

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

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

PROJECT NAME:	MY MAMA'S ORGANICS - PRE-APPLICATION	PROJ #: 25-80000065
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/22/25	
RELATED NAMES:	EP PHUNG NGUYEN	
PROJECT MANAGER:	TIFFANY OWENS (407) 665-7354	
PARCEL ID NO.:	32-21-31-300-005A-0000	
PROJECT DESCRIPTION	PROPOSED GENERAL USE PERMIT FOR A LIGHT INDUSTRIAL USE IN SUPPORT OF AGRICULTURAL IN A-1 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF OAK HOLLOW LN, WEST OF DEAN RD	
NO OF ACRES	19.66	
BCC DISTRICT	1: DALLARI	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTH SIDE OF OAK HOLLOW LN, WEST OF DEAN RD	
FUTURE LAND USE-	LDR	
APPLICANT:	CONSULTANT:	
PHUNG NGUYEN 5750 OAK HOLLOW LN OVIEDO FL 32765 (206) 636-5354 NGUYENPHUNG@YAHOO.COM	N/A	

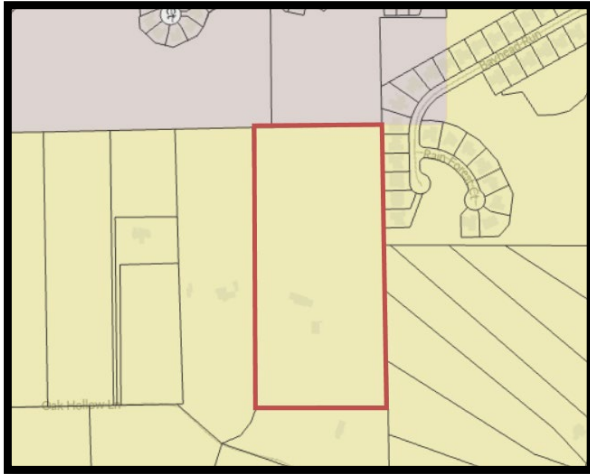
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and 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 Future Land Use designation of Low Density Residential (LDR) and a Zoning designation of A-1 (Agriculture).
- The proposed light industrial use in support of agriculture does not meet the requirements for a General Use Permit set forth in SCLDC Sec. 30.6.3.1 (b); specifically:
 - There is no direct access onto a collector or arterial roadway.
 - There is no access to an adequate level of applicable public services such as water and sewer.
 - The use is not consistent with the Seminole County Comprehensive Plan's Low Density Residential Future Land Use.

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	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
2.	Building Division	Conversion of an existing building from one use to another may trigger certain building code requirements that will result in modifications to the structure: 1.) Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction. 2.) A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. 3.) Please note that a conversion of a structure from residential to a commercial use will require modifications and compliance with the 8th edition (2023) Florida Building Code - Existing Building.	Info Only
3.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Info Only
4.	Building Division	Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.	Info Only
5.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. By adding a commercial feature to the existing structure, you will need meet ADA requirements, and this may require the addition of an accessible bathroom along with handicap parking.	Info Only
6.	Building Division	Please note that a conversion of a structure from residential to a commercial use will require building permits and plans, as it will require modifications. To separate residential occupancy from factory F-1 (food processing) will require a 2-hour fire separation per FBC table 508.4. This may require extensive modification to existing structure.	Info Only
7.	Comprehensive Planning	FLU Policy FLU 5.2.1 Low Density Residential, lists the following as uses as applicable in the LDR Future Land Use: Uses A Single family detached residences (site-built or modular), and/or Missing Middle housing typologies as defined in the Introduction Element (except for six-plexes, Courtyard Buildings, and Live/Work units), up to four dwelling units per net buildable acre; B Public elementary schools, public middle schools and public high schools; and C Special exception uses such as group homes, houses of worship, day care, guest cottages, home occupation, public utilities, and publicly owned parks and recreational areas. Based on this, the proposed use may be deemed consistent if allowed in the underlying A-1 zoning.	Info Only
8.	Environmental Services	This development is within Seminole County's potable water service area, but since we do not have any potable water lines nearby, a potable water well will continue to service it. Please review your private potable well permit as this increase in water demand may warrant a permit modification. Please contact SJRWMD for any other questions/concerns that you may have.	Info Only
9.	Environmental Services	This development is within Seminole County's sanitary sewer service area, but since we do not have any sanitary	Info Only

