



# SEMINOLE COUNTY, FLORIDA

## Development Review Committee

### Meeting Agenda

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Wednesday, June 11, 2025

9:00 AM

Room 3024 and hybrid TEAMS  
option

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This meeting will be held In-Person and remotely on Teams. The public may email [eplandesk@seminolecountyfl.gov](mailto:eplandesk@seminolecountyfl.gov) to request a Teams link to attend in “listen only” mode. Items listed as “Comments Only” will not be discussed at the meeting.

The meeting is scheduled to begin promptly at 9:00AM. Each item will be scheduled for a duration of 20 minutes unless otherwise indicated. Schedule may be re-arranged in the event of earlier availability. Please arrive 15 minutes prior to your scheduled meeting in case of earlier availability.

#### **DRC & PRE- APPLICATIONS**

**9:00AM (IN PERSON) FIRE CREEK AT LAKE BRANTLEY -  
PRE-APPLICATION**

**[2025-565](#)**

**Project Number:** 25-80000064

**Project Description:** Proposed Subdivision for 32 single family residential lots on 9.65 acres in the R-1AAA Zoning District located on the north side of Sand Lake Rd, east of N Hunt Club Blvd

**Project Manager:** Tiffany Owens 407-665-7354  
([towens04@seminolecountyfl.gov](mailto:towens04@seminolecountyfl.gov))

**Parcel ID:** 07-21-29-300-0020-0000

**BCC District:** 3-Constantine

**Applicant:** Bob Holston (407) 325-6514

**Consultant:** Jim Fraser (407) 719-6040

**Attachments:** [APPLICATION](#)  
[COMMENTS](#)

**9:20AM (TEAMS) SMITH PROPERTY - PRE-APPLICATION**[2025-525](#)**Project Number:** 25-80000061**Project Description:** Proposed Site Plan for an alligator processing facility on 4.83 acres in the A-1 Zoning District located on the east side of Mellonville Ave, south of Palm Way**Project Manager:** Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)**Parcel ID:** 17-20-31-5AZ-0000-025C**BCC District:** 2-Zembower**Applicant:** Derrick Smith (407) 235-4812**Consultant:** N/A**Attachments:** [APPLICATION](#)  
[COMMENTS](#)**COMMENTS ONLY (NO MEETING SCHEDULED)****MENEFEE MIXED USE - PRE-APPLICATION**[2025-564](#)**Project Number:** 25-80000063**Project Description:** Proposed Rezone from C-1 to PD for a mixed use building on 1.52 acres located on the south side of Willa Springs Rd, west of Tuskawilla Rd**Project Manager:** Kaitlyn Apgar (407) 665-7377  
(kapgar@seminolecountyfl.gov)**Parcel ID:** 24-21-30-508-0000-0140**BCC District:** 1-Dallari**Applicant:** Dennis Menefee (407) 592-0916**Consultant:** N/A**Attachments:** [APPLICATION](#)  
[COMMENTS](#)**MY MAMA'S ORGANICS - PRE-APPLICATION**[2025-566](#)**Project Number:** 25-80000065**Project Description:** Proposed general use permit for a light industrial use in support of agricultural in the A-1 Zoning District located on the north side of Oak Hollow Ln, east of Dean Rd**Project Manager:** Tiffany Owens 407-665-7354  
(towens04@seminolecountyfl.gov)**Parcel ID:** 32-21-31-300-005A-0000**BCC District:** 1-Dallari**Applicant:** Phung Nguyen (206) 636-5354**Consultant:** N/A**Attachments:** [APPLICATION](#)  
[COMMENTS](#)



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

COUNTY SERVICES  
BUILDING  
1101 EAST FIRST STREET  
SANFORD, FLORIDA  
32771-1468

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**File Number: 2025-565**

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### **Title:**

**9:00AM (IN PERSON) FIRE CREEK AT LAKE BRANTLEY - PRE-APPLICATION**

**Project Number:** 25-80000064

**Project Description:** Proposed Subdivision for 32 single family residential lots on 9.65 acres in the R-1AAA Zoning District located on the north side of Sand Lake Rd, east of N Hunt Club Blvd

**Project Manager:** Tiffany Owens 407-665-7354 (towens04@seminolecountyfl.gov)

**Parcel ID:** 07-21-29-300-0020-0000

**BCC District:** 3-Constantine

**Applicant:** Bob Holston (407) 325-6514

**Consultant:** Jim Fraser (407) 719-6040



SEMINOLE COUNTY  
PLANNING & DEVELOPMENT DIVISION  
1101 EAST FIRST STREET, ROOM 2028  
SANFORD, FLORIDA 32771  
TELEPHONE: (407) 665-7371  
PLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 25-80000064  
PM: Tiffany  
REC'D: 5/19/25  
Paid: 5/20/25

## PRE-APPLICATION

### INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

#### APPLICATION FEE

☒ **PRE-APPLICATION** \$50.00\*  
(\*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

#### PROJECT

PROJECT NAME: ~~Sand Lake Rd Subdivision~~ Fire Creek at Lake Brantley

PARCEL ID #(S): 07-21-29-300-0020-0000

TOTAL ACREAGE: 9.66 BCC DISTRICT: 3: Constantine

ZONING: R-1AAA FUTURE LAND USE: LDR

#### APPLICANT

NAME: Bob Holston COMPANY: Holston Properties and Development  
ADDRESS: 38 E. Pine St  
CITY: Orlando STATE: Florida ZIP: 32801  
PHONE: 407-325-6514 EMAIL: hodev@yahoo.com

#### CONSULTANT

NAME: Jim Fraser COMPANY: Central FLorida Engineering  
ADDRESS: 3586 Aloma Ave #14  
CITY: Winter Park STATE: Florida ZIP: 32792  
PHONE: 407-719-6040 EMAIL: jfraserpe@earthlink.net

#### PROPOSED DEVELOPMENT

Brief description of proposed development: We would like to construct a subdivision at the subject parcel  
and would like to discuss our options with the County Staff

☒ **SUBDIVISION** ☐ **LAND USE AMENDMENT** ☐ **REZONE** ☐ **SITE PLAN** ☐ **SPECIAL EXCEPTION**

#### STAFF USE ONLY

COMMENTS DUE: 5/30 COM DOC DUE: 6/5 DRC MEETING: 6/11

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: R-1AAA FLU: LDR LOCATION:  
W/S: Sunshine Water BCC: 3: Constantine on the north side of Sand Lake Rd,  
east of N Hunt Club Blvd



# **FIRE CREEK AT LAKE BRANTLEY**

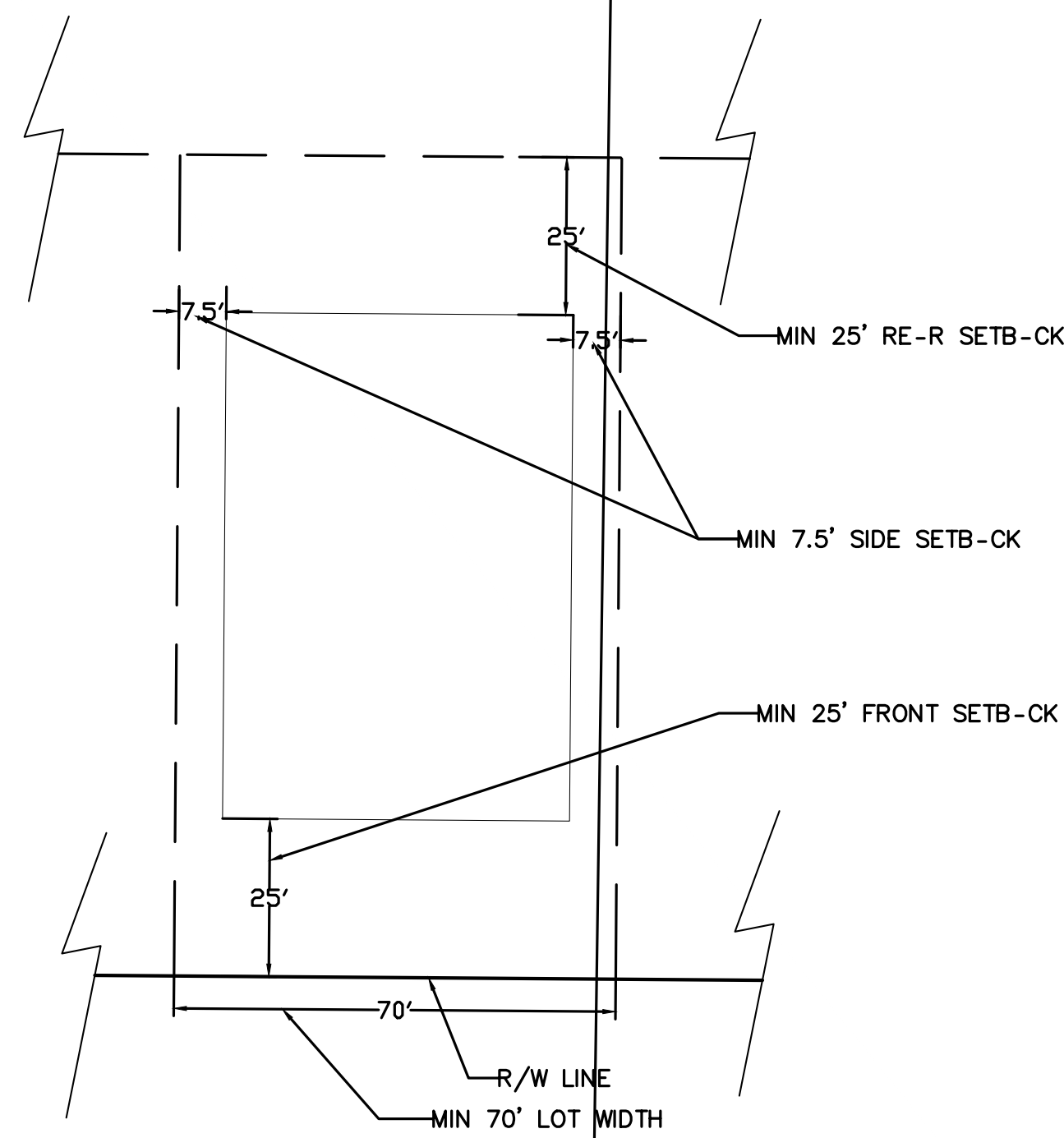
## **PROJECT NARRATIVE**

### **PROJECT IDENTIFICATION AND SITE CHARACTERISTICS**

This project address is 3380 Sand Lake Road, Parcel ID #07-21-29-300-0020-0000. The site consists of approximately 9.65 acres.

We are requesting a PD with 32 lots on this parcel. The lot sizes are 70' wide by 130' deep. The Setbacks are 25' Front, 7.5" sides and 25' rear. A landscape buffer of 10' wide will be around the North, West and East sides of the Project.

A well designed Entry Feature will be at the entrance to the project. The Project property's soils are Urban Land and Tavares-Millhopper fine sands.

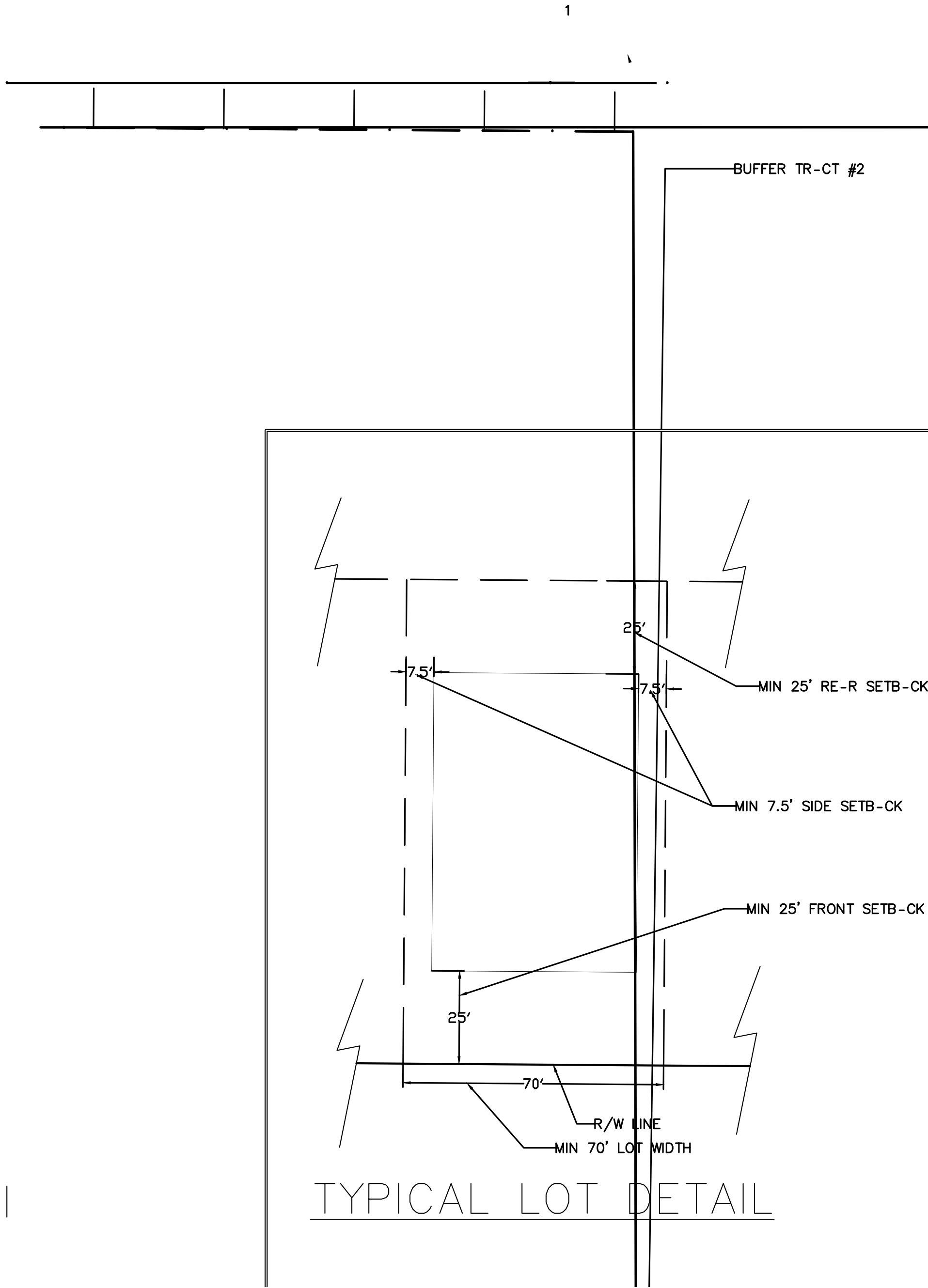


**SAND LAKE RD SUBDIVISION**  
**SEMINOLE COUNTY, FLORIDA**

REVISIONS	
No	Description
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

DESIGNED BY: JAF  
DRAWN BY: JAF  
CHECKED BY: JAF  
DATE: 05/18/25  
PROJECT NO. N/A  
SCALE: 1"=50'

