



CITY OF  
**SANFORD**  
FLORIDA

# APPROVAL NOTICE

**To:** Madden, Moorhead & Stokes LLC  
**Email:** nicole@madden-eng.com  
**From:** Heather M. Urwiller, AICP, CFM Planning Manager  
City of Sanford  
Planning and Development Services

**Date:**

**Application Number:** DP22-000036

**Subject: Approved Plans for:** 3779 Celery Avenue Sanford, FL 32771

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Development Review Team approved the Utilities Only Development Plan for your project Utility Only Review - 123 lot single family residential

Approval of these plans is subject to specific conformance with the City of Sanford's Land Development Regulations and any special conditions approved by the City Commission as may be outlined below. It is the responsibility of the developer to correct any deficiencies with the plans as constructed which result in a failure to comply with all applicable City, State and Federal regulations. Approval of these plans does not constitute a waiver of any code requirements nor does it relieve the developer of the responsibility to meet those requirements.

This approval is subject to the following standard stipulations:

1. All construction must meet all City of Sanford Codes and Land Development Regulations.
2. All other permits required for this project must be obtained. An EPA Notice of Intent (NOI) for Stormwater Discharge Associated with Industrial Activity Under an NPDES Permit must be filed with EPA for all sites which are one (1) acre and greater.
3. As-builts and Certificate of Completion from the engineer of record as specified at the Pre-Construction meeting to be submitted to the City prior to C.O.
4. All easements and right of way dedications, if any, must be conveyed to the City prior to Site Development Permit issuance.

Additional stipulations may be included in the approval comments.

Prior to any construction, the applicant must apply for a Site Development Permit. You will find the application on Citizenserve, in the Development Projects Section. Complete the application and upload a Contractor's or Engineer's Certified Cost Estimate of the proposed infrastructure/site work. This should include all improvements (paving, grading, drainage, utilities, landscaping, irrigation and hardscaping) under City jurisdiction. It would not include vertical construction (Bldgs, walls, towers etc.), State or County Road modifications or any construction with oversight provided by another agency. In addition, copies of all other agency permits such as SJRWMD, FDEP, FDOT, NPDES, etc. should be uploaded. A pre-construction conference is required and will be scheduled by this office no earlier than 72 hours after the application is deemed complete. The Site Development Permit will be uploaded with a stamped approved set of plans after the pre-construction meeting and upon receipt of the permit fee. Building Department Permits may not be released prior to the issuance of the Site Development Permit.

**This approval is good for a period of one year. A Site Development Permit must be obtained and construction started within that time period or this approval will expire.**

If you have any further questions, you may contact my office at (407) 688-5156.