

SEMINOLE COUNTY GOVERNMENT1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

PROJECT NAME:	JONES AGRICULTURAL OPERATIONS BUILDING - PRE-APPLCIATION	PROJ #: 26-80000078
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/25/26	
RELATED NAMES:	EP ANDREW JONES	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	34-20-32-300-0160-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR AGRICULTURAL OPERATIONS BUILDING ON 14.95 ACRES IN THE A-5 ZONING DISTRICT LOCATED ON THE EAST SIDE OF SNOW HILL RD, SOUTH OF OLD MIMS RD	
NO OF ACRES	14.95	
BCC DISTRICT	2: ZEMBOWER	
CURRENT ZONING	A-5	
LOCATION	ON THE EAST SIDE OF SNOW HILL RD, SOUTH OF OLD MIMS RD	
FUTURE LAND USE-	R5	
APPLICANT:	CONSULTANT:	
JOHN JONES 450 ANDREWS DR LONGWOOD FL 32750 (407) 310-0512 [REDACTED]	ANDREW JONES 450 ANDREWS DR LONGWOOD FL 32750 (407) 310-0512 [REDACTED]	

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.

PROTECT YOURSELF FROM FRAUDULENT INVOICES

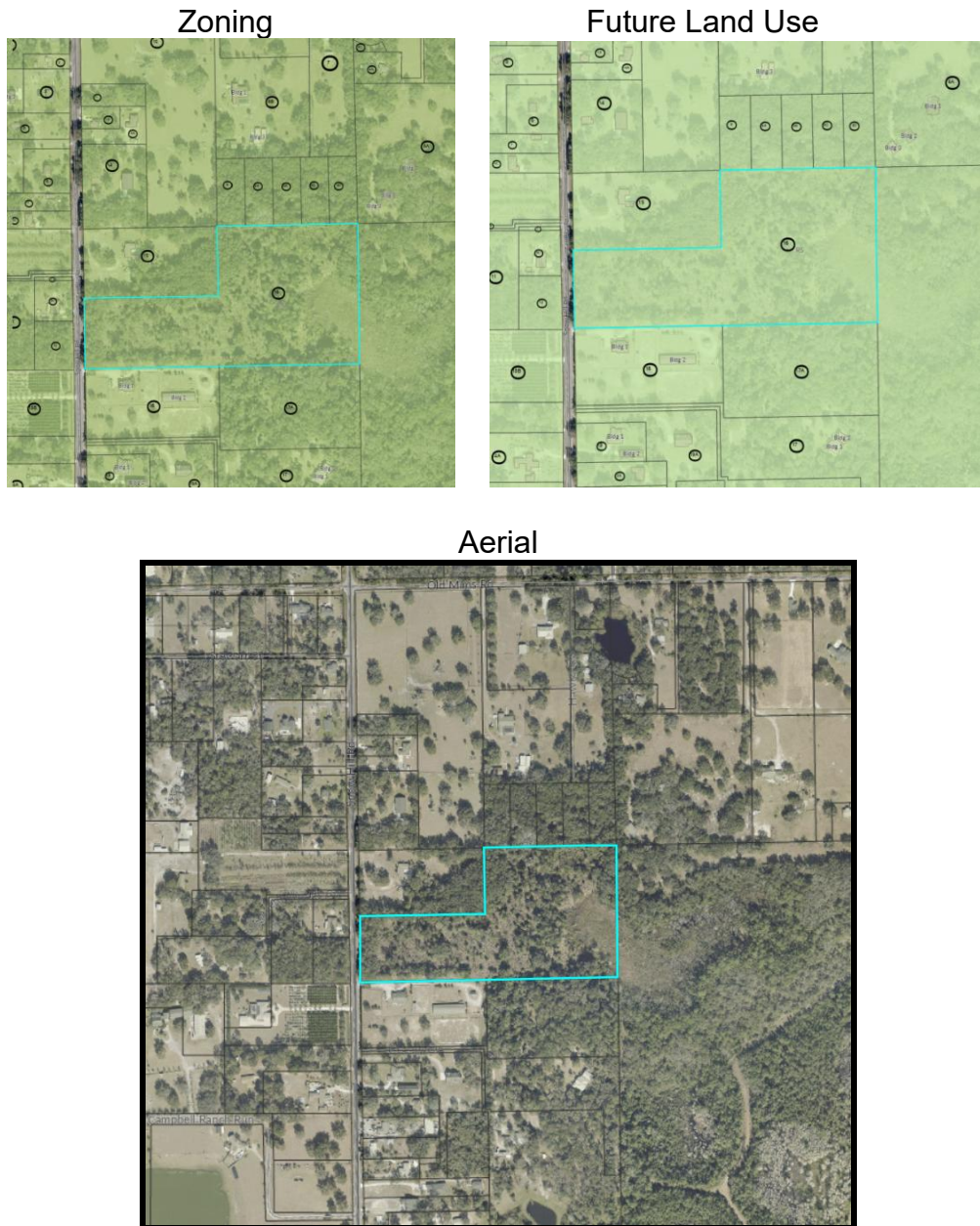
Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County's logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

