

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

PROJECT NAME:	ASSISTED LIVING FACILITY - PRE-APPLICATION	PROJ #: 26-8000057
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/20/26	
RELATED NAMES:	EP LACEY LAHEY	
PROJECT MANAGER:	DAVID GERMAN (407) 665-7386	
PARCEL ID NO.:	32-20-29-5DP-0G00-0020	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR AN ASSISTED LIVING FACILITY ON 0.91 ACRES IN THE R-1AAA ZONING DISTRICT LOCATED ON THE EAST SIDE OF SWEETWATER COVE BLVD, SOUTH OF WEKIVA SPRINGS RD	
NO OF ACRES	0.91	
BCC DISTRICT	3: CONSTANTINE	
CURRENT ZONING	R-1AAA	
LOCATION	ON THE EAST SIDE OF SWEETWATER COVE BLVD, SOUTH OF WEKIVA SPRINGS RD	
FUTURE LAND USE-	LDR	
APPLICANT:	CONSULTANT:	
LACEY LAHEY 673 SMOKERISE BLVD LONGWOOD FL 32779 (602) 402-6502 [REDACTED]	N/A	

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.

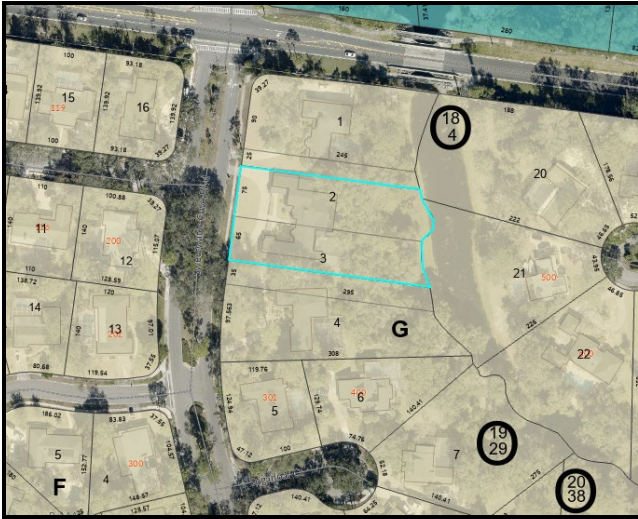
If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

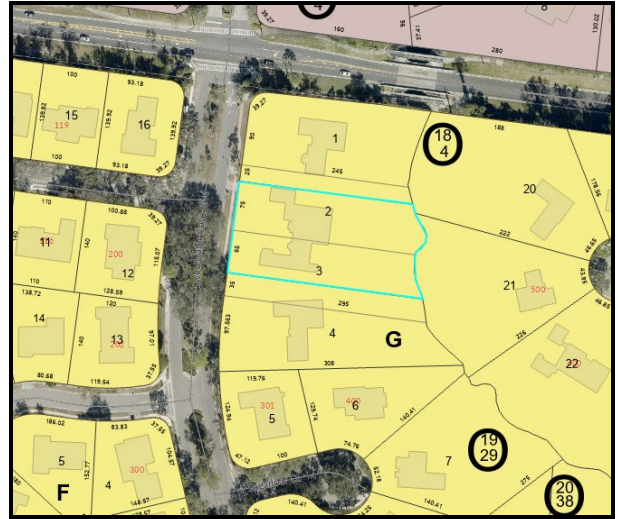
- Site has a Zoning of R-1AAA and a Future Land Use of LDR.
- Special Exception and Site Plan processes are required for the proposed Assisted Living Facility of 10-12 residents.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning: R-1AAA



Future Land Use: LDR



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	No buffers are required based on the proposed use of a Community Residential Home of 10-12 residents. This is subject to change based on proposed scope and negotiation of conditions during Special Exception.	Info Only
2.	Building Division	- The proposed used may require compliancy with the Florida Accessibility Code.	Info Only
3.	Building Division	- Separate demolition permits are required for the demolition of each existing structure, interior demolition, pools...	Info Only
4.	Building Division	- This proposed use is a Change of Occupancy for this building/ location. Standard permitting will apply and must be dealt with prior to use of the building/ structure.	Info Only
5.	Building Division	- Type of use of building may require fire sprinklers and fire alarms FBC.	Info Only
6.	Building Division	- All aspects of construction must meet the minimum requirements of the current Edition of the Florida Building Code	Info Only
7.	Building Division	- Full signed/ sealed plans sets must be submitted for approval via a formal permit package submission.	Info Only