SHEET NO.  
**C-1**



JAMES A. FRASER, P.E. #58030

**SAND LAKE RD SUBDIVISION**  
**SEMINOLE COUNTY, FLORIDA**

REVISIONS		Description	
No.	Date		
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

DESIGNED BY: JAF  
DRAWN BY: JAF  
CHECKED BY: JAF  
DATE: 05/18/25  
PROJECT NO. N/A  
SCALE: 1"=50'

SHEET NO.  
**C-1**

# Property Record CardA



Parcel: 07-21-29-300-0020-0000  
 Property Address: 3380 SAND LAKE RD LONGWOOD, FL 32779  
 Owners: RICHARD YOUNG REV TRUST  
 2025 Market Value \$602,157 Assessed Value \$602,157 Taxable Value \$602,157  
 2024 Tax Bill \$7,553.71

The 1 Bed/1 Bath Single Family property is 720 SF and a lot size of 9.65 Acres

## Parcel LocationA



## Site ViewA



## Parcel InformationA

Parcel	07-21-29-300-0020-0000
Property Address	
Mailing Address	151 WYNNBROOK DR HENDERSONVILLE, NC 28792-9265
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

## Value SummaryA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$142,389	\$141,356
Depreciated Other Features	\$25,407	\$21,389
Land Value (Market)	\$434,361	\$409,116
Land Value Agriculture	\$0	\$0
Just/Market Value	\$602,157	\$571,861
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$602,157	\$571,861

## 2024 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$7,553.71
Tax Bill Amount	\$7,553.71
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)A

Name - Ownership Type

RICHARD YOUNG REV TRUST - Trust

## Legal DescriptionA

SEC 07 TWP 21S RGE 29E W 1/4 OF NE 1/4 OF  
NE 1/4 (LESS RD)

## TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$602,157	\$0	\$602,157
Schools	\$602,157	\$0	\$602,157
FIRE	\$602,157	\$0	\$602,157
ROAD DISTRICT	\$602,157	\$0	\$602,157
SJWM(Saint Johns Water Management)	\$602,157	\$0	\$602,157

## SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	6/11/2024	\$100	10649/1947	Improved	No
QUIT CLAIM DEED	4/27/1965	\$100	00534/0360	Improved	No

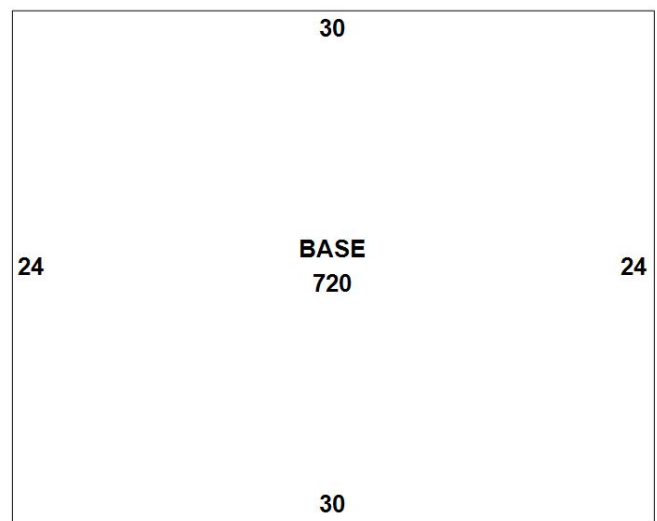
## LandA

Units	Rate	Assessed	Market
9.65 Acres	\$45,000/Acre	\$434,295	\$434,295
0.66 Acres	\$100/Acre	\$66	\$66

## Building InformationA

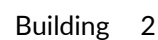
#	1
Use	SINGLE FAMILY
Year Built*	1959
Bed	1
Bath	1.0
Fixtures	3
Base Area (ft <sup>2</sup> )	720
Total Area (ft <sup>2</sup> )	720
Constuction	CONC BLOCK
Replacement Cost	\$63,137
Assessed	\$32,358

\* Year Built = Actual / Effective



Building 1

\* Year Built = Actual / Effective



## PermitsA

## Extra FeaturesA

## ZoningA

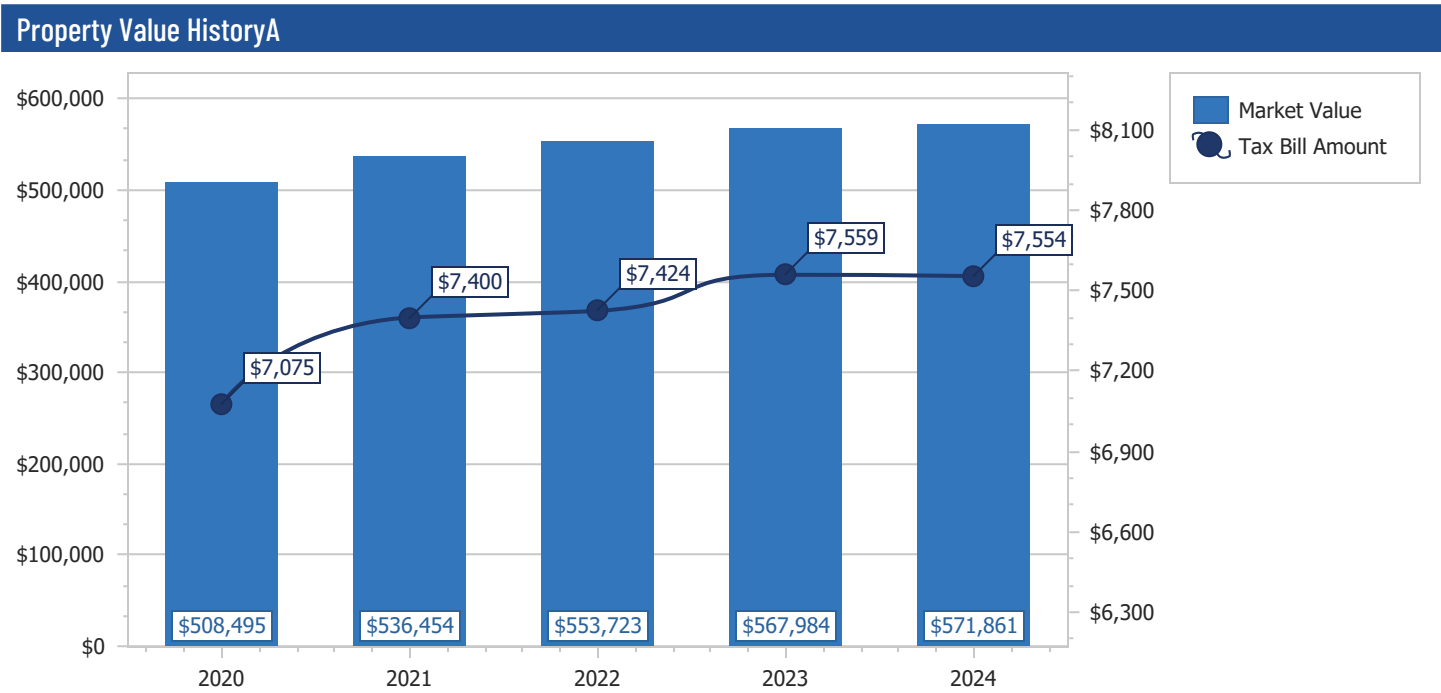
## School DistrictsA

**3/4 10**



Political RepresentationA	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 34

UtilitiesA	
Fire Station #	Station: 13 Zone: 132
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	NO SERVICE
Hauler #	Waste Management



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**Seminole County Government  
Development Services Department  
Planning and Development Division  
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us [epandesk@seminolecountyfl.gov](mailto:epandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 5/20/2025 7:06:06 PM  
**Project:** 25-80000064  
**Credit Card Number:** 37\*\*\*\*\*2001  
**Authorization Number:** 268364  
**Transaction Number:** 200525O2C-F13B4C3E-25CC-4516-B81C-75E4F53927B0  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50



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

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

<b>PROJECT NAME:</b>	<b>FIRE CREEK AT LAKE BRANTLEY - PRE-APPLICATION</b>	<b>PROJ #: 25-80000064</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/19/25	
RELATED NAMES:	EP JIM FRASER	
PROJECT MANAGER:	TIFFANY OWENS (407) 665-7354	
PARCEL ID NO.:	07-21-29-300-0020-0000	
PROJECT DESCRIPTION	PROPOSED SUBDIVISION FOR 32 SINGLE FAMILY RESIDENTIAL LOTS ON 9.66 ACRES IN THE R-1AAA ZONING DISTRICT LOCATED ON THE NORTH SIDE OF SAND LAKE RD, EAST OF N HUNT CLUB BLVD	
NO OF ACRES	9.66	
BCC DISTRICT	3: CONSTANTINE	
CURRENT ZONING	R-1AAA	
LOCATION	ON THE NORTH SIDE OF SAND LAKE RD, EAST OF N HUNT CLUB BLVD	
FUTURE LAND USE-	LDR	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
BOB HOLSTON HOLSTON PROPERTIES & DEVELOPMENT 38 E. PINE ST ORLANDO FL 32801 (407) 325-6514 HODEV@YAHOO.COM	JIM FRASER CENTRAL FLORIDA ENGINEERING 3586 ALOMA AVE #14 WINTER PARK FL 32792 (407) 719-6040 JFRASERPE@EARTHLINK.NET	

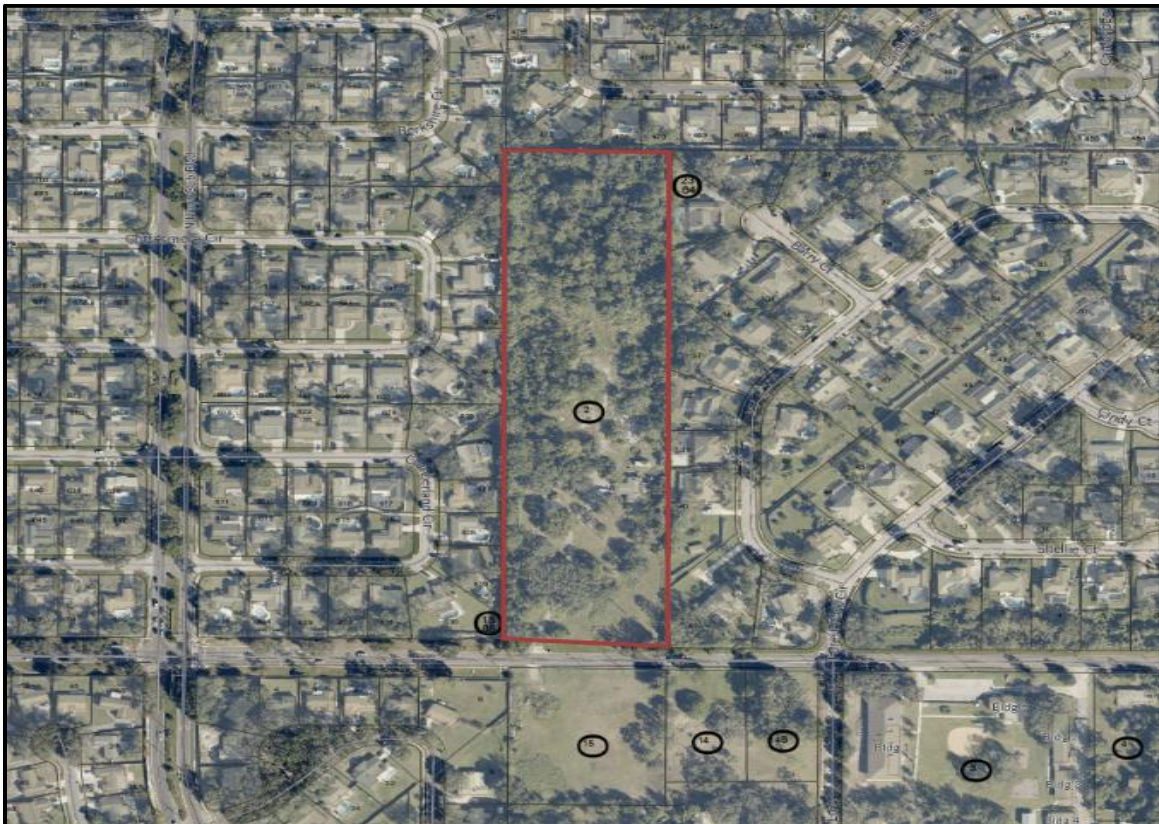
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and 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 an R-1AAA (Single-Family Dwelling) Zoning District designation.
- The proposed development is subject to the subdivision review and approval process. The requested lot size and building setbacks do not comply with conventional zoning standards; a rezone to PD (Planned Development) would be required.

