

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

PROJECT NAME:	CAMERON - PRE-APPLICATION	PROJ #: 25-80000134
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	12/05/25	
RELATED NAMES:	EP SHASHI MALHOTRA	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	04-20-31-300-050D-0000	
PROJECT DESCRIPTION	PROPOSED LAND USE AMENDMENT AND REZONE FOR A MIXED USE DEVELOPMENT ON 5 ACRES LOCATED ON THE CORNER OF HONEY BEE PL AND CAMERON AVE	
NO OF ACRES	5	
BCC DISTRICT	5: Herr	
CURRENT ZONING	A-1	
LOCATION	ON THE CORNER OF HONEY BEE PL AND CAMERON AVE	
FUTURE LAND USE-	HIPAP	
SEWER UTILITY	CITY OF SANFORD	
WATER UTILITY	SANFORD	
APPLICANT:	CONSULTANT:	
SHASHI MALHOTRA 10503 CORY LAKE DR TAMPA FL 33647 (813) 351-0107 NREDDY2011@GMAIL.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 Future Land Use of Higher Intensity Planned Development – Airport with A-1 (Agriculture) zoning.
- The Future Land Use of Higher Intensity Planned Development – Airport, would require the Applicant to Rezone to PD (Planned Development).
- There are some properties that are contiguous to the City of Sanford. Staff strongly recommends contacting the City of Sanford to discuss potential pre-annexation into the City limits.

## 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: <a href="https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLA_DECO_CH30ZORE_PT67LASCBU">https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLA_DECO_CH30ZORE_PT67LASCBU</a>	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	If a PD is proposed: Per Sec. 30.8.5.3. - Review criteria. of the Land Development Code: "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." Please indicate at the time of a formal rezone application if alternative landscaping is proposed that will result in greater benefits to the County.	Info Only
6.	Buffers and CPTED Annie Sillaway	Approved plant species list. All plant material proposed to be installed on a site shall be site appropriate, and selected from the Approved Plant Species list set forth in Figure 14.1 of Chapter 30 of the Seminole County Land Development Code, or from the Florida Friendly Landscaping Guide to Plant Selection & Landscape Design. Use of any other species shall require prior approval by the Development Services Director. The plants listed in Figure 14.1 have demonstrated the ability to grow and thrive in the Central Florida Area.	Info Only
7.	Building Division Phil Kersey	- Standard building permitting will apply. - Scope of project covers a broad range of ideas, and concepts. It is impossible to provide any specific requirements at this time. Once final concept is proposed, more specific comments can be provided.	Info Only
8.	Comprehensive Planning David German	Future Land Use of HIPAP (Airport), Per Policy FLU 4.5.2 Higher Intensity Planned Development-Airport (HIP-Airport) Permitted Uses and Locational Standards: The HIP-Airport area is designed to provide for higher intensity airport-supportive employment uses and mixed-use development that	Info Only

		is compatible with the operation and expansion of the Orlando Sanford International Airport. HIPAP FLU requires rezone to PD. - Performance guidelines shall be used to the maximum extent possible to ensure compatibility between existing communities and airport related uses. - Due to noise and aircraft overflights, residential uses are deemed incompatible with airport operations.	
9.	Comprehensive Planning David German	Site is located within the 60 DNL Airport Noise contour. Per Policy FLU 4.5.2 Higher Intensity Planned Development-Airport (HIP-Airport) Permitted Uses and Locational Standards: - No new residential uses shall be authorized or approved within unincorporated areas covered by a noise contour of 65 DNL and greater. - The County recommends that the Sanford Airport Authority purchase lands where noise contours measure 65 and greater Day-Night Noise Level (DNL) consistent with Policy TRA 2.2.13 Purchase of Noise Impacted Land. Please note development phasing and environmentally sensitive lands requirements in this FLU policy section as needed.	Info Only
10.	Comprehensive Planning David German	Site is located in the East Lake Mary Blvd Small Study Area. Per the Action Plan, areas have been divided for planned growth initiatives. Proposed site is located in the "East Airport Commerce Park" section of the study area whereas, "This district is located between the two Orlando Sanford International Airport east/west runways and E. Lake Mary Boulevard and is the primary location for Airport expansion." The study recommends "Higher Intensity Planned Development Airport (HIPAP); Industrial (IND)" Future Land Use. The section recommends the following Preferred Land Uses: - Airport operations - Business park/commerce park - Industrial park (light industrial) - Warehousing - Office - Specialty commercial (airport supportive) - Mixed-use (office over commercial) - Open space/park This district supports large-scale employment centers where business development and associated high quality jobs will occur. It is shown on the Airport Master Plan as the largest and most intense development area. Based on this, the parcels on the site must be one single use in the list above and HIPAP or IND Future Land Use. The proposed use must also be consistent with the underlying zoning.	Info Only
11.	Environmental Services James Van	This development is not within Seminole County's utility service area. Please coordinate with the City of Sanford to service it. No review required.	Info Only