		<p>sewer lines nearby, an onsite sewage treatment and disposal system (OSTDS) aka septic system will continue to service it. Please review your OSTDS/septic permit as this increase in sewer demand may warrant a permit modification. Please be aware that this project may require special permitting and/or a permit variance with the Seminole County Health Department due to the potential hazardous chemicals in the wastewater from the proposed food processing use. Per Florida Statutes Title XXIX, Chapter 381, Section 381.0065, Part (4) (i) 2 and 3: 2. Each person who owns or operates a business or facility in an area zoned or used for industrial or manufacturing purposes, or its equivalent, or who owns or operates a business that has the potential to generate toxic, hazardous, or industrial wastewater or toxic or hazardous chemicals, and uses an onsite sewage treatment and disposal system that is installed on or after July 5, 1989, must obtain an annual system operating permit from the [Health] department. A person who owns or operates a business that uses an onsite sewage treatment and disposal system that was installed and approved before July 5, 1989, does not need to obtain a system operating permit. However, upon change of ownership or tenancy, the new owner or operator must notify the [Health] department of the change, and the new owner or operator must obtain an annual system operating permit, regardless of the date that the system was installed or approved. 3. The [Health] department shall periodically review and evaluate the continued use of onsite sewage treatment and disposal systems in areas zoned or used for industrial or manufacturing purposes, or its equivalent, and may require the collection and analyses of samples from within and around such systems. If the [Health] department finds that toxic or hazardous chemicals or toxic, hazardous, or industrial wastewater have been or are being disposed of through an onsite sewage treatment and disposal system, the [Health] department shall initiate enforcement actions against the owner or tenant to ensure adequate cleanup, treatment, and disposal. Please contact the Seminole County branch of the Florida Department of Health by phone at 407-665-3604 or visit their website at: https://seminole.floridahealth.gov/programs-and-services/environmental-health/onsite-sewage-disposal/index.html for more information.</p>	
10.	Environmental Services	This development is not within any reclaim water service areas so irrigation will continue to be provided by this development's potable water system or by an alternative irrigation source such as a non-potable irrigation well.	Info Only
11.	Planning and Development	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	Info Only

		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/	
12.	Planning and Development	The primary building setbacks for the A-1 zoning district are: Fifty (50) foot Front Yard, thirty (30) foot Rear yard, ten (10) foot Side Yard, fifty (50) foot Side Street.	Info Only
13.	Planning and Development	The subject property has a Future Land Use designation of Low Density Residential (LDR) and a Zoning designation of A-1 (Agriculture).	Info Only
14.	Planning and Development	The proposed use is not permitted in the current Zoning District designation and will require the following approval process: General Use Permit https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT6ADUSST_S30.6.3ADUSSTSPAGZO	Info Only
15.	Planning and Development	<p>30.6.3.1 Uses by general permit in agricultural zones.</p> <p>(a) Pursuant to the procedures set forth in this Section, the Planning Manager or the Board of County Commissioners may permit light commercial and light industrial uses upon parcels assigned the A-1, A-3, A-5, and A-10 zoning classifications.</p> <p>(b) Applications proposing a light commercial or light industrial use upon parcels assigned the A-1, A-3, A-5, or A-10 zoning classifications shall be submitted to the Planning Manager. Such proposed uses may be approved only after the proposed use is determined to be appropriate based upon findings of fact that the use requested:</p> <p>(1) Is consistent with the rural or agricultural uses in the vicinity of the parcel.</p> <p>(2) Is not detrimental to the character of the area or neighborhood or inconsistent with the trends of development in the area or neighborhood based upon the historic uses of the properties.</p> <p>(3) Is not highly intensive in nature.</p> <p>(4) Is compatible with the concept of maintaining the integrity of the rural or agricultural characteristics of the area.</p> <p>(5) Does not have an unduly adverse impact on existing traffic patterns, movements, or intensity.</p> <p>(6) Has direct access onto a collector or arterial roadway.</p>	Info Only