## PROJECT AREA ZONING AND AERIAL MAPS



## AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Crime Prevention Through Environmental Design (CPTED) CPTED is defined as "the proper design and effective use of the built environment that can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life." It is based on three overlapping strategies: 1. Natural access control 2. Natural surveillance 3. Territorial reinforcement the goal of CPTED is to reduce opportunities for crime that may be inherent in the design of structures and development sites. This goal is accomplished through the involvement of CPTED trained law enforcement officers in the planning and design review of development projects. CPTED uses various tools to evaluate environmental conditions and look for ways to intervene to control human / criminal behavior and reduce the fear of crime. The comments provided below are intended to promote public safety on the property under review.	Info Only
2.	Buffers and CPTED	If the Land Use Intensity is maintained at the Low-Density Residential Gross Density of 4 Dwelling Units per acre, no buffering will be required. Buffer information can be found here: <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP</a>	Info Only
3.	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
4.	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.	Info Only
5.	Comprehensive Planning	Low Density Residential (LDR) has a maximum of 4 DU/AC (Dwelling Units <u>per net buildable acre</u> ) or a maximum of 7 DU/AC with affordable housing (see Policy HSG 3.3).  Net Buildable Acreage: The total number of acres within the boundary of a development, excluding areas devoted to road rights of way, transmission power line easements, natural lakes and wetlands or flood prone areas.	Info Only
6.	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

7.	Natural Resources	The proposed development is partially within the Aquifer Recharge Overlay Zoning Classification. Please see SCLDC 30.10.1 for regulations pertaining to this overlay.	Info Only
8.	Natural Resources	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
9.	Natural Resources	For Planned Development rezone requests: Please demonstrate how the development proposes to enhance natural resource preservation. SCLDC 30.8.5.3(u)	Info Only
10.	Natural Resources	The proposed development is within the Wekiva Study Area. Please see SCLDC 30.10.5.14 for regulations pertaining to this area.	Info Only
11.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
12.	Natural Resources	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
13.	Natural Resources	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 60.10(b)(1)	Info Only
14.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
15.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
16.	Natural Resources	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

17.	Natural Resources	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
18.	Natural Resources	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
19.	Natural Resources	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 two (2) to one (1) toward meeting the total replacement requirement.	Info Only
20.	Natural Resources	In the case of a subdivision development, an application for an arbor permit shall accompany the preliminary subdivision plan of said subdivision and shall be submitted to the Development Review Division for review. SCLDC 60.10(a)(1)	Info Only
21.	Natural Resources	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
22.	Natural Resources	No subdivision may be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit will be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Special consideration will be given for waterfront features and shoreline protection as specified in Chapter 71 of this Code. SCLDC 35.61(b)	Info Only
23.	Natural Resources	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.	Info Only
24.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	Info Only
25.	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	Info Only



		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. Seminole County Land Development Code: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>	
26.	Planning and Development	The building setbacks for the R-1AAA zoning district are: twenty-five (25) foot Front Yard, thirty (30) foot Rear yard, ten (10) foot Side Yard, twenty-five (25) foot Side Street.	Info Only
27.	Planning and Development	The proposed project is subject to Subdivision Review Process: SCLDC Chapter 35. Information can be found at: <a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml</a>	Info Only
28.	Planning and Development	Parking and landscaping requirement can be found in SCLDC Part 11 Chapter 30. Parking requirements for the subject use are: Residential units one thousand (1000) square feet or greater 2 parking spaces for each dwelling unit or Residential units under one thousand (1000) square feet 1.5 parking spaces for each dwelling unit.	Info Only
29.	Planning and Development	Per Sec. 30.8.5.3 (g) Common Useable Open space – A Planned Development is required to maintain a minimum twenty-five (25) percent open space.	Info Only
30.	Planning and Development	<p>The Planned Development (PD) District is intended to promote flexibility and innovation to meet the needs of County residents and businesses by facilitating innovative design solutions and development plans, that may be difficult to achieve under conventional zoning regulations.</p> <p>Examples of development concepts that may be appropriate for PD zoning include, but are not limited to, enhanced protection of natural resource areas, mixed use or transit-oriented development, and infill development or redevelopment. An increase in density or intensity alone shall not be a sufficient justification for seeking an alternative to conventional zoning districts.</p> <p><u>Per SCLDC Sec. 30.8.5.3 Review Criteria -</u></p> <ul style="list-style-type: none"> <li>• 30.8.5.3(a) Comprehensive Plan Consistency. In approving a planned development, the Board of County Commissioners shall affirm that the proposed development is consistent with the Comprehensive Plan, and effectively implements any performance criteria that the Plan may provide.</li> <li>• Sec. 30.8.5.3(b) Greater Benefit and Innovation Criteria. In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented though existing provisions of this</li> </ul>	Info Only

		<p>Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following:</p> <ul style="list-style-type: none"> <li>• Natural resource preservation.</li> <li>• Crime Prevention (CPTED).</li> <li>• Neighborhood/community amenities.</li> <li>• Provision of affordable or workforce housing.</li> <li>• Reduction in vehicle miles traveled per household.</li> <li>• Transit-oriented development.</li> <li>• Provision of new multimodal connectivity.</li> <li>• Innovation in water or energy conservation.</li> <li>• Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan.</li> </ul> <p>In Addition, <b>Per SCLDC Sec. 30.8.5.3(c)</b>: Any proposed development under the PD ordinance must address the following goals:</p> <p>(1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis.</p> <p>(2) Minimize transportation impacts through design elements, which may include but are not limited to: multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural design; accommodation or neighborhood electric vehicles; transportation demand management; or permitting complementary uses.</p>	
31.	Planning and Development	<p>Approval for a planned development is obtained through a two-step process.</p> <ul style="list-style-type: none"> <li>• 1st step is approval of the PD Rezone which includes the Master Development Plan (MDP). This involves a public hearing with Planning &amp; Zoning (P&amp;Z), followed by a public hearing with the Board of County Commissioners (BCC). May take between 4-5 months depending on the review and agenda date deadlines.</li> <li>• 2nd step is approval of the Final Development Plan (FDP) as an Engineered Site plan, which is approved on a staff level.</li> </ul> <p>Information on PD Rezoning can be found at:  <a href="http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.shtml">http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.shtml</a></p>	Info Only

32.	Planning and Development	A PD Rezone may take between 4 - 6 months and involves a public hearing with the Planning & Zoning Commission followed by a public hearing with the Board of County Commissioners.	Info Only
33.	Planning and Development	Seminole County requires community meetings for all Rezones. Please see the Community Meetings link below for the requirements that the applicant must meet. <a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf</a>	Info Only
34.	Planning and Development	New Public Notification Procedures are required for all Rezones. Please see the Public Notification Procedures link below for the requirements: <a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf</a>	Info Only
35.	Planning and Development	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. Before 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. 30.3.5.3 - 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).	Info Only
36.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
37.	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
38.	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
39.	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	Info Only



		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 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"	
40.	Public Safety - Fire Marshal	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
41.	Public Safety - Fire Marshal	1. Parking Restrictions: i. Access roadway widths less than 27 paved feet must have fire lane markings on a minimum of one side of the roadway. Parking is not allowed on at least one side of the street. ii. Parking is not allowed within 20 feet on either side of any fire hydrant (Detail FD-1 located at the end of Chapter 3 of this manual). iii. Parking is not permitted within any cul-de-sac(s) or dead-end(s).	Info Only
42.	Public Works - Engineering	The proposed project is located within the Big Wekiva drainage basin.	Info Only
43.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has "A" class soils. It would be considered high recharge.	Info Only
44.	Public Works - Engineering	Based on a preliminary review, the site either does not have a viable discharge (piped system, canal or connected waterbody) or 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 sufficient capacity is determined in the offsite drainage system. Note that there are known issues in the downstream system and at minimum the volumetric difference for the 25-year, 24-hour storm event will be required to be retained.	Info Only
45.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope south. There appears to be approximately 30 plus feet of fall across the site with the entrance being the lowest area.	Info Only
46.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to Sand Lake Road.	Info Only
47.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering. The site plan as shown does not appear to include a retention pond or sufficient room for a reasonable pond.	Info Only
48.	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	Info Only

		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> .	
49.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
50.	Public Works - Engineering	A left turn lane is required.	Info Only
51.	Public Works - Engineering	Library Comment Dedication of additional right-of-way may be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.	Info Only
52.	Public Works - Engineering	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
53.	Public Works - Engineering	The developer shall provide a pedestrian sidewalk along the entire Sand Lake Road frontage or may provide payment into the Sidewalk Fund in accordance with Ordinance #2019-46 in lieu of sidewalk construction.	Info Only
54.	Public Works - Engineering	A minimum five (5) foot side yard drainage easement shall be required on all lots; air conditioning units, pool equipment, water softeners and similar facilities shall not be permitted within the drainage easements	Info Only

#### AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

## 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](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>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3621	

#### 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>
Seminole Co. Property Appraiser	<a href="http://www.scpafl.org">www.scpafl.org</a>



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

COUNTY SERVICES  
BUILDING  
1101 EAST FIRST STREET  
SANFORD, FLORIDA  
32771-1468

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**File Number: 2025-525**

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### **Title:**

**9:20AM (TEAMS) SMITH PROPERTY - PRE-APPLICATION**

**Project Number:** 25-80000061

**Project Description:** Proposed Site Plan for an alligator processing facility on 4.83 acres in the A-1 Zoning District located on the east side of Mellonville Ave, south of Palm Way

**Project Manager:** Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)

**Parcel ID:** 17-20-31-5AZ-0000-025C

**BCC District:** 2-Zembower

**Applicant:** Derrick Smith (407) 235-4812

**Consultant:** N/A



SEMINOLE COUNTY  
PLANNING & DEVELOPMENT DIVISION  
1101 EAST FIRST STREET, ROOM 2028  
SANFORD, FLORIDA 32771  
(407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 25-80000061

Received &amp; Paid: 5/15/25

## PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

## APPLICATION FEE

☒ PRE-APPLICATION

\$50.00

## PROJECT

PROJECT NAME: ~~Derrick Smith~~ Smith Property

PARCEL ID #(S): 17-20-31-SA2-0000-025C

TOTAL ACREAGE: 3.76 Acres BCC DISTRICT: 2: Zembower

ZONING: ~~G-1~~ A-1 FUTURE LAND USE: SE

## APPLICANT

NAME: Derrick Smith

COMPANY:

ADDRESS: 264 Ruskin St

CITY: Lake Mary

STATE: FL

ZIP: 32746

PHONE: 407 235 4812

EMAIL: mrderrick3387@gmail.com

## CONSULTANT

NAME:

COMPANY:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL:

## PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

☐ SUBDIVISION ☐ LAND USE AMENDMENT ☐ REZONE ☒ SITE PLAN ☐ SPECIAL EXCEPTION

Description of proposed development: \_\_\_\_\_

## STAFF USE ONLY

COMMENTS DUE: 5/23

COM DOC DUE: 5/29

DRC MEETING: 6/4

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A-1

FLU: SE

LOCATION:  
on the east side of Mellonville Ave,  
south of Pine Way

W/S: City of Sanford

BCC: 2: Zembower

Agenda: 5/30

Pre app

Mya.

General Use Permit. On ag Land

I Derrick Smith would like to build an Alligator processing facility.

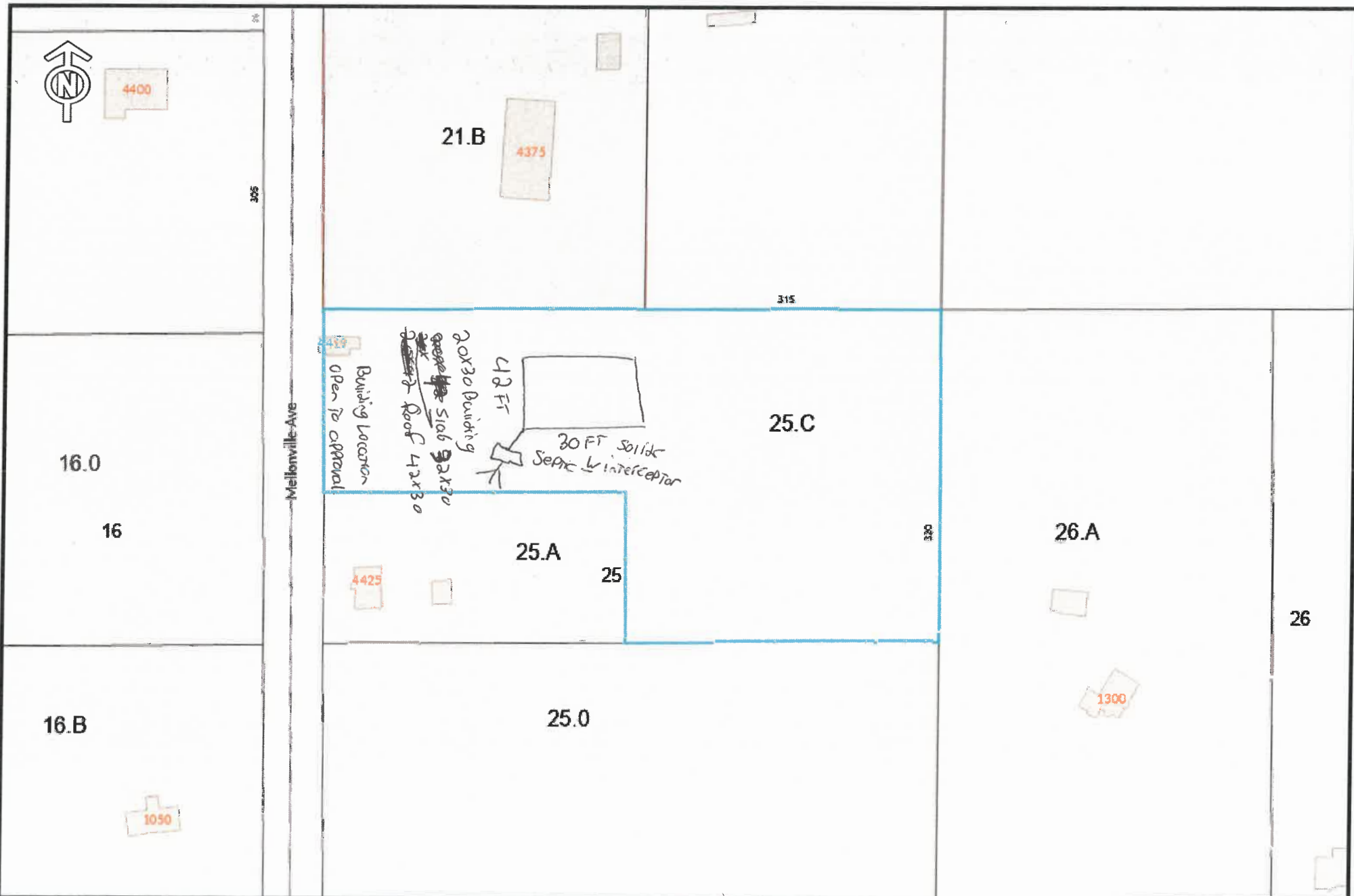
The building would be 20x30 with a 32x30 slab

The roof outline would be 42x30

We plan on using the well water onsite with a septic system to include a holding tank with a solids interceptor into a drain ~~field~~ field.