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12.	Planning and Development Annie Sillaway	<p>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.</p> <p>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:</p> <p><a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a></p> <p>Seminole County Planning &amp; Development:</p> <p><a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a></p>	Info Only
13.	Planning and Development Annie Sillaway	The setbacks for the A-1 (Agriculture) zoning district are: Front Yard - Fifty (50) feet, Rear yard - Ten (10), Side Yard - Ten (10) feet.	Info Only
14.	Planning and Development Annie Sillaway	The subject property has a Future Land Use of Higher Intensity Planned Development Airport (HIP-AP), if the Applicant decides to proceed, they would be required to Rezone to PD (Planned Development).	Info Only
15.	Planning and Development Annie Sillaway	<p><b>1st step- Approval of the PD (Planned Development) Rezone</b>, which includes the Master Development Plan (MDP) and the Development Order. This process requires a public hearing before the Planning and Zoning (P&amp;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><b>2nd step- Approval of the Final Development Plan (FDP) and Developer's Commitment</b> 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).</p> <p><b>Step 3 – Approval of Site Plan/Final Engineering Plans:</b> If the development is to remain under single</p>	Info Only

		ownership and will not require a Plat, the Site Plan can be submitted concurrently with the FDP (FDP as an Engineered Site Plan). Staff recommends submitting after step one has been approved by BCC.	
16.	Planning and Development Annie Sillaway	<p>The proposed use of a truck stop for parking, motorhome campground, RV storage, tri-plex, quad-plex, and small cottage storage are not permitted in current A-1 (Agriculture) Zoning District designation. Based on the East Lake Mary Study, the property is within the East Airport Commerce Park, which supports large-scale employment centers where business development and associated high quality jobs will occur such as Industrial Park (light industrial), Warehousing, Office, Specialty commercial (airport supportive), Mixed-use (office over commercial), and open space/park.</p> <p>Staff would support more light industrial uses such as warehouse, office, or airport supportive uses such as but not limited to: Cargo and Freight Warehousing, Aircraft rental/hanger space, Industrial/Business Parks maintenance, Logistics Centers, Aerospace Industries.</p>	Info Only
17.	Planning and Development Annie Sillaway	The subject property is within 20,000 feet of a runway you are required to complete the FAA Part 77 (Airport Obstruction Form 7460-1). Any development within a ten (10) mile radius of the airport will need to require the Applicant to fill out the FAA Form 74601 Proposed Construction. Any questions related to the Airport you can contact George Speake at 407-585-4006 or <a href="mailto:gspeake@sfb.osaa.net">gspeake@sfb.osaa.net</a> .	Info Only
18.	Planning and Development Annie Sillaway	Parking and landscaping requirements can be found in SCLDC Part 64 Chapter 30.	Info Only
19.	Planning and Development Annie Sillaway	If outdoor lighting is proposed, a photometric plan may be required. (Part 15 Chapter 30).	Info Only
20.	Planning and Development Annie Sillaway	Per Policy FLU 5.6.2 Travel Trailer Parks and Campsites- The County shall continue to allow existing sites identified as of September 11, 1991, to continue to be "grandfathered" uses under the provisions of the RM-3 zoning classification within the Suburban Estates land use designation. The RM-3 Travel Trailer Parks and Campsites zoning district shall continue to exist as a grandfathered zoning district, in view of property rights accorded to such sites that were legally approved under prior	Info Only

		County land development regulations. However, existing sites cannot expand or increase their legal nonconformity in any way, and new RM-3 sites cannot be created. However, if such sites are undeveloped or the uses are abandoned (including as a result of natural disasters or similar occurrences or events) for a period of 180 days then such sites shall be assigned a new land use designation and rezoned to be consistent with that land use designation.	
21.	Planning and Development Annie Sillaway	<p>Community Meeting Procedures Section 30.3.5.3 required for any Future Land Use Amendment, Rezone, Variance or Special Exception:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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).</li> </ul>	Info Only
22.	Planning and Development Annie Sillaway	Sec. 30.3.4: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions: Placards shall be a minimum of 24"x 36" in size. A minimum of two (2) placards shall be required per property or project. At the discretion of the Division Manager the number of placards on a property or project may be increased. Placards shall be posted at least fifteen (15) days prior to a scheduled public hearing; Placards shall state the time and place of the hearing and the nature of the matter to be discussed; Affidavit of proof of the required publication and placards posting shall be presented to staff prior to the public hearing by the applicant/petitioner/appellant and shall be made a part of the record of the proceeding.	Info Only

