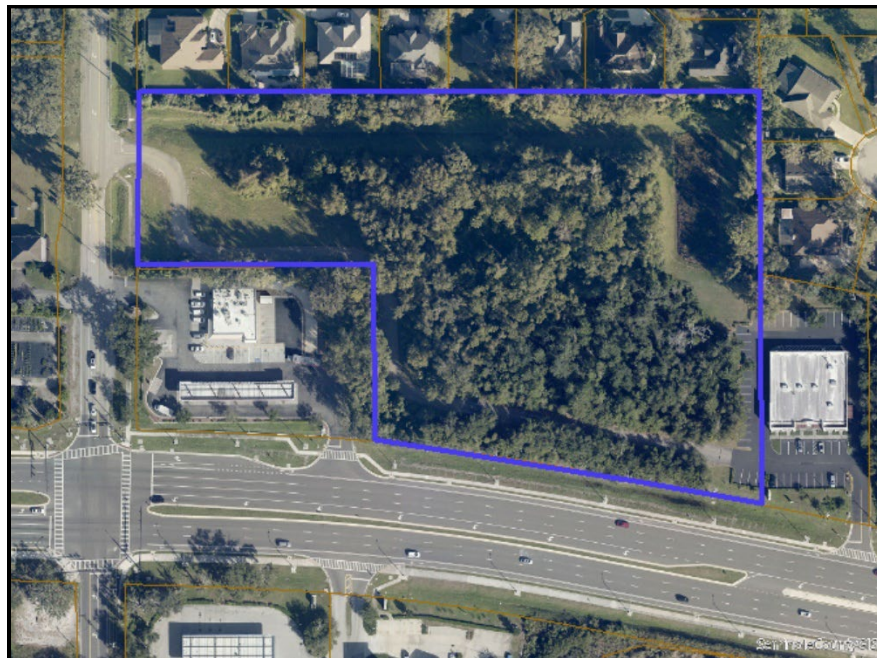
Future Land Use: PD



Zoning: PD



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	100 percent of landscaped areas are required to be irrigated. See the following link for requirements https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14L_ASCBUOPSP_S30.14.18LAPLIRPLSURE	Info Only
2.	Buffers and CPTED	A full buffer review will be done at time of PD rezone, if applicable. 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. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet in order to calculate required buffers.	Info Only
3.	Buffers and CPTED	If not pursuing a PD Rezone, then all applicable Landscape Buffer Criteria will be required in compliance with the Developer's Commitment Agreement #19-20500042.	Info Only
4.	Buffers and CPTED	Additional Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
5.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
6.	Buffers and CPTED	Buffer Requirements for the PD are as follows: North- Twenty-five (25) foot landscape buffer South- Twenty-five (25) foot landscape buffer in compliance with SR 46 Gateway Corridor Overlay standards East- 9.4-foot landscape buffer adjacent to existing parking area; Twenty-five (25) foot landscape buffer north of existing parking area West- Twenty-five (25) foot landscape buffer	Info Only
7.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
8.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
9.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
10.	Comprehensive Planning	The Future Land Use designation of Planned Development (PD) for this property allows multi-family residential/independent living to housing for persons 55+. Any proposed changes to this planned development (PD) may require a PD amendment if the proposed use has changed.	Info Only
11.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
12.	Environmental Services	Be advised that State Road 46 is an FDOT right of way so any utility construction work within this area will require an FDOT right of way permit.	Info Only
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.stml This page can also be navigated to from our official website via	Info Only

		Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. This request form will be sent out to our department inbox for review and well return with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	
14.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. There is a 12" PVC potable water main running along the north side of State Road 46 as well as a 12" PVC potable water main running along the east side of Orange Blvd.	Info Only
15.	Environmental Services	This development is within Seminole County's reclaim service area and is required to connect. There is a 20" DI reclaim water main running along the south side of State Road 46. There is an 8" PVC reclaim water main that runs across State Road 46 that is stubbed out/capped near the southeast corner of this development.	Info Only
16.	Environmental Services	This development is within Seminole County's sanitary sewer service area and is required to connect. There is a 4" PVC force main running along the north side of State Road 46 as well as a 10" PVC force main running along the west side of Orange Blvd. The developer would have to build a private lift station to pressurize the sanitary sewer flow to connect to our system.	Info Only
17.	Natural Resource	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	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	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
20.	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
21.	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