There will be a USDA certified cleaning station and health Dept approved sanitation methods.

Carcass disposal will be offsite daily



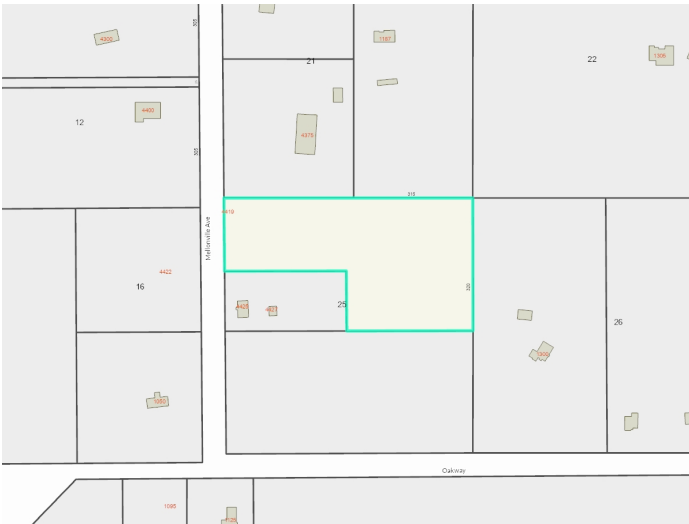


# Property Record Card



**Parcel:** 17-20-31-5AZ-0000-025C  
**Property Address:** 4419 MELLONVILLE AVE SANFORD, FL 32773  
**Owners:** SMITH, TERRY E  
 2025 Market Value \$230,571 Assessed Value \$20,111 Taxable Value \$20,111  
 2024 Tax Bill \$198.34 Tax Savings with Non-Hx Cap \$2,178.98  
 The / Grazing Land - Improved - Parcel Has An Admin Hx Cut-Out property is 576 SF and a lot size of 3.76 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	17-20-31-5AZ-0000-025C
Property Address	4419 MELLONVILLE AVE SANFORD, FL 32773
Mailing Address	4425 S MELLONVILLE AVE SANFORD, FL 32773-9421
Subdivision	PALM HAMMOCK
Tax District	G1:Agricultural
DOR Use Code	6001:Grazing Land - Improved - Parcel Has An Admin Hx Cut-Out
Exemptions	None
AG Classification	Yes

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$18,471	\$17,962
Depreciated Other Features	\$1,200	\$1,200
Land Value (Market)	\$210,900	\$210,900
Land Value Agriculture	\$833	\$833
Just/Market Value	\$230,571	\$230,062
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$393	\$1,637
P&G Adjustment	\$0	\$0
Assessed Value	\$20,111	\$18,358

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,377.32
Tax Bill Amount	\$198.34
Tax Savings with Exemptions	\$2,178.98

## Owner(s)

Name - Ownership Type

SMITH, TERRY E

Note: Does NOT INCLUDE Non Ad Valorem Assessments



## Legal Description

N 320 FT OF LOT 25 (LESS 1 ACRE HOMESTEAD)  
PALM HAMMOCK  
PB 1 PG 104

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$20,111	\$0	\$20,111
Schools	\$20,504	\$0	\$20,504
SJWM(Saint Johns Water Management)	\$20,111	\$0	\$20,111

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
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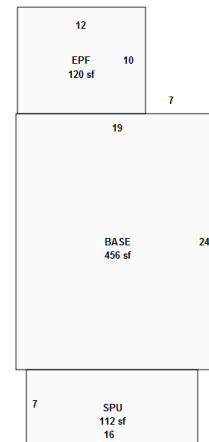
## Land

Units	Rate	Assessed	Market
3.70 Acres	\$57,000/Acre Market, \$225/Acre AG	\$833	\$210,900

## Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1940
Bed	
Bath	
Fixtures	3
Base Area (ft <sup>2</sup> )	456
Total Area (ft <sup>2</sup> )	688
Constuction	SIDING GRADE 1
Replacement Cost	\$46,178
Assessed	\$18,471

\* Year Built = Actual / Effective



Sketch by Apes Sketch

Building 1

## Appendages

Description	Area (ft <sup>2</sup> )
ENCLOSED PORCH FINISHED	120
SCREEN PORCH UNFINISHED	112

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1910	1	\$3,000	\$1,200

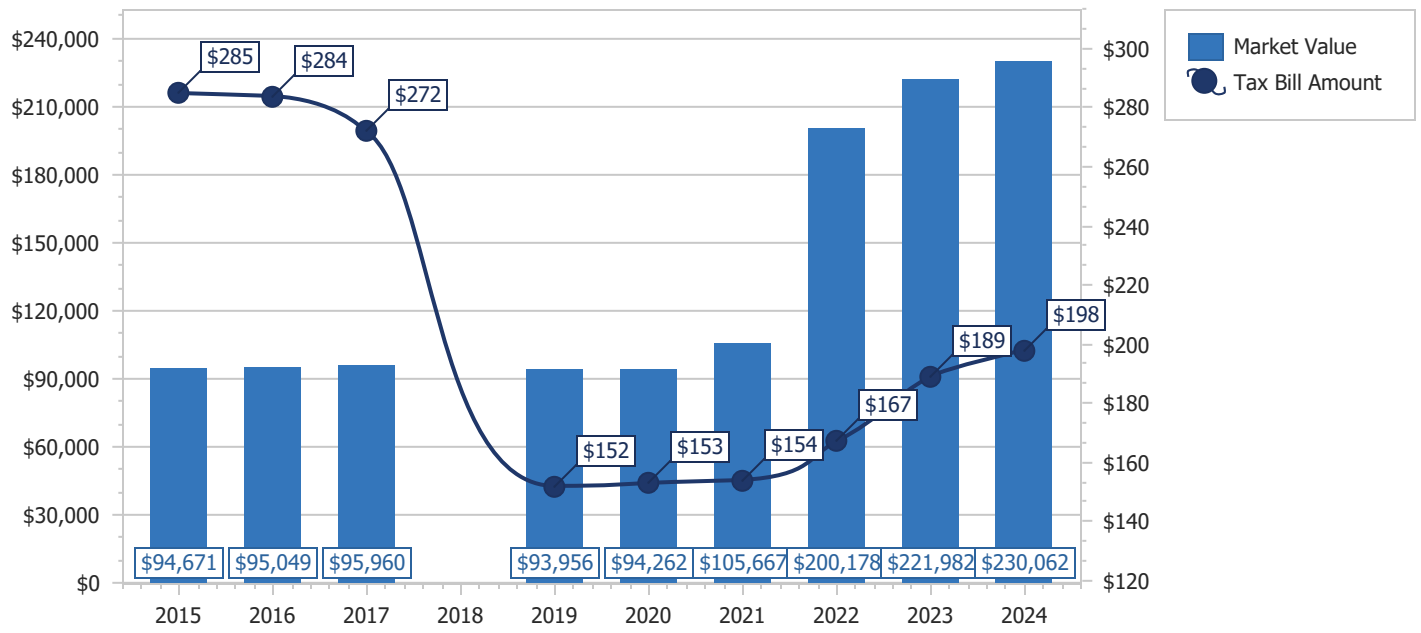
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

School Districts	
Elementary	Region 3
Middle	Sanford
High	Seminole

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 18

Utilities	
Fire Station #	Station: 32 Zone: 321
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	TUE/FRI
Recycle	TUE
Yard Waste	NO SERVICE
Hauler #	WASTE PRO

## Property Value History



Copyright 2025 © Seminole County Property Appraiser



**Seminole County Government  
Development Services Department  
Planning and Development Division  
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us [eplandes@seminolecountyfl.gov](mailto:eplandes@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 5/15/2025 1:05:57 PM  
**Project:** 25-80000061  
**Credit Card Number:** 47\*\*\*\*\*8663  
**Authorization Number:** 049597  
**Transaction Number:** 150525O18-F8DB3596-D74C-42D8-8540-379902527447  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50

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

Please review the comments below. If you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee, please email your request to attend to [devrevdesk@seminolecountyfl.gov](mailto:devrevdesk@seminolecountyfl.gov) or call (407) 665-7372 no later than noon on Friday, May 30, 2025, in order to place you on the Wednesday, June 4, 2025 meeting agenda.

**MEETINGS ARE HELD IN A HYBRID FORMAT (IN-PERSON AND VIRTUALLY). IF YOU WOULD LIKE TO REQUEST A MEETING, YOU MUST INDICATE WHETHER YOU WOULD LIKE TO ATTEND THE MEETING IN-PERSON OR VIRTUALLY.**

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

<b>PROJECT NAME:</b>	<b>SMITH PROPERTY - PRE-APPLICATION</b>	<b>PROJ #: 25-80000061</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/15/25	
RELATED NAMES:	EP DERRICK SMITH	
PROJECT MANAGER:	HILARY PADIN (407) 665-7377	
PARCEL ID NO.:	17-20-31-5AZ-0000-025C	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR AN ALLIGATOR PROCESSING FACILITY ON 4.83 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE EAST SIDE OF MELLONVILLE AVE, SOUTH OF PALM WAY	
NO OF ACRES	4.83	
BCC DISTRICT	2: ZEMBOWER	
CURRENT ZONING	A-1	
LOCATION	ON THE EAST SIDE OF MELLONVILLE AVE, SOUTH OF PINE WAY	
FUTURE LAND USE	SE	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
DERRICK SMITH 264 RUSKIN ST LAKE MARY FL 32746 (407) 235-4812 MRDERRICK2387@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.

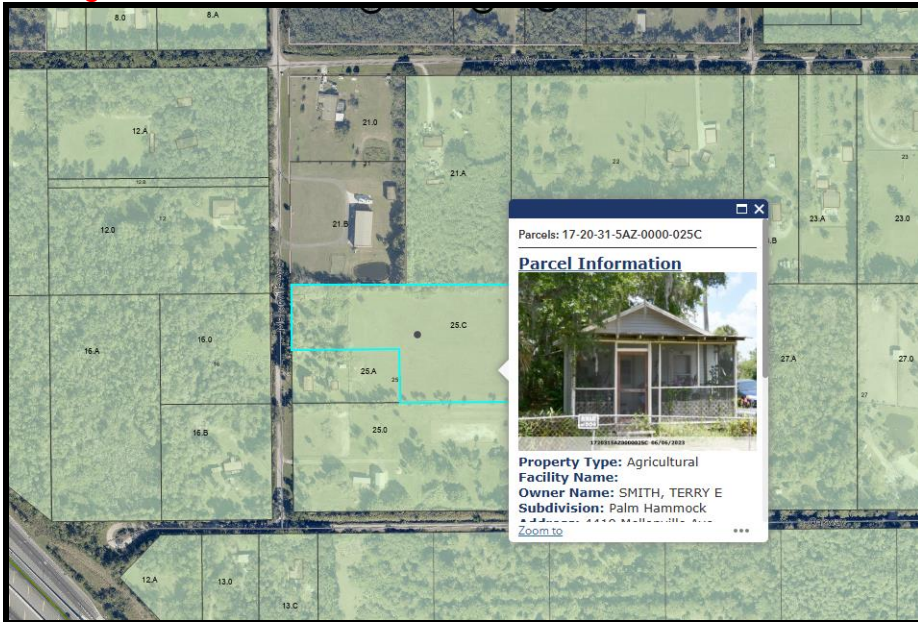
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

## PROJECT MANAGER COMMENTS

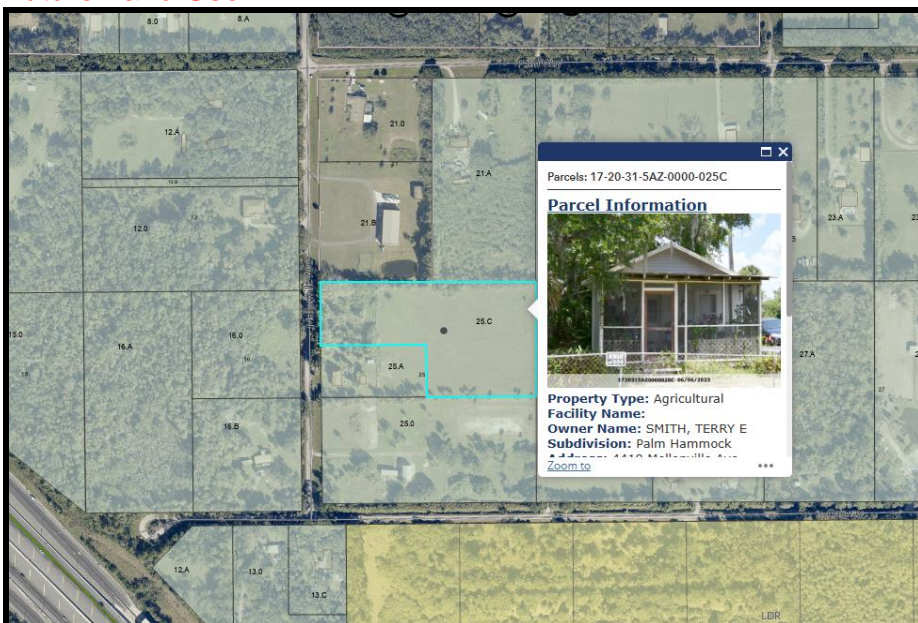
- The subject property has a Suburban Estates (SE) Future Land Use designation and an A-1 (Agriculture) zoning classification.
- An animal processing facility is not a permitted use in the A-1 zoning district. This use is classified as a heavy manufacturing use, which does not qualify for a general use permit.
- The subject site is located within the City of Sanford's utility service area. Please contact the City at (407) 688-0000 to discuss annexation to develop this site.