23.	Planning and Development Annie Sillaway	The subject site has a HIP-AP (Higher Intensity Planned Development - Airport) Future Land Use designation which allows a maximum Floor Area Ratio (F.A.R.) of 1.0.	Info Only
24.	Planning and Development Annie Sillaway	F.A.R. Definition: The floor area ratio (F.A.R.) is the relationship between the total usable floor area of the building and the total net buildable area of the lot on which the building stands.	Info Only
25.	Planning and Development Annie Sillaway	The maximum allowable building height is 35 feet.	Info Only
26.	Planning and Development Annie Sillaway	The subject site is located within the City of Sanford Utility service area; please contact the City at 407-688-5000 to discuss utility requirements and a pre-annexation agreement prior to submitting a formal application with the County for development.	Info Only
27.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
28.	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
29.	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
30.	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	Info Only

		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"	
31.	Public Safety - Fire Marshal Matthew Maywald	Dead end fire department access roads in excess of 150 ft in length shall be provided with approved provisions for the fire apparatus to turn around per section 18.2.3.5.4 of NFPA 1	Info Only
32.	Public Works - Engineering Jim Potter	The proposed project is located within the Lake Jesup drainage basin.	Info Only
33.	Public Works - Engineering Jim Potter	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils.	Info Only
34.	Public Works - Engineering Jim Potter	Based on a preliminary review, the site a known drainage issues exists, therefore the site will be required to retain the entire 25-year, 24-hour storm event volume onsite without discharge unless capacity is determined. A small amount of discharge can be allowed with	Info Only
35.	Public Works - Engineering Jim Potter	Based on 1 ft. contours, the topography of the site appears to slope generally north.	Info Only
36.	Public Works - Engineering Jim Potter	Based on a preliminary review, the site appears to outfall to the Richmond ditch to the north.	Info Only
37.	Public Works - Engineering Jim Potter	A detailed drainage analysis will be required at final engineering.	Info Only
38.	Public Works - Engineering Jim Potter	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
39.	Public Works - Engineering Jim Potter	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
40.	Public Works - Engineering Jim Potter	The roadway geometry appears to meet County standards. The roadway structure appears to meet County standards.	Info Only
41.	Public Works - Engineering Jim Potter	The current ROW on Cameron Avenue is only 30'. It is required to be 50' minimum. Dedication of additional right-of-way shall be required from the	Info Only

		north side of the property to Moores Station Road prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.	
42.	Public Works - Engineering Jim Potter	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
43.	Public Works – Engineering Jim Potter	Legal access must be provided to all lots that are not part of the project.	Info Only
44.	Public Works - Impact Analysis Arturo Perez	A Traffic Impact Study (TIS) may be required for this project if 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 Ed. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff using EPlan for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo J. Perez, P.E. for requirements at (407) 665-5716 or via email to <a href="mailto:aperez07@seminolecountyfl.gov">aperez07@seminolecountyfl.gov</a> .	Info Only

## DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	STATUS	REVIEWER
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 <a href="mailto:asillaway@seminolecountyfl.gov">asillaway@seminolecountyfl.gov</a>
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>
Public Works - Engineering	Review Complete	Jim Potter 407-665-5764 <a href="mailto:ipotter@seminolecountyfl.gov">ipotter@seminolecountyfl.gov</a>
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 <a href="mailto:aperez@seminolecountyfl.gov">aperez@seminolecountyfl.gov</a>
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 <a href="mailto:asillaway@seminolecountyfl.gov">asillaway@seminolecountyfl.gov</a>
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 <a href="mailto:mmaywald@seminolecountyfl.gov">mmaywald@seminolecountyfl.gov</a>
Comprehensive Planning	Review Complete	David German 407-665-7386 <a href="mailto:dgerman@seminolecountyfl.gov">dgerman@seminolecountyfl.gov</a>
Building Division	Review Complete	Phil Kersey 407-665-7460 <a href="mailto:pkersey@seminolecountyfl.gov">pkersey@seminolecountyfl.gov</a>
Environmental Services	No Review Required	James Van Alstine 407-665-2014 <a href="mailto:jvanalstine@seminolecountyfl.gov">jvanalstine@seminolecountyfl.gov</a>

## 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.shtml>

### **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.shtml>

### **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>	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	<a href="http://www.floridahealth.gov">www.floridahealth.gov</a>

#### **Other Resources:**

Flood Prone Areas	<a href="http://www.seminolecountyfl.gov/gm/building/flood/index.aspx">www.seminolecountyfl.gov/gm/building/flood/index.aspx</a>
Watershed Atlas	<a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>