

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

PROJECT NAME:	VILLAGE ON THE GREEN VILLAS - PRE-APPLICATION	PROJ #: 25-80000140
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	12/16/25	
RELATED NAMES:	EP BROOKS STICKLER	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7935	
PARCEL ID NO.:	03-21-29-300-009M-0000+	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A 4 VILLAS ON 82.91 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE NORTH SIDE OF WEKIVA SPRINGS RD, EAST OF WEKIVA SPRINGS LN	
NO OF ACRES	82.91	
BCC DISTRICT	3-Lee Constantine	
CURRENT ZONING	PD	
LOCATION	ON THE NORTH SIDE OF WEKI	
LOCATION PART 2	VA SPRINGS RD, EAST OF WE	
LOCATION PART 3	KIVA SPRINGS LN	
FUTURE LAND USE-	PD	
SEWER UTILITY	SUNSHINE WATER SERVICES	
WATER UTILITY	SUNSHINE WATER SERVICES	
APPLICANT:		CONSULTANT:
ANGELA HARMSSEN LIFESPACE COMMUNITIES 3501 OLYMPUS BLVD STE 300 COPPELL TX 75019 (480) 232-7971 ANGELA.HARMSSEN@LIFESPACECOMMUNITIES.COM		BROOKS STICKLER KIMLEY-HORN & ASSOCIATES INC 6876 MARWICK LN STE 350 ORLANDO FL 32827 (407) 427-1677 BROOKS.STICKLER@KIMLEY-HORN.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

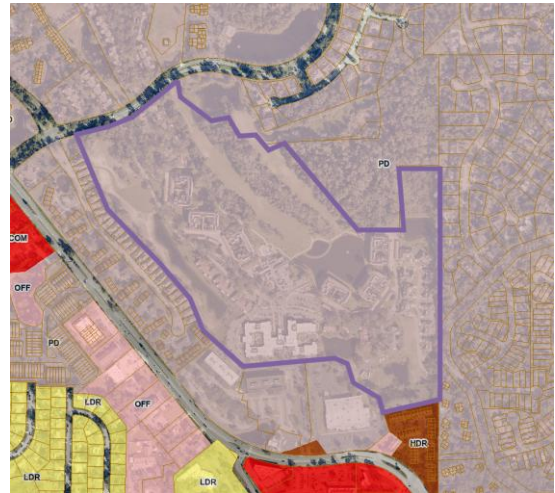
- The subject property has a Future Land Use of Planned Development with a PD (Planned Development) zoning district.
- The Applicant will be required to apply for site plan approval for the four (4) villas.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Building Division Phil Kersey	Standard building permitting will apply. - Separate permits are required for each structure/ building. Example: each building, standalone structure, fence/ gate systems, retaining walls, etc...	Info Only
2.	Comprehensive Planning David German	The subject property has a Planned Development Future Land Use (FLU) designation. Please note Comprehensive Plan Objective FLU 4.4 Planned Developments. Changes to the site may require a PD amendment.	Info Only
3.	Comprehensive Planning David German	Site is located in the Urban Corridor. Please note Policy FLU 4.2.3 Urban Centers and Corridors Overlay. Infill development and redevelopment projects that are located along major arterial roadways included within the Urban Centers and Corridors Overlay must be planned as pedestrian-oriented, either with requirements to build to a sidewalk located on the corridor, or with minimal setbacks from that sidewalk or pedestrian path. Such redevelopment and infill projects must share vehicle access from the arterial and may not be designed to provide multiple individual vehicle accesses for each individual use. Please note this if there is proposed redevelopment.	Info Only
4.	Environmental Services James Van Alstine	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
5.	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
6.	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
7.	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)	
8.	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
9.	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
10.	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
11.	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
12.	Natural Resources Sarah Harttung	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
13.	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
14.	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
15.	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 departments or agencies. SCLDC 60.10(d)	Info Only
16.	Natural Resources Sarah Harttung	The proposed development is within the Aquifer Recharge Overlay Zoning Classification. Please see SCLDC 30.10.1 for regulations pertaining to this overlay.	Info Only
17.	Natural Resources Sarah Harttung	Aquifer recharge: With the exception of ADA accessible parking spaces, all required parking pursuant to Section 30.11.2 may remain unpaved at the option of the developer. In addition, all parking spaces exceeding the minimum number prescribed by	Info Only