## PROJECT AREA ZONING AND AERIAL MAPS

### Zoning

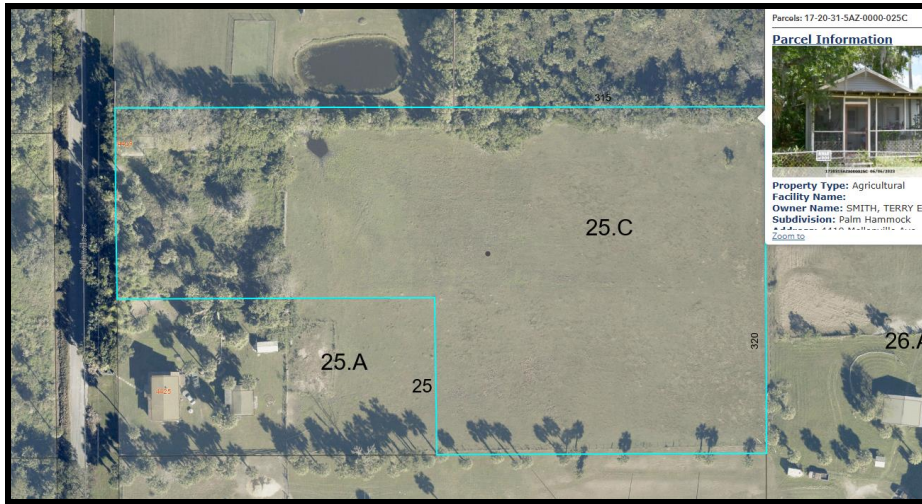


### Future Land Use





## Aerial



## AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	COMMENT
1	Buffers and CPTED	Buffer information can be found here: <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.3BU">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.3BU</a>
2	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.
3	Buffers and CPTED	A full buffer review will be done at time of site plan review.
4	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.
5	Comprehensive Planning	Future Land Use of SE (Suburban Estates) has a Maximum 1 DU/AC. Per Future Land Use Policy FLU 3.5.4 Suburban Estates: 1 Purpose and Intent 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.
6	Comprehensive Planning	Per Future Land Use Policy FLU 3.5.4 Suburban Estates: 2 Uses a. Single family residences on a minimum of one acre; b. General rural uses; c. Houses of worship, country clubs (over 10 acres in size) and home occupations; d. Public elementary schools, public middle schools and public high schools; and e. Special exception uses such as adult congregate living facilities, group homes, mobile homes and accessory uses, borrow pits, cemeteries, kennels, sewage and water treatment plants, landfills, and other public utility structures Animal processing does not appear to be compatible with the Suburban Estates Future Land Use based on this.
7	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Sanford to service it.

8	Environmental Services	<p>If the City of Sanford cannot provide potable water service to this development, then a private potable water well will be needed to service it instead. To apply for a private potable well permit (to construct, repair, modify, or abandon), follow link: <a href="https://floridadep.gov/water/source-drinking-water/content/water-well-construction-rules-forms-and-reference-documents">https://floridadep.gov/water/source-drinking-water/content/water-well-construction-rules-forms-and-reference-documents</a>, have the property owner or a water well contractor download and complete application form: 62-532.900(1) and submit it to St. Johns River Water Management District (SJRWMD) along with the appropriate application fee. Please contact SJRWMD for any other questions/concerns that you may have.</p>
9	Environmental Services	<p>If the City of Sanford cannot provide sewer services to this development, then an onsite sewage treatment and disposal system (OSTDS) aka septic system would be needed to service it instead. To apply for an OSTDS permit (to construct, repair, modify, or abandon) follow link: <a href="https://www.flrules.org/gateway/reference.asp?No=Ref-14359">https://www.flrules.org/gateway/reference.asp?No=Ref-14359</a>, download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please be aware that special permitting and/or a permit variance with the Seminole County Health Department may be required depending on the chemicals used in the wastewater of the proposed processing facility. 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: <a href="https://seminole.floridahealth.gov/programs-and-services/environmental-health/onsite-sewage-disposal/index.html">https://seminole.floridahealth.gov/programs-and-services/environmental-health/onsite-sewage-disposal/index.html</a> for more information.</p>



10	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 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.</p> <p>Seminole County Land Development Code:  <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a>  Seminole County Planning &amp; Development:  <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a></p>
11	Planning and Development	The subject property has a Suburban Estates (SE) Future Land Use designation and an A-1 (Agriculture) zoning classification.
12	Planning and Development	Per Section 30.6.3.1 of the SCLDC, light commercial and light industrial uses may be permitted by general use permit in the A-1, A-3, A-5 and A-10 zoning classifications. However, an animal processing facility is not a permitted use in the A-1 zoning district. An animal processing facility is a Special Exception use under the M-1 (Industrial) and M-2 (Heavy Industrial) zoning classifications. An animal processing facility is classified as a heavy manufacturing use, which does not qualify for a general use permit.
13	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.
14	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.
15	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
16	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 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"

17	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
18	Public Works - Engineering	The proposed project is located within the Lake Jessup drainage basin.
19	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has very poorly draining soils.
20	Public Works - Engineering	The drainage for the site is not clear. An appropriate outfall will need to be demonstrated, or the site will have to hold one of the following as applicable; The entire 25-year, 24-hour storm event volume. 24-hour storm event onsite without discharge if it is determined to be land locked. If appropriate outfall is determined the requirement may be reduced.
21	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope south.
22	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.
23	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 <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .
24	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. ( <a href="http://cfpub.epa.gov/npdes/home.cfm?program_id=45">http://cfpub.epa.gov/npdes/home.cfm?program_id=45</a> )
25	Public Works - Engineering	The road will have to be brought to county standard to Pine Way. 20' wide and 20' high unobstructed.

#### AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

DEPARTMENT	REVIEWER
Buffers and CPTED	Hilary Padin <a href="mailto:hpadin@seminolecountyfl.gov">hpadin@seminolecountyfl.gov</a>
Building Division	Jay Hamm <a href="mailto:jhamm@seminolecountyfl.gov">jhamm@seminolecountyfl.gov</a>
Comprehensive Planning	David German <a href="mailto:dgerman@seminolecountyfl.gov">dgerman@seminolecountyfl.gov</a>
Environmental Services	James Van Alstine <a href="mailto:jvanalstine@seminolecountyfl.gov">jvanalstine@seminolecountyfl.gov</a>
Natural Resources	Sarah Harttung <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>
Planning and Development	Hilary Padin <a href="mailto:hpadin@seminolecountyfl.gov">hpadin@seminolecountyfl.gov</a>
Public Safety - Fire Marshal	Matthew Maywald <a href="mailto:mmaywald@seminolecountyfl.gov">mmaywald@seminolecountyfl.gov</a>
Public Works - Engineering	Jennifer Goff <a href="mailto:jgoff@seminolecountyfl.gov">jgoff@seminolecountyfl.gov</a>
Public Works - Impact Analysis	William Wharton <a href="mailto:wwharton@seminolecountyfl.gov">wwharton@seminolecountyfl.gov</a>

## 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.stml>

### **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.stml>

### **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>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3621	

### **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>
Seminole Co. Property Appraiser	<a href="http://www.scpafl.org">www.scpafl.org</a>



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

COUNTY SERVICES  
BUILDING  
1101 EAST FIRST STREET  
SANFORD, FLORIDA  
32771-1468

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**File Number: 2025-564**

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### **Title:**

#### **MENEFEE MIXED USE - PRE-APPLICATION**

**Project Number:** 25-80000063

**Project Description:** Proposed Rezone from C-1 to PD for a mixed use building on 1.52 acres located on the south side of Willa Springs Rd, west of Tuskawilla Rd

**Project Manager:** Kaitlyn Apgar (407) 665-7377 (kapgar@seminolecountyfl.gov)

**Parcel ID:** 24-21-30-508-0000-0140

**BCC District:** 1-Dallari

**Applicant:** Dennis Menefee (407) 592-0916

**Consultant:** N/A



SEMINOLE COUNTY  
 PLANNING & DEVELOPMENT DIVISION  
 1101 EAST FIRST STREET, ROOM 2028  
 SANFORD, FLORIDA 32771  
 (407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 25-80000063

Received: 5/16/25

Paid: 5/19/25

## PRE-APPLICATION

### INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

#### APPLICATION FEE

☒ PRE-APPLICATION \$50.00

#### PROJECT

PROJECT NAME: Menefee Mixed Use

PARCEL ID #(S): 24-21-30-508-0000-0140

TOTAL ACREAGE: 1.5

BCC DISTRICT: 1: Dallari

ZONING: C-1

FUTURE LAND USE: ~~Mixed Retail/Apartment~~ COM

#### APPLICANT

NAME: Dennis H Menefee

COMPANY:

ADDRESS: 1040 Willa Springs Drive

CITY: Winter Springs

STATE: FL

ZIP: 32708

PHONE: 407-592-0916

EMAIL: dmenefee@partstat.com

#### CONSULTANT

NAME: N/A

COMPANY:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL:

#### PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

☐ SUBDIVISION ☒ LAND USE AMENDMENT ☒ REZONE ☐ SITE PLAN ☐ SPECIAL EXCEPTION

Description of proposed development: Mixed Use Retail/Apartment 2 story

#### STAFF USE ONLY

COMMENTS DUE: 5/30

COM DOC DUE: 6/5

DRC MEETING: 6/11

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: C-1

FLU: COM

LOCATION:

on the south side of Willa Springs Rd,  
west of Tuskawilla Rd

W/S: Seminole County

BCC: 1: Dallari

Agenda: 6/6

A possible Rezone from C-1 to PD to build a mixed used building about 7,000 square feet total. Retail on the bottom floor and living space on the upper floors. Preferably a 2-story structure but maybe 3 story. Not multi-family though. Only for myself and my wife. My wife is a Certified Health Coach and a Certified Personal Trainer. She will be working with the 2 assisted living facilities that are on the same road. She will need a space for workout equipment and a couple of offices. My company, Partstat, is next door at 1040 Willa Springs Drive. We'd like to reduce our footprint and have life and work close.





## LOCATION DETAILS

Located on Willa Springs Dr, a cut-through between Red Bug Lake Rd and Tuskawilla Rd that features relatively new modern business parks and flex spaces. Nearby Publix Super Market at Willa Springs Village and Oviedo Park Crossing. Less than 3 miles from the 417 and SR 436.



## PROPERTY DETAILS

### 2022 DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population	12,136	80,706	238,003





# Property Record Card



**Parcel:** 24-21-30-508-0000-0140  
**Property Address:** WILLA SPRINGS DR WINTER SPRINGS, FL 32708  
**Owners:** WILLA SPRINGS HOLDINGS LLC  
 2025 Market Value \$457,028 Assessed Value \$230,569 Taxable Value \$230,569  
 2024 Tax Bill \$3,959.33 Tax Savings with Non-Hx Cap \$1,788.51  
 Vac General-Commercial property has a lot size of 1.52 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	24-21-30-508-0000-0140
Property Address	WILLA SPRINGS DR WINTER SPRINGS, FL 32708
Mailing Address	1040 WILLA SPRINGS DR WINTER SPGS, FL 32708-5214
Subdivision	WILLA SPRINGS COMMERCIAL CENTER PH 2A
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$457,028	\$435,146
Land Value Agriculture	\$0	\$0
Just/Market Value	\$457,028	\$435,146
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$226,459	\$225,538
P&G Adjustment	\$0	\$0
Assessed Value	\$230,569	\$209,608

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,747.84
Tax Bill Amount	\$3,959.33
Tax Savings with Exemptions	\$1,788.51

## Owner(s)

Name - Ownership Type

WILLA SPRINGS HOLDINGS LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 14  
WILLA SPGS COMMERCIAL CENTER PH 2A  
PB 40 PGS 61 TO 63

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$230,569	\$0	\$230,569
Schools	\$457,028	\$0	\$457,028
FIRE	\$230,569	\$0	\$230,569
ROAD DISTRICT	\$230,569	\$0	\$230,569
SJWM(Saint Johns Water Management)	\$230,569	\$0	\$230,569

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	10/1/2015	\$185,000	08570/0018	Vacant	Yes
QUIT CLAIM DEED	12/1/2002	\$100	04632/1318	Vacant	No
WARRANTY DEED	3/1/2002	\$120,200	04351/0816	Vacant	Yes
QUIT CLAIM DEED	4/1/1998	\$100	03408/0444	Vacant	No

## Land

Units	Rate	Assessed	Market
66,308 SF	\$9.19/SF	\$457,028	\$457,028

## Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft <sup>2</sup> )	
Total Area (ft <sup>2</sup> )	
Constuction	
Replacement Cost	
Assessed	

Building

\* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

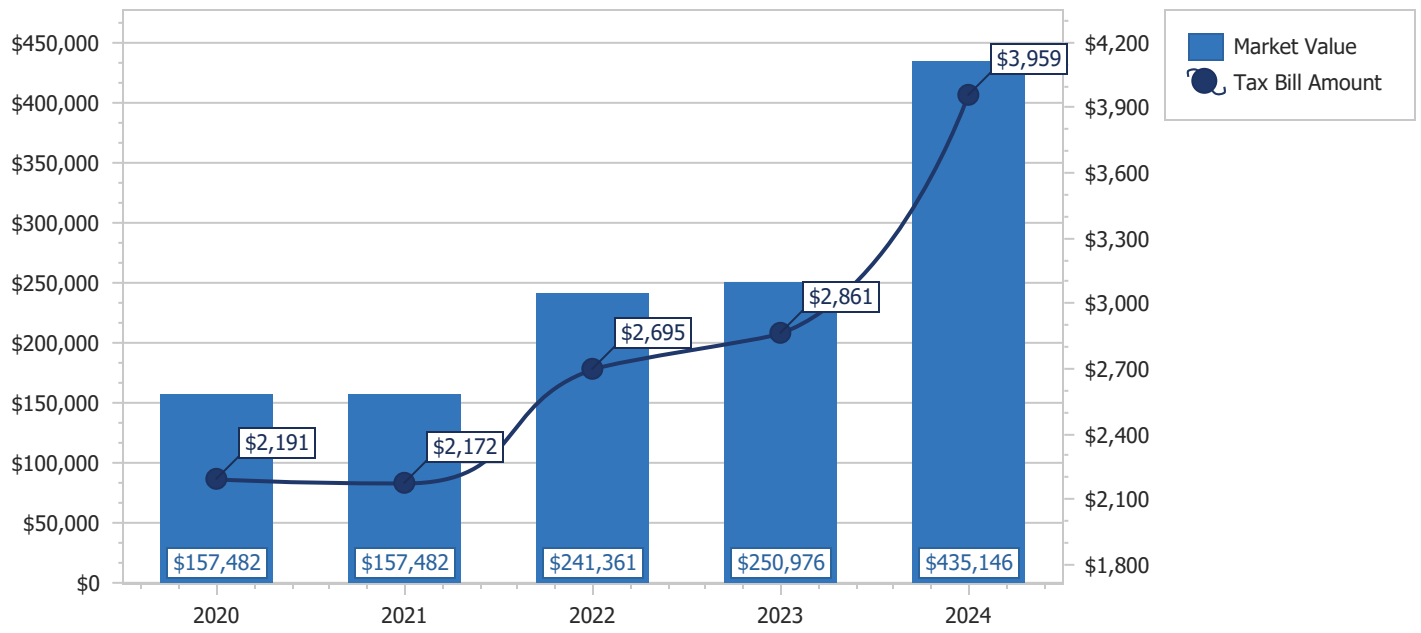
Zoning	
Zoning	C-1
Description	Retail Commercial-Commodities
Future Land Use	COM
Description	Commercial