		<p>(7) Has access to an adequate level of applicable public services such as sewer, water, police, fire, schools and related services.</p> <p>(8) Is consistent with the Seminole County Comprehensive Plan.</p> <p>(c) Upon a determination that a proposed use is appropriate for the subject property, the Planning Manager shall cause a "Notice of Intent to Grant a General Use Permit" to be published in a newspaper of general circulation. The Notice shall, at a minimum, state the address of the property and the proposed light commercial or light industrial use. The Notice shall further state that any person objecting to the granting of the permit must file a notice of objection with the Planning Division within thirty (30) days of the publication.</p> <p>(d) Upon a determination that a proposed use is not appropriate for the subject property, the applicant may appeal said decision to the Board of County Commissioners by filing a notice of appeal with the Planning Division within thirty (30) days of the rendering of the decision. The Planning Division shall schedule the appeal before the Board. The Board may approve the permit request, deny the permit request or approve the permit request subject to such restrictions and conditions deemed necessary to protect the character of the area or neighborhood and the public health, safety, and welfare.</p> <p>(e) If the Planning Division receives no objections, then the Planning Manager shall grant the permit to allow the proposed light commercial or light industrial use. In granting any light commercial or light industrial use, such restrictions and conditions may be placed on the approval as shall be deemed necessary to protect the character of the area or neighborhood and the public health, safety and welfare. A proposed master plan of development shall be submitted at the time of application, and approval shall be based upon and limited to the extent of said master plan.</p> <p>(f) If the Planning Division receives an objection to granting the permit, then the Planning Manager shall schedule a public hearing before the Board to consider the permit. The Board may approve the permit request, deny the permit request or approve the permit request subject to such restrictions and conditions deemed necessary to protect the character of the area or neighborhood and the public health, safety, and welfare.</p> <p>(g) In the absence of the Planning Manager, the Development Services Director may issue permits pursuant to this Section.</p>	
16.	Planning and Development	The proposed use of the subject property does not meet the requirements set forth in SCLDC Sec. 30.6.3.1 (b) as:	Info Only

		<ul style="list-style-type: none"> There is no direct access onto a collector or arterial roadway. There is no access to an adequate level of applicable public services such as sewer and water. The use is not consistent with the Seminole County Comprehensive Plan's Low Density Residential Future Land Use. 	
17.	Planning and Development	The subject property is located within a Rural Enclave Study Area. https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/projects/rural-enclaves-study.shtml	Info Only
18.	Planning and Development	The proposed project is within the Econ Protection Area. See SCLDC Chapter 30 Part 57 and Policy FLU 1.9 and 1.10 and CON Element Exhibit-2 for requirements for development within the Econ Protection Area.	Info Only
19.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
20.	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
21.	Public Safety - Fire Marshal	Comment 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
22.	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"	Info Only
23.	Public Safety - Fire Marshal	Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only

24.	Public Works - Engineering	The proposed project is located within the Howel Creek and Little Econlockhatchee drainage basins.	Info Only
25.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils.	Info Only
26.	Public Works - Engineering	Based on a preliminary review, the site has known drainage issues exists, therefore the site will be required to retain the entire 25-year, 24-hour storm event volume onsite without discharge.	Info Only
27.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally north and east.	Info Only
28.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to a wetland that eventually gets to the Little Econlockhatchee River	Info Only
29.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
30.	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
31.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
32.	Public Works - Engineering	The roadway geometry does not meet County standards. The roadway structure does not meet County standards. Note that this road is a private easement and would not be able to be used for a commercial or other use without the roadway being brought to County Standards including a minimum 50-foot Right-of-way.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	REVIEWER
Buffers and CPTED	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Building Division	Jay Hamm (407) 665-7468 jhamm@seminolecountyfl.gov
Comprehensive Planning	David German (407) 665-0311 dgerman@seminolecountyfl.gov
Environmental Services	James Van Alstine (407) 665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald (407) 665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jim Potter (407) 665-5764 jpotter@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