8.	Building Division	<p>- Standard building permit will apply</p> <p>- Each separate building and structure requires a separate permit.</p> <p>Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, pools, etc...</p>	Info Only
9.	Comprehensive Planning	<p>Site is located in the Wekiva Study Area. Please note Comprehensive Plan Policy FLU 2.3.14 Wekiva Study Area Incorporated Objective and Policies.</p>	Info Only
10.	Comprehensive Planning	<p>Site has a Future Land Use of LDR (Low Density Residential).</p> <p>Per Policy FLU 5.2.1 Low Density Residential: The purposes and intent of this land use designation are: to allow the development of large lot single family estates as a desired final land use; to act as a stepped down land use serving as a buffer between urban development and the East Rural Area; and to allow existing agricultural operations to continue until developed for other uses.</p> <p>Based on this, the proposed use appears consistent with the LDR FLU and will need to be consistent with the underlying zoning.</p>	Info Only
11.	Comprehensive Planning	<p>Site must be compliant with all requirements of Florida Statute 419.001 Site selection of community residential homes.</p> <p>"(a) 'Community residential home' means a dwelling unit licensed to serve residents who are clients of the Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justice, or the Department of Children and Families or licensed by the Agency for Health Care Administration which provides a living environment for 7 to 14 unrelated</p>	Info Only

		residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents."	
12.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with Sunshine Water Services to service it. No review required.	Info Only
13.	Planning and Development	<p>The processes for Special Exceptions include the following:</p> <ol style="list-style-type: none"> 1. Pre-Application Review 2. Staff Review of Special Exception. 3. Community Meeting: The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meeting in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. 4. Planning and Zoning Board Recommendation. 5. Board of County Commissioners approval/denial. A Site Plan will be required upon approval of the Special Exception. 	Info Only
14.	Planning and Development	Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30. Parking requirements for the subject use are: 0.5 space / bed.	Info Only
15.	Planning and Development	<p>Special exception will be assessed based on the requirements listed in Land Development Code Section 30.3.1.5 Special exceptions.</p> <p>(a) The Planning and Zoning Commission shall hold a public hearing or hearing to consider a proposed special exception and submit in writing its recommendations on the proposed action and if the special exception</p>	Info Only

		<p>should be denied or granted with appropriate conditions and safeguards to the Board of County Commissioners for official action. After review of an application and a public hearing thereon, with due public notice, the Board of County Commissioner may allow uses for which a special exception is required; provided, however, that said Board must first make a determination that the use requested:</p> <p>(1) Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area; and</p> <p>(2) Does not have an unduly adverse effect on existing traffic patterns, movements and volumes; and</p> <p>(3) Is consistent with the County's comprehensive plan; and</p> <p>(4) Will not adversely affect the public interest; and</p> <p>(5) Meets any special exception criteria described in Additional Use Standards; and</p> <p>(6) Meets the following additional requirements if located in the applicable zone...</p>	
16.	Planning and Development	<p>Special exception will require a community meeting per Community Meeting Procedures Section 30.49. – Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.49 – Community Meeting Procedure (Ordinance #2021-30).</p> <p>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.</p> <p>- Prior to scheduling a Community Meeting, please provide the project</p>	Info Only

		<p>manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.49</p> <p>- 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).</p>	
17.	Planning and Development	<p>The proposed use is not permitted in the current Zoning District designation and will require the following approval process:</p> <p>Special Exception: https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/special-exception-process-requirements.shtml</p>	Info Only
18.	Planning and Development	<p>Per Community meeting requirement, a placard will be required for public notice. Sec. 30.44: 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.</p> <p>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.</p>	Info Only

19.	Planning and Development	<p>Special Exception for Assisted Living Facility / Community Residential Home will require AHCA document and Affidavit for separation requirements completed.</p> <p>Project manager will share these documents with applicant and answer any questions related to this process as a follow up to the Pre-application. Per Land Development Code Sec. 30.5.2. - Permitted use table and footnotes:</p> <p>"Community residential homes having seven (7) to fourteen (14) unrelated residents, provided that the location does not create an over-concentration of such homes or substantially alter the nature and character of the area, all as defined in Florida Statutes as amended from time to time."</p>	Info Only
20.	Planning and Development	<p>SETBACKS:</p> <p>The setbacks for the R-1AAA zoning district are:</p> <p>25ft Front Yard, 30ft Rear yard, 10ft Side Yard, 25ft Side Street.</p>	Info Only
21.	Planning and Development	<p>The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at:</p> <p>http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml</p>	Info Only
22.	Planning and Development	<p>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</p>	Info Only

		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/	
23.	Public Safety - Fire Marshal	This will require a change of use/occupancy from the building department and appropriate building permits shall be applicable.	Info Only
24.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
25.	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
26.	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
27.	Public Works - Engineering	Based on FEMA FIRM Map the site or portions of the site appear to lie in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation.	Info Only
28.	Public Works - Engineering	The proposed project is located within the Big Wekiva drainage basin.	Info Only

29.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to Sweetwater Creek.	Info Only
30.	Public Works - Engineering	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov	Info Only
31.	Public Works - Engineering	ADA parking and access path to the house may be required.	Info Only
32.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope east.	Info Only
33.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils.	Info Only
34.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) will not be required for this 12 Resident ALF in a Single Family DU with new external trip generation less than the 50 Peak Hour Trip threshold per Seminole County TIS Guidelines.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	REVIEWER	EMAIL	CONTACT
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental Services	Maliha Rahman	mrahan@seminolecountyfl.gov	407-665-2033
Natural Resources	Andrew Broxton	abroxton@seminolecountyfl.gov	407-665-7334
Planning and Development	David German	dgerman@seminolecountyfl.gov	407-665-7386
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Andrew Broxton	abroxton@seminolecountyfl.gov	407-665-7334
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716

If upon reviewing the comments you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7775 no later than noon on Friday, June 5, 2026, in order to place you on the Wednesday, June 10, 2026 meeting agenda.

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

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