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 66

School Districts	
Elementary	Red Bug
Middle	Tuskawilla
High	Lake Howell

Utilities	
Fire Station #	Station: 27 Zone: 271
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

## Property Value History



Copyright 2025 © Seminole County Property Appraiser



**Seminole County Government  
Development Services Department  
Planning and Development Division  
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us [eplandes@seminolecountyfl.gov](mailto:eplandes@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 5/19/2025 8:44:48 AM  
**Project:** 25-80000063  
**Credit Card Number:** 37\*\*\*\*\*9000  
**Authorization Number:** 207564  
**Transaction Number:** 190525C1A-6368E249-2258-4F6B-A795-314C1AE28732  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50

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

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

<b>PROJECT NAME:</b>	<b>MENEFEE MIXED USE - PRE-APPLICATION</b>	<b>PROJ #: 25-80000063</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/19/25	
RELATED NAMES:	EP DENNIS MENEFEE	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	24-21-30-508-0000-0140	
PROJECT DESCRIPTION	PROPOSED REZONE FROM C-1 TO PD FOR A MIXED USE BUILDING ON 1.52 ACRES LOCATED ON THE SOUTH SIDE OF WILLA SPRINGS RD, WEST OF TUSKAWILLA RD	
NO OF ACRES	1.52	
BCC DISTRICT	1: DALLARI	
CURRENT ZONING	C-1	
LOCATION	ON THE SOUTH SIDE OF WILLA SPRINGS RD, WEST OF TUSKAWILLA RD	
FUTURE LAND USE-	COM	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
DENNIS MENEFEE 1040 WILLA SPRINGS DR WINTER SPRINGS FL 32708 (407) 592-0916 DMENEFEE@PARTSTAT.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](#).

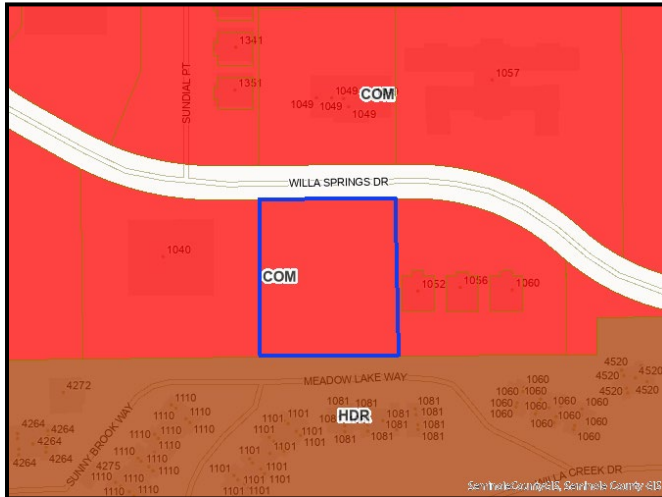


## PROJECT MANAGER COMMENTS

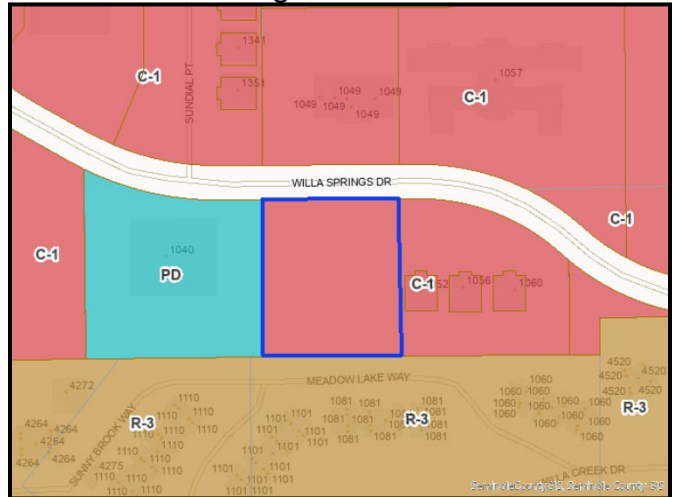
- The subject property has a Future Land Use (FLU) of Commercial (COM) and a zoning designation of C-1 (Retail Commercial).
- The pre-application narrative proposes a rezoning to Planned Development (PD). There may be additional options within the C-1 Zoning district for live-work housing in conjunction with a permitted commercial use.
- Offices and physical fitness studios are permitted uses in the C-1 zoning district.

## PROJECT AREA ZONING AND AERIAL MAPS

FLU: COM



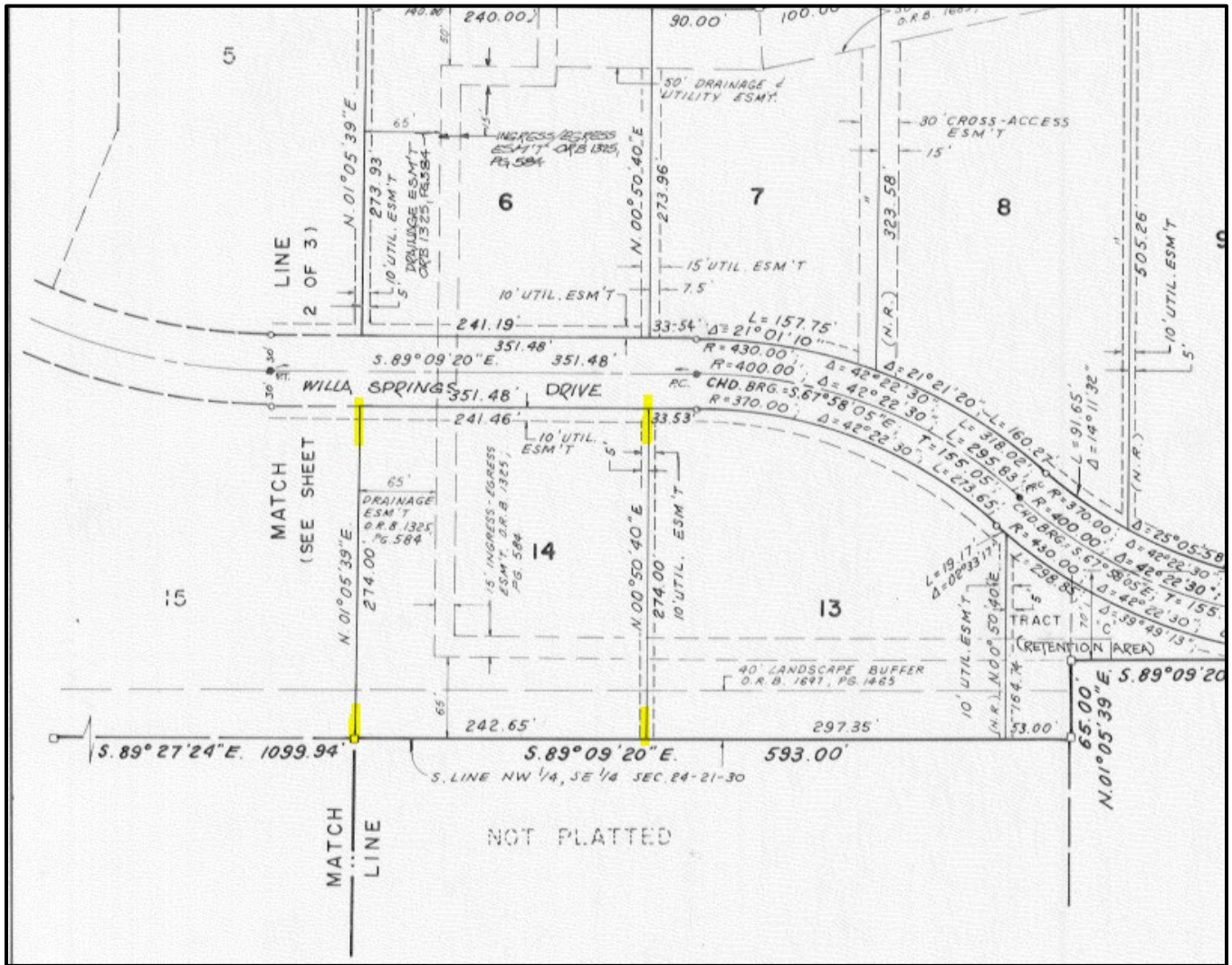
Zoning: C-1



Aerial



Willa Springs Commercial Center Phase 2 Plat: Lot 14



# AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STAT US
1.	Buffers and CPTED	Buffer information can be found here: <a href="https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU">https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU</a>	Info Only
2.	Buffers and CPTED	The landscape buffers are calculated based on the project intensity versus the surrounding property (or roadway, as applicable) intensity. The subject property will be assigned a Land Use Intensity (LUI) rating based on proposed density/intensity. The adjacent properties will be estimated per guidelines in the code (vacant vs developed). See the link below for calculating LUI. Sec. 30.14.6, <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN</a>	Info Only
3.	Buffers and CPTED	The applicable land use intensity of the proposed site will yield a buffer opacity when evaluated in accordance with the Required Buffers Tables, see the link to SCLDC Sec. 30.14.7 below. <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7REBU">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7REBU</a>	Info Only
4.	Buffers and CPTED	The applicable land use intensity of the proposed site will yield a buffer opacity when evaluated in accordance with the Required Buffers Tables, see the link to SCLDC Sec. 30.14.7 below. <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7REBU">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7REBU</a>	Info Only
5.	Buffers and CPTED	The buffer opacity corresponds to a certain width, plant unit groups per 100 feet, and structural enhancements (as applicable). The standard buffer yard/widths are located at the following link: <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.5STBUPEAD">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.5STBUPEAD</a> . There are four plant unit group types to choose from, that is at the Applicant's discretion; however, if there are overhead power lines then Plant Group C is required. The groups are located at the following link <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.3BU">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.3BU</a>	Info Only
6.	Buffers and CPTED	A full buffer review will be done at time of site plan review, or at rezone. Buffer requirements will be calculated based on project intensity, per Sec.	Info Only



		30.14.6. Upon submittal of plans, please provide 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet, in order to calculate required buffers.	
7.	Buffers and CPTED	At the time of the Site Plan Approval, the Applicant will be required to demonstrate that all landscaped areas are 100 percent irrigated. See the following link for requirements <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLA_DECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLA_DECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE</a>	Info Only
8.	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
9.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
10	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Info Only
11	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
12	Comprehensive Planning	The proposed mixed-use project is allowed in the Commercial Future Land Use, subject to the following policies: Policy FLU 5.4.11 Mixed Use Development in Commercial A. The County shall allow properties designated as Commercial on the Exhibit FLU: Future Land Use Map to be developed as mixed residential/commercial use, up to 30 du/acre, subject to compliance with the policies and standards for FLU 4.2.2 Mixed Use Development and mixed use development standards in the Land Development Code (LDC). Residential shall be a supporting use within the boundaries of a commercial development, not exceeding 49 percent of total floor area and any subdivision of residential lots shall be limited 20 percent of the net buildable area of the site. The following residential uses will be permitted within the Commercial land use designation as an incentive to create opportunities for infill development; maintain short travel distances between commercial and residential areas; support the multimodal mobility strategy; and create a range of obtainable housing opportunities and choices consistent with the Central Florida Regional Growth Vision: 1 Attached multifamily units such as condominiums, apartments and townhouses of medium to high density 2 Missing Middle dwelling unit typologies, including live-work units; and	Info Only

		<p>3 Above-store apartments.</p> <p>B. Proposed mixed-use developments are subject to compliance with the Missing Middle Alternative Standards or rezoning to Mixed-Use Corridor Development. Applications are subject to the Mixed Development Performance Framework from Policy FLU 4.2.2. C Detached single-family homes are not permitted to be constructed as part of the new residential component.</p>	
13	Comprehensive Planning	<p>The maximum Floor Area Ratio permitted in the Commercial FLU is 0.35. However, development consistent with Policy 4.2.2 and 5.4.11 of the Comprehensive Plan may allow up to 1.0 FAR. This will be evaluated through the rezone process. A higher FAR would need to be correlate to the number of residential units and ratio of residential and nonresidential uses.</p>	Info Only
14	Environmental - Impact Analysis	<p>Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.</p>	Info Only
15	Environmental Services	<p>This development is within Seminole County's potable water service area and is required to connect. There is an 8" potable water main stubbed out to this property from our 8" PVC potable water main running along the south side of Willa Springs Drive.</p>	Info Only
16	Environmental Services	<p>This development is within Seminole County's sanitary sewer service area and is required to connect. There is a 6" PVC gravity sewer lateral stubbed out to this property from our 8" PVC gravity sewer main running along the centerline of Willa Springs Drive.</p>	Info Only
17	Environmental Services	<p>This development is not within any reclaim irrigation service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.</p>	Info Only
18	Natural Resources	<p>Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2</p>	Info Only
19	Natural Resources	<p>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.</p>	Info Only

20	Natural Resources	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 60.10(b)(1)	Info Only
21	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
22	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
23	Natural Resources	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
24	Natural Resources	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
25	Natural Resources	The canopy trees listed in Chapter 30 Part 14 Approved Plant List Table or from the Florida Friendly Landscaping Guide may be used as replacement stock without prior approval. SCLDC 60.9(a)	Info Only
26	Natural Resources	Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)	Info Only
27	Natural Resources	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
28	Natural Resources	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 two (2) to one (1) toward meeting the total replacement requirement.	Info Only