22.	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 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
23.	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
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	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
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	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
28.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
29.	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/	Info Only
30.	Planning and Development	Property is within a PD and shall be developed in accordance with the approved PD Development Order #19-20500005 and Developer's Commitment Agreement #19-20500042.	Info Only
31.	Planning and Development	The permitted use within the Seminole Springs Retirement Community PD (FKA Resort Lifestyles Living Facilities PD) is a multi-family residential/independent living use limited to housing for persons fifty-five (55) years and older. Any other	Info Only

		use proposed would require a PD Rezone to reestablish permitted uses and development entitlements.	
32.	Planning and Development	The maximum net density of units approved per DO #19-20500005 is 17.3 dwelling units per net buildable acre. The maximum number of units permitted is 130 units.	Info Only
33.	Planning and Development	Building setbacks per DO #19-20500005 are a minimum of fifty (50) feet from all property boundaries.	Info Only
34.	Planning and Development	The PD Development Order was approved on August 13, 2019, the Developers Commitment Agreement was approved on January 11, 2021, and the Engineered Site Plan was approved on March 5, 2021. Per PD requirements, substantial development must occur within 8 years of approval of the Master Development Plan and the Engineered Site Plan approval is valid for 1 year; therefore, the PD entitlements are still valid, but the Site Plan approval has since expired.	Info Only
35.	Planning and Development	The subject property is located within the County's Urban Bear Management Area and must comply with all requirements outlined in Chapter 258 of the Seminole County Code of Ordinances.	Info Only
36.	Planning and Development	The subject property is subject to the State Road 46 Gateway Corridor Overlay Standards, please see the following link for more information regarding standards: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT10_OVDI_S30.10.11CRSTRO46GACOOVSTZOCLDECOPRAFA_P	Info Only
37.	Planning and Development	Maximum building height per DO #19-20500005 is forty-five (45) feet.	Info Only
38.	Planning and Development	Per DO #19-20500005, parking shall be provided at a minimum ratio of 0.95 spaces per dwelling unit.	Info Only
39.	Planning and Development	<p>Approval for a PD (Planned Development) rezone is obtained through a two-step process:</p> <p>1st step- Approval of the PD (Planned Development) Rezone, which includes the Master Development Plan (MDP) and the Development Order. This process requires a public hearing before the Planning and Zoning (P&Z) Commission, followed by a public hearing before the Board of County Commissioners (BCC). The timeline may range between 4 to 6 months, depending on staff review timelines and Board agenda scheduling deadlines. (Per Sec. 30.8.5.6 (a) - the Applicant has 5 years from the date of approval of the Master Development Plan to submit for an FDP).</p> <p>2nd step- Approval of the Final Development Plan (FDP) and Developers Commitment Agreement which is approved administratively. (Per Sec. 30.8.5.9 If Substantial Development has not occurred within 8 years of approval of the Master Development Plan, the entitlements expire, and a rezone shall be required). Information on PD Rezoning can be found at: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.shtml</p>	Info Only

40.	Planning and Development	<p>Community Meeting Procedures Section 30.3.5.3:</p> <ul style="list-style-type: none"> • Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. • Prior to scheduling a 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) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses). 	Info Only
41.	Planning and Development	<p>In pursuing a PD Rezone, per Sec. 30.8.5.3 (b) the Applicant would be required to address how the proposed development would result in providing greater benefits:</p> <p>Greater Benefit and Innovation Criteria. PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented though 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"> (1) Natural resource preservation. (2) Crime Prevention (CPTED). (3) Neighborhood/community amenities. (4) Provision of affordable or workforce housing. (5) Reduction in vehicle miles traveled per household. (6) Transit-oriented development. (7) Provision of new multimodal connectivity. (8) Innovation in water or energy conservation. (9) Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan. 	Info Only
42.	Planning and Development	<p>In pursuing a PD Rezone, per Sec. 30.8.5.3 (d) – the Applicant is required to provide a narrative on how the proposed development addresses the following:</p> <ol style="list-style-type: none"> (1) How the proposed development addresses the goals of the Comprehensive Plan. (2) Why the proposed development cannot be achieved under an existing conventional or special zoning district. (3) How the proposed development provides an innovative approach to land development. (4) A description of benefits to the County that cannot be achieved under the existing provisions of this Code. (see Greater Benefit and Innovation Criteria, this requirement should also be included in the provided narrative) 	Info Only
43.	Planning and Development	<p>Per Development Order #19-20500005, thirty-five (35) percent open space is required. Please see open space requirements per Seminole County Land Development Code Sec. 30.14.2.</p>	Info Only

		https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14L_ASCBUOPSP_S30.14.2OPSP	
44.	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.stml	Info Only
45.	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 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
46.	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
47.	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
48.	Public Safety - Fire Marshal	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
49.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
50.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
51.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
52.	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 .	Info Only

53.	Public Works - Engineering	Based on a preliminary review, the site does not have a viable outfall.	Info Only
54.	Public Works - Engineering	Based on preliminary review, the site is considered to be land locked. The site will be required to hold water quality and retain the entire 100-year, 24-hour storm event onsite without discharge.	Info Only
55.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has moderately well drained soils.	Info Only
56.	Public Works - Engineering	Dedication of additional right-of-way may be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.	Info Only
57.	Public Works - Engineering	Library Comment Based on 1 ft. contours, the topography of the site appears to slope generally north.	Info Only
58.	Public Works - Engineering	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
59.	Public Works - Engineering	The proposed driveway does not meet separation requirements. The required separation is 330' between driveways. Either remove the proposed driveway or center it between the existing driveways on SR46.	Info Only
60.	Public Works - Engineering	The proposed project is located within the Lake Monroe drainage basin.	Info Only

AGENCY/DEPARTMENT REVIEWER CONTACT

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

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Jay Hamm	jhamm@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	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
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	407-665-57

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