		Section 30.11.2 shall be unpaved. Whether paved or unpaved, all parking spaces shall be designated as to location, size, and dimensions on an approved site plan meeting the requirements of Chapter 40. Grass, mulch, gravel, turf block or any durable dust free surface shall be used in the unpaved spaces if permitted by state law, but all drive aisles shall be compacted and paved, unless other approved by the Public Works Director or designee. SCLDC 30.10.1.6	
18.	Natural Resources Sarah Harttung	Aquifer recharge: With the exception of ADA accessible parking spaces, a maximum reduction of two (2) feet from the required depth of a parking stall and one (1) foot from the required width of a parking stall shall be permitted for designated parking spaces. SCLDC 30.10.1.6	Info Only
19.	Natural Resources Sarah Harttung	Aquifer recharge: The maximum area covered by structures and impervious surface shall not exceed sixty-five (65) percent for non-residential uses and sixty (60) percent for residential uses of the total land area. Pervious areas may be used to satisfy landscaping, setback, buffer strip, drain field and passive recreation area requirements or any other purpose not requiring covering with a material which prevents infiltration of water into the ground. SCLDC 30.10.1.7	Info Only
20.	Natural Resources Sarah Harttung	Aquifer recharge: Reasonable efforts shall be made in the design and construction of all site improvements and alterations to save existing trees and native vegetation. Existing native vegetation that is specified to remain shall be preserved in its entirety with all trees, understory and ground cover left intact. Every effort shall be made to minimize alteration of the existing topography to preserve existing vegetation and maintain natural flow regimes. SCLDC 30.10.1.6(a)(3)	Info Only
21.	Natural Resources Sarah Harttung	Aquifer recharge: Each parcel shall be developed to maximize the infiltration of natural rainfall into the soil and to minimize direct overland runoff into adjoining streets and watercourses. Stormwater runoff from roofs and other impervious surfaces should be diverted into swales or terraces on the parcel when possible. Runoff from driveways, roofs or other impervious areas should be diverted so as to flow over grassed areas prior to flowing into any drainage system whenever possible. SCLDC 30.10.1.7	Info Only
22.	Planning and Development Annie Sillaway	On May 13, 2019, the Final Development Plan for Village on the Green was approved for 514 independent living units. Because substantial development and infrastructure are already in place, the Applicant can apply for site plan approval for the remaining eight (8) units.	Info Only
23.	Planning and	The minimum perimeter building setbacks are:	Info Only

	Development Annie Sillaway	minimum setback of thirty-five (35) feet along the east side of POD B2 (boarding Crown Point by the Springs Condos and Fairway Villas).	
24.	Planning and Development Annie Sillaway	The Applicant will be required to apply for a Site Plan. Please refer to Chapter 40 on the Site Plan Review Process. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Info Only
25.	Planning and Development Annie Sillaway	Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30. Parking requirements for the subject use are: 2 parking space/ dwelling unit for every 1,000 sq ft or greater, 1.5 spaces/dwelling unit for less than 1,000 sq ft.	Info Only
26.	Planning and Development Annie Sillaway	At the time of site plan review, the Applicant will need to demonstrate that the entire development is meeting the twenty-five (25) percent open space.	Info Only
27.	Planning and Development Annie Sillaway	The subject site is located within the Sunshine Water service area. The Applicant must obtain an approval letter from Sunshine Water confirming approval of the utility and irrigation plans.	Info Only
28.	Planning and Development Annie Sillaway	The subject site is located within the Urban Bear Management area. Per Sec. 258, the Applicant will be required to meet the residential requirements for the Urban Bear Management Areas.	Info Only
29.	Public Safety - Fire Marshal Brenda Paz	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
30.	Public Safety - Fire Marshal Brenda Paz	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided to verify compliance with chapter 18.3 of NFPA 1.	Info Only
31.	Public Safety - Fire Marshal Brenda Paz	This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.5.1.1	Info Only
32.	Public Safety - Fire Marshal Brenda Paz	Access to a door: Fire department access roads shall extend to within 50 FT of a single door providing access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
33.	Public Safety - Fire Marshal Brenda Paz	Hose Lay: Fire Department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first floor of the building is located not more than 150 FT (450 FT if equipped with an AUTOMATIC FIRE SPRINKLER SYSTEM) from Fire Department access roads measured by an approved route around the exterior of the building (Section 18.2.3.2.2 NFPA 1)	Info Only
34.	Public Safety - Fire Marshal Brenda Paz	The requirements below shall be on all site plans as notes for sprinkled buildings: a. At minimum, a Class Five contractor is required to install fire lines. Fire lines	Info Only

		shall begin at the point in which the piping is used exclusively for fire protection and end at a point 1-foot above the finished floor. b. The fire line for sprinkled buildings starts at the double detector check valve. c. No other water connection shall be off of the fire line. d. The Fire Department Connection shall be with-in 100 feet of the fire hydrant if standpipe system is provided. e. Any fire line charged by the FDC shall be DR-14 pipe. f. The only valve allowed in the FDC line is a check valve. g. All fire lines shall be inspected by the Fire Inspection Dept. before being covered.	
35.	Public Safety - Fire Marshal Brenda Paz	Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.5.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in.	Info Only
36.	Public Works - Engineering Jim Potter	A detailed drainage analysis will be required at final engineering. Any new impervious will require the drainage system to be evaluated.	Info Only
37.	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 www.sjrwmd.com .	Info Only
38.	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
39.	Public Works - Engineering Jim Potter	The end road turn-around needs to meet fire standards.	Info Only
40.	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 or 12th Editions. 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 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 Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 aperez@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Environmental Services	No Review Required	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Brenda Paz 407-665-7061 bpaz@seminolecountyfl.gov
Building Division	Review Complete	Phil Kersey 407-665-7460 pkersey@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