29	Natural Resources	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)	Info Only
30	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only
31	Natural Resources	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
32	Planning and Development	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 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: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>	Info Only
33	Planning and Development	The building setbacks for the C-1 zoning district are as follows: Front yard: Twenty-five (25) feet, Rear: Ten (10) feet, and Side yard setback may be reduced to zero (0) feet except when a side lot line abuts property assigned a residential zoning classification or land use designation. In these cases where the side lot line abuts residential zoning or land use, the buffer width is the rear yard setback.	Info Only
34	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: <a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml</a>	Info Only
35	Planning and Development	Multifamily units such as condominiums, apartments, townhouses and above-store "flat"	Info Only



		housing units are permitted in the C-1, Retail Commercial zoning district to provide housing in close proximity to employment centers. The provision of multifamily uses is limited to twenty (20) percent of the total net buildable area of any development site and forty-nine (49) percent of total floor area to preserve the commercial character of the district and to maintain adequate commercial uses to serve surrounding residential districts. This is a permitted use and would be subject to site plan review.	
36	Planning and Development	Adequate space will be provided for off-street parking (segregated for commercial and residential uses), loading, and landscaping requirements. The floor area of permitted residential uses shall be incidental to commercial uses and shall not exceed fifty (50) percent of the commercial floor area. Residential floor areas will not be counted toward the floor area ratio calculation for the commercial use.	Info Only
37	Planning and Development	There are alternative standards that can be utilized in the C-1 zoning district (within the urban service area) per Seminole County Land Development Code (SCLDC) Sec. 30.8.3. Live work units (defined as: attached or detached structure consisting of one dwelling unit above or behind a fire-separated flexible ground floor space that can accommodate a range of non-residential uses. The flex space and residential unit typically have separate street entrances) are a permitted use. This is subject to the applicable criteria as it is found within the Missing Middle District and Alternative Standards, see the following link: <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLA_DECO_CH30ZORE_PT8SPZODI_S30.8.3MMMI_MIDIALST">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLA_DECO_CH30ZORE_PT8SPZODI_S30.8.3MMMI_MIDIALST</a> This process requires the submittal of a Final Development Plan (to be reviewed by the Development Services Director) and Building Elevations prior to site plan approval.	Info Only
38	Planning and Development	Required open space in the C-1 zoning district is twenty-five (25) percent (Natural lakes and/or conservation areas within a development site shall not be credited to a combined maximum of more than fifty (50) percent of the required open space).  Stormwater retention ponds may be counted toward the minimum required open space area subject to the following criteria:  (1) The pond shall be sodded or dressed with equivalent ground cover; and	Info Only

		<p>(2) The pond shall be accessible to all employees and visitors and shall be landscaped and configured in a manner that results in a visual amenity for the site and shall include aesthetic features or amenities such as benches and/or picnic tables.</p> <p>(3) For wet ponds, if reclaimed water is unavailable, then the pond shall be designed to be utilized for landscape irrigation.</p> <p>(4) For wet ponds, littoral zones of ponds shall be vegetated with emergent native vegetation to the maximum extent possible, provided that maintenance of the pond is not impeded. Plans shall be reviewed and approved by the Natural Resource Officer or designee.</p>	
39	Planning and Development	The Floor Area Ratio (F.A.R.) is the relationship between the total usable floor area of the building and the total area of the lot on which the building stands. The maximum F.A.R. in the C-1 zoning district is 0.35.	Info Only
40	Planning and Development	<p>The following are the steps required for a Planned Development (PD) Rezone:</p> <p>1st step- Approval of the PD (Planned Development) Rezone, which includes the Master Development Plan (MDP) and the Development Order. A Community Meeting conducted by the applicant is required (see the following link for more information  <a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf</a> )</p> <p>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>2nd step- Approval of the Final Development Plan (FDP) and Developer's Commitment 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>Steps 2 &amp; 3 may be submitted concurrently as the same plan (FDP/Site Plan); however, staff recommends the FDP not be submitted until the 1st step has been scheduled for BCC.</p>	Info Only

		3 <sup>rd</sup> Step – Approval of Site Plan/Final Engineering Plans: If the development is to remain under single 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.	
41	Planning and Development	Parking requirements are based on the proposed uses. Developments containing more than one use shall provide parking and loading spaces in an amount equal to the total of the requirements for all uses. Please also see the required bicycle parking. Parking requirements can be found in SCLDC Part 64 Chapter 30, Part 11 <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLA_DECO_CH30ZORE_PT11PALORE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLA_DECO_CH30ZORE_PT11PALORE</a>	Info Only
42	Planning and Development	The PD application shall include a narrative addressing the following: (1) How the proposed development addresses the goals of the Comprehensive Plan. (2) Why the proposed development cannot be achieved under an existing conventional or special zoning district. (3) How the proposed development provides an innovative approach to land development. (4) A description of benefits to the County that cannot be achieved under the existing provisions of this Code. (5) Two or more of the Greater Benefit criteria as referenced in SCLDC Sec. 30.8.5.3 (b) <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLA_DECO_CH30ZORE_PT8SPZODI_S30.8.5PDPLDE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLA_DECO_CH30ZORE_PT8SPZODI_S30.8.5PDPLDE</a>  Additionally: Any proposed development under the PD ordinance must address the following goals: (1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis. (2) Minimize transportation impacts through design elements, which may include but are not limited to: multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural design; accommodation or neighborhood electric vehicles; transportation demand management; or permitting complementary uses.	Info Only
43	Planning and Development	In the Willa Springs Commercial Center Plat Phase 2A, the property is encumbered by a sixty-five (65) foot drainage easement (O.R.B. 1325,	Info Only

		PG 584), a fifteen (15) foot ingress-egress easement (O.R.B. 1325 PG 584), and a forty (40) foot landscape easement (O.R.B. 1697 PG 1470).  The Applicant shall not place impervious surfaces or a permanent structure within the drainage easement or the landscape easement.	
44	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
45	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
46	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
47	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 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"	Info Only
48	Public Works - Engineering	The proposed project is located within the Howell Creek drainage basin.	Info Only
49	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has somewhat poorly drained soils.	Info Only
50	Public Works - Engineering	Based on a preliminary review, at a minimum, the site will be required to hold water quality.	Info Only
51	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to an existing pond system. The site was not included for water quality into the master	Info Only

		drainage system. A dedicated water quality pond is required onsite.	
52	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
53	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 <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .	Info Only
54	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
55	Public Works - Engineering	The roadway geometry meets County standards. The roadway structure meets County standards.	Info Only
56	Public Works - Impact Analysis	CA Traffic Impact Study (TIS) will be required if the trip generation for the proposed use is more than 50 weekday peak hour trips based in the latest edition of the ITE Trip Generation Manual. 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 for review and approval prior to submittal of the TIS itself. If a TIA is required the Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering.	Info Only

**AGENCY/DEPARTMENT REVIEWER CONTACT**

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

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	William Wharton	wwharton@seminolecountyfl.gov	407-665-5730



## 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.stml>

### 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.stml>

### 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>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3621	

#### 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>
Seminole Co. Property Appraiser	<a href="http://www.scpafl.org">www.scpafl.org</a>



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

COUNTY SERVICES  
BUILDING  
1101 EAST FIRST STREET  
SANFORD, FLORIDA  
32771-1468

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**File Number: 2025-566**

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### **Title:**

#### **MY MAMA'S ORGANICS - PRE-APPLICATION**

**Project Number:** 25-80000065

**Project Description:** Proposed general use permit for a light industrial use in support of agricultural in the A-1 Zoning District located on the north side of Oak Hollow Ln, east of Dean Rd

**Project Manager:** Tiffany Owens 407-665-7354 (towens04@seminolecountyfl.gov)

**Parcel ID:** 32-21-31-300-005A-0000

**BCC District:** 1-Dallari

**Applicant:** Phung Nguyen (206) 636-5354

**Consultant:** N/A



SEMINOLE COUNTY  
 PLANNING & DEVELOPMENT DIVISION  
 1101 EAST FIRST STREET, ROOM 2028  
 SANFORD, FLORIDA 32771  
 (407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 25-80000065

Received: 5/22/25

## PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

## APPLICATION FEE

☒ PRE-APPLICATION \$50.00

## PROJECT

PROJECT NAME: My Mama's Organics - Garage Conversion

PARCEL ID #(S): 32-21-31-300-005A-0000

TOTAL ACREAGE: 19.66

BCC DISTRICT: 1: Dallari

ZONING: A-1

FUTURE LAND USE: ~~R-4~~ LDR

## APPLICANT

NAME: PHUNG T. NGUYEN

COMPANY:

ADDRESS: 5750 OAK HOLLOW LN

CITY: OVIEDO

STATE: FL

ZIP: 32765

PHONE: 206-636-5354

EMAIL: NGUYENPHUNG@YAHOO.COM

## CONSULTANT

NAME:

COMPANY:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL:

## PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

☐ SUBDIVISION ☐ LAND USE AMENDMENT ☐ REZONE ☐ SITE PLAN ☐ SPECIAL EXCEPTION

Description of proposed development: General Use Permit

## STAFF USE ONLY

COMMENTS DUE: 5/30

COM DOC DUE: 6/5

DRC MEETING: 6/11

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A-1

FLU: LDR

LOCATION:

on the north side of Oak Hollow Ln,  
west of Dean Rd

W/S: Seminole County

BCC: 1: Dallari

Agenda: 6/6

## **PRE-APP FOR Permit Submittal Package: Conversion of Garage to Food Processing Facility**

**Project Title:** Conversion of Existing Garage to a Small Food Processing Facility

**Project Address:** 5750 Oak Hollow Ln, Oviedo, FL 32765.

**Parcel ID:** 32-21-31-300-005A-0000

**Applicant Name:** Phung Nguyen (Abby) / My Mama's Organics (Mama's Organics, LLC.)

**Contact Info:** [nguyenphung@yahoo.com](mailto:nguyenphung@yahoo.com) | 206-636-5354

### **Project Description**

We are proposing to convert an existing 850 sq. ft. attached garage of the house at 5750 Oak Hollow Ln. Oviedo, FL 32765 into a small-scale food processing facility to support our family-owned agricultural business, *My Mama's Organics*. Our farm specializes in growing organic crops such as blueberries, figs, and other botanicals, which are then dried and processed into herbal teas and powdered products. The conversion of this is a requirement from the Agricultural Department, Consumer Services Division to get annual food permit.

This facility will be used solely for post-harvest processing and packaging of these agricultural goods—all of which are grown on our own organic farm. The intended use is **non-retail**, closed to the public, with processed items distributed directly to wholesale buyers, retailers, and online customers.

Currently, the land supports approximately 4,000 blueberry bushes and 7 calves. Additional development plans include restarting a poultry farm again, the expansion of fruit orchards, as well as the cultivation of herbs and a variety of seasonal vegetables.

### **Scope of Work**

The scope includes:

- Interior renovation of the garage space to meet food safety and building code standards
- Permanent separation from the residential portion of the home (interior garage door will be permanently sealed and insulated)
- Installation of:
  - Washable walls and non-absorbent flooring
  - 3-compartment sink for dishwashing and sanitation
  - Handwashing station for employee use
  - Utility/mop sink for janitorial purposes
  - Dedicated toilet room
  - Drying and grinding equipment
  - Sealing and packaging equipment
- Plumbing and electrical upgrades to support equipment and ensure health department compliance
- Addition of HVAC and food-grade lighting and ventilation

**Note:** The exterior structure will remain unchanged.

## **Intended Use and Compliance**

This facility will be used to:

- Dry, grind, and package herbal teas and fruit/leaf powders
- Label and store finished products
- Maintain strict food safety protocols and sanitation procedures
- Comply with all state and federal food processing standards, including future inspection by the Florida Department of Agriculture and USDA Organic certifiers

## **Important Notes:**

- No hazardous materials will be used or stored. All processes involve naturally grown plants and require no cooking or refrigeration.
- All agricultural materials processed in this facility are grown on-site.
- Estimated hours of operation will be **Monday to Friday, from 9:00 AM to 5:00 PM.**
- The facility will operate with **1-2 employees**, depending on seasonal production needs. Mainly it will be my husband and I, plus 1-2 part-time seasonal contractors.

## **Zoning and Construction Notes**

- Property is currently zoned **Agricultural/Residential**
- No changes to the exterior building envelope
- All improvements will be completed by **licensed contractors** and submitted for required inspections
- Facility will **not** serve the public or operate as a retail store
- All activities are **agricultural in nature** and directly support the farm's production

## **Site Map (Summary Description)**

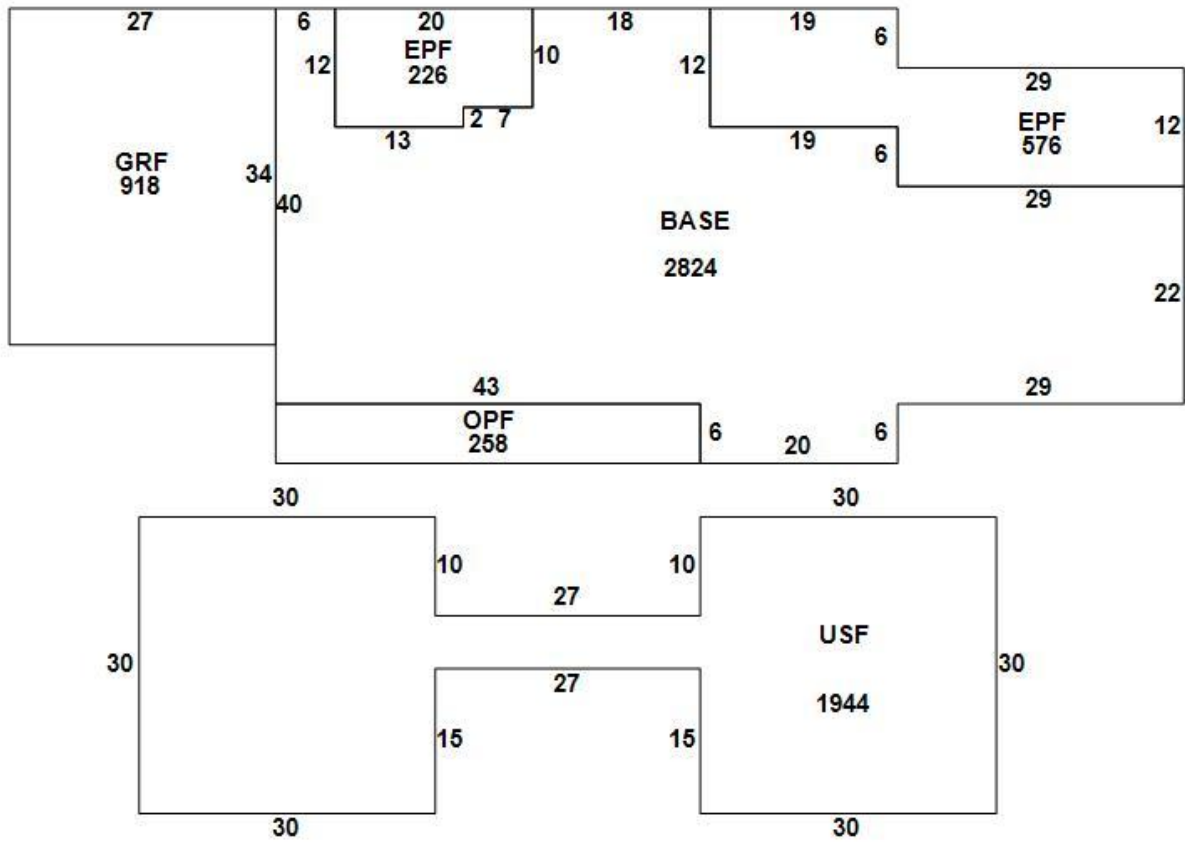
The overall property layout includes:

- **Designated access and driveway area** for product transport and deliveries are right outside of the garage
- **Parking spaces for up to 3 employee vehicles**, located near the garage. Our driveway is paved and comfortable park many cars.
- **Farm/agricultural production area**, including planted sections of blueberries, figs, and herbs
- **No public or retail parking is required** as this is not a retail location

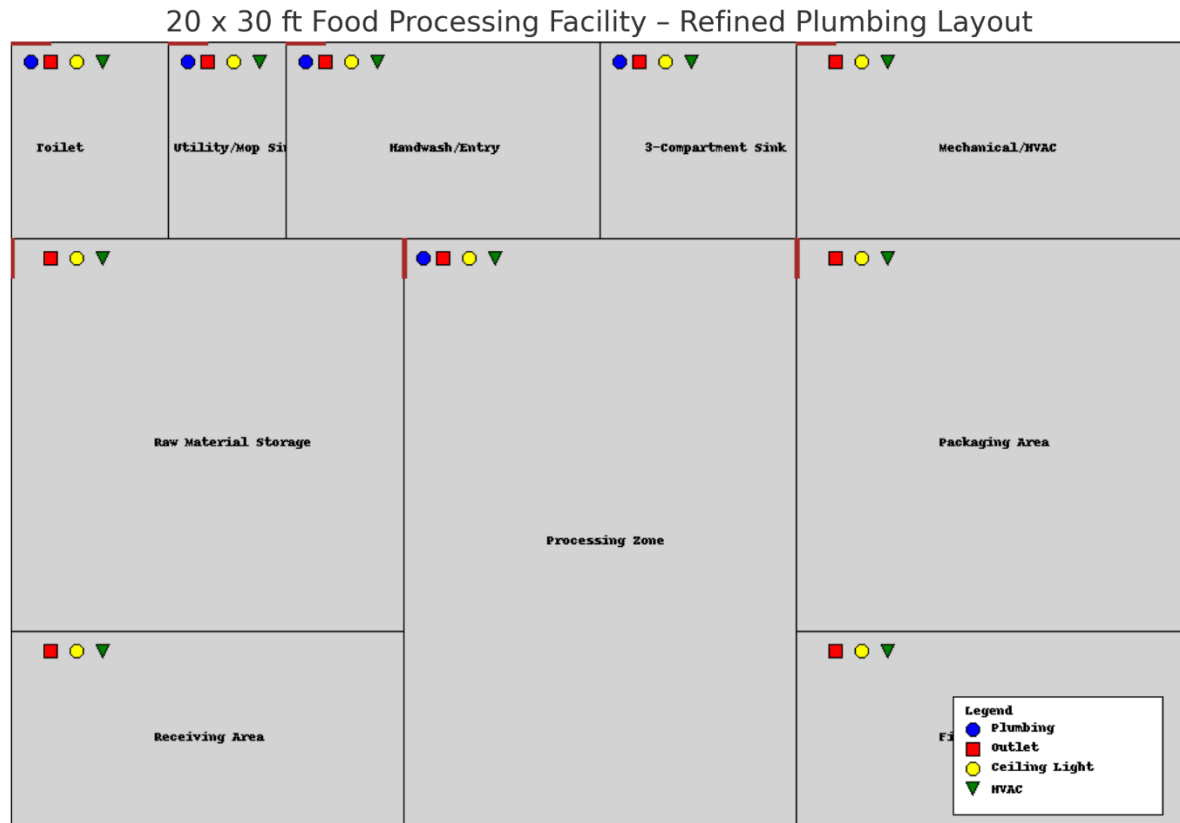








## PROPOSED LAYOUT FOR THE COVERSION



We respectfully request review and pre-approve of this request so we can move forward with construction and build a compliant, purpose-driven processing space for our small farm business.

Thank you for your time and consideration.

**Submitted by:**

Phung Nguyen (Abby)  
Owner, My Mama's Organics  
nguyenphung@yahoo.com  
206-636-5354

# Property Record Card



Parcel: 32-21-32-300-0050-0000  
 Property Address:  
 Owners: HI-OAKS LLC  
 2025 Market Value \$4,950,000 Assessed Value \$34,338 Taxable Value \$34,338  
 2024 Tax Bill \$354.83 Tax Savings with Exemptions \$11,239.24  
 Timberland property has a lot size of 216.60 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	32-21-32-300-0050-0000
Property Address	
Mailing Address	1065 MAITLAND CENTER COMMONS BLVD STE 201 MAITLAND, FL 32751-7437
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	
Exemptions	None
AG Classification	

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$4,950,000	\$1,122,000
Land Value Agriculture	\$34,338	\$34,338
Just/Market Value	\$4,950,000	\$1,122,000
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$34,338	\$34,338

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$11,594.07
Tax Bill Amount	\$354.83
Tax Savings with Exemptions	\$11,239.24

## Owner(s)

Name - Ownership Type

HI-OAKS LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Thursday, May 22, 2025

## Legal Description

SEC 32 TWP 21S RGE 32E S 3/8 (LESS S 20 CH  
OF E 10 CH)

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$34,338	\$0	\$34,338
Schools	\$34,338	\$0	\$34,338
SJWM(Saint Johns Water Management)	\$34,338	\$0	\$34,338

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	2/1/2006	\$100	06381/0552	Vacant	No
QUIT CLAIM DEED	4/1/2003	\$114,000	04786/1720	Vacant	No
QUIT CLAIM DEED	4/1/2003	\$6,500	04786/1716	Vacant	No
QUIT CLAIM DEED	4/1/2003	\$397,600	04786/1712	Vacant	No
QUIT CLAIM DEED	2/1/2000	\$632,800	03924/1466	Vacant	No
SPECIAL WARRANTY DEED	12/1/1999	\$702,800	03778/1390	Vacant	No
QUIT CLAIM DEED	12/1/1994	\$100	02863/0117	Vacant	No
WARRANTY DEED	3/1/1989	\$3,100,000	02052/1154	Vacant	No
WARRANTY DEED	5/1/1960	\$100	01369/1595	Vacant	No

## Land

Units	Rate	Assessed	Market
31 Acres	\$22,500/Acre Market, \$178/Acre AG	\$5,518	\$697,500
127 Acres	\$22,500/Acre Market, \$100/Acre AG	\$12,700	\$2,857,500
62 Acres	\$22,500/Acre Market, \$260/Acre AG	\$16,120	\$1,395,000

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
Constuction	
Replacement Cost	
Assessed	

Building

\* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

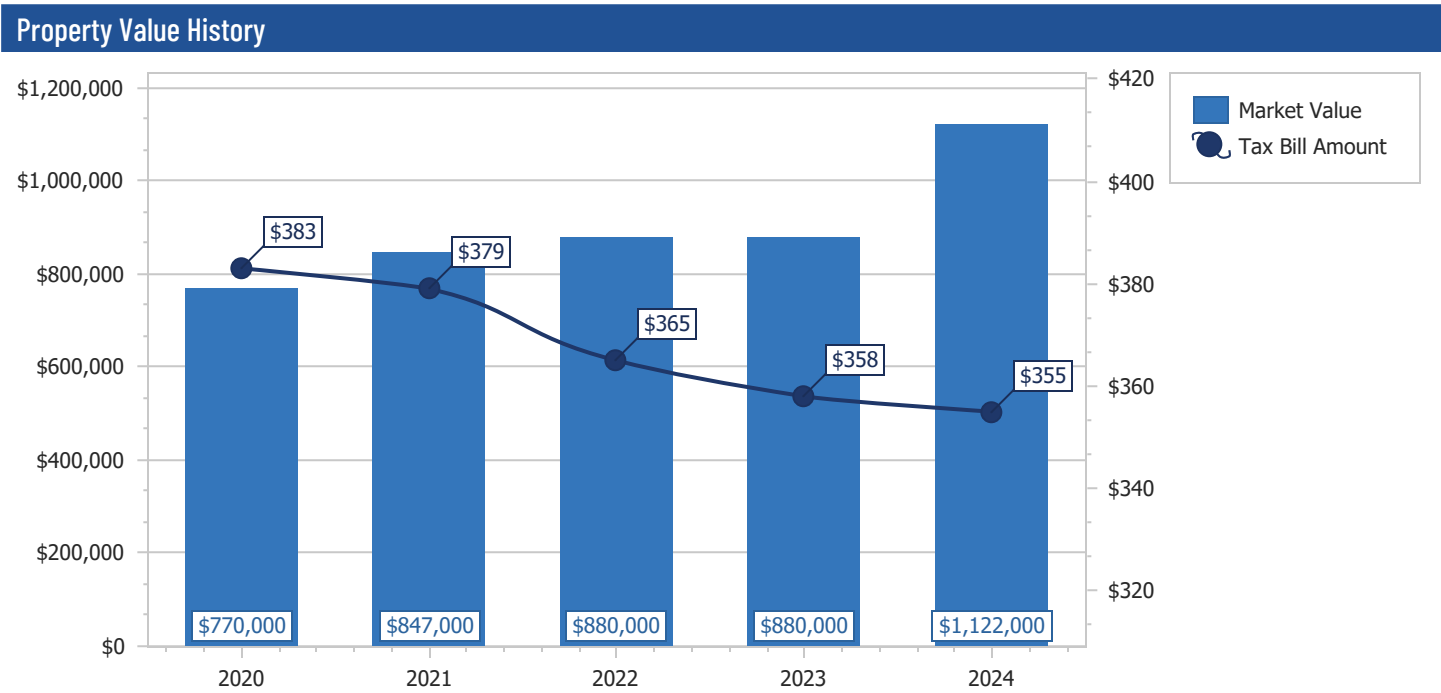
Zoning	
Zoning	A-5
Description	Rural-5Ac
Future Land Use	R5
Description	Rural-5

School Districts	
Elementary	Walker
Middle	Chiles
High	Hagerty



Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 81

Utilities	
Fire Station #	Station: 43 Zone: 431
Power Company	FPL
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



Copyright 2025 © Seminole County Property Appraiser

**\*\*Fee applied to Pre-Application from Voided ZCL - TLO 05/22/2025**



**Seminole County Government  
Development Services Department  
Planning and Development Division  
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us [eplandesk@seminolecountyfl.gov](mailto:eplandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 5/20/2025 12:54:59 PM  
**Project:** 25-27000071  
**Credit Card Number:** 52\*\*\*\*\*5139  
**Authorization Number:** 02058T  
**Transaction Number:** 200525O3B-B6A90948-FEFD-49E2-925B-8DA1156A5867  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	2.50
ZONING CERT LETTER	50.00
Total Amount	52.50

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

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

<b>PROJECT NAME:</b>	<b>MY MAMA'S ORGANICS - PRE-APPLICATION</b>	<b>PROJ #: 25-80000065</b>
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	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
PHUNG NGUYEN 5750 OAK HOLLOW LN OVIEDO FL 32765 (206) 636-5354 NGUYENPHUNG@YAHOO.COM	N/A	

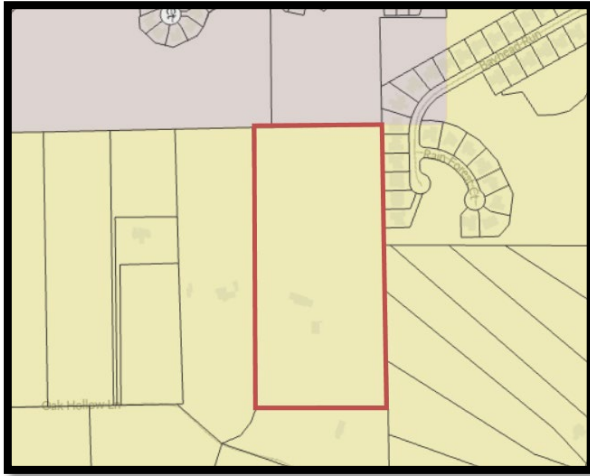
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and 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: <a href="https://seminole.floridahealth.gov/programs-and-services/environmental-health/onsite-sewage-disposal/index.html">https://seminole.floridahealth.gov/programs-and-services/environmental-health/onsite-sewage-disposal/index.html</a> 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: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>	
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 <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT6ADUSST_S30.6.3ADUSSTSPAGZO">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT6ADUSST_S30.6.3ADUSSTSPAGZO</a>	Info Only
15.	Planning and Development	<p><b>30.6.3.1 Uses by general permit in agricultural zones.</b></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"> <li>There is no direct access onto a collector or arterial roadway.</li> <li>There is no access to an adequate level of applicable public services such as sewer and water.</li> <li>The use is not consistent with the Seminole County Comprehensive Plan's Low Density Residential Future Land Use.</li> </ul>	
17.	Planning and Development	The subject property is located within a Rural Enclave Study Area. <a href="https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/projects/rural-enclaves-study.shtml">https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/projects/rural-enclaves-study.shtml</a>	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 <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .	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
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Public Works - Engineering	Jim Potter (407)665-5764 <a href="mailto:jpotter@seminolecountyfl.gov">jpotter@seminolecountyfl.gov</a>

## 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](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>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3621	

#### 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>
Seminole Co. Property Appraiser	<a href="http://www.scpafl.org">www.scpafl.org</a>