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

PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use of Rural-5 and A-5 (Rural) zoning district.
- A barn that will be used for agriculture equipment and supplies is permitted in the A-5 (Rural) zoning district.
- A farm office that is an accessory to the tree farm is permitted.

PROJECT AREA



AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Comprehensive Planning David German	Site has an R5 (Rural-5) Future Land Use. Per Policy FLU 3.5.2 Rural-5: The Rural-5 Future Land Use Designation allows rural residential development at densities equal to or less than one dwelling unit per five net buildable acres, agricultural and attendant uses. This land use is established to allow residential development on large lots and accommodate the continuation of agricultural pursuits to: a. Maintain the rural character of the area by developing at a very low intensity, by encouraging large areas to be left in a natural or open state, by reducing road congestion and the need for commercial services, urban public services and other uses beyond the needs of rural community; b. Permit horses and other livestock on large residential lots; c. Minimize conflicts with agricultural operations (e.g., traffic congestion, noise, odor and visual conflicts); and d. Minimize planned and programmed expenditures for public facilities (e.g., roadway improvements, schools, fire and law enforcement protection, etc.). The Rural-5 Future Land Use Designation permits the following uses: - Agricultural operations and attendant structures, greenhouses, nurseries and silviculture; Based on this, the proposed use appears consistent with the R5 Future Land Use. The use and structures proposed will also need to be consistent with the underlying zoning.	Info Only
2.	Comprehensive Planning David German	Site is located in the Snow Hill Rd Scenic Corridor Overlay. Per Policy FLU 3.2.4 Roadway Corridor Overlay District for Roadways in East Seminole County: For the purposes of this policy the term "major roadway system" means County Road 419, State Road 46, County Road 426, and Snowhill Road, to the extent that they are located in East Seminole County. For major roadways, the overlay corridor classification shall extend 200 feet on each side of the road right-of-way which will generally correspond to the building, parking, and clearing setbacks unless specifically determined that a particular structure or activity that is located upon property assigned the classification uniquely re-enforces the rural character of the area.	Info Only
3.	Environmental Services Maliha Rahman	Seminole County Utilities has no objection to the proposed agricultural building.	Info Only
4.	Environmental Services Maliha Rahman	This development is located outside of the urban service boundary for utilities, so potable water wells will be needed to service it. To apply for a private potable well permit (to construct, repair, modify, or abandon),	Info Only

		follow link: https://floridadep.gov/water/source-drinking-water/content/water-well-construction-rules-forms-and-reference-documents , 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.	
5.	Environmental Services Maliha Rahman	This development is located outside of the urban utility service boundary, so an onsite sewage treatment and disposal system (OSTDS) aka septic system will be needed to service it. To apply for an OSTDS permit (to construct, repair, modify, or abandon) follow link: https://www.flrules.org/gateway/reference.asp?No=Ref-14359 , 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 contact the Florida Department of Health for more information on development limitations, septic system sizing, standards, and any other questions/concerns that you may have.	Info Only
6.	Environmental Services Maliha Rahman	This development is located outside of the urban utility service boundary, so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
7.	Natural Resources Christina Seckinger	Please note that there appears to be wetlands and/or surface water on the site. A wetlands evaluation will be required along with any wetland/surface water line displayed on the site plan. Please note that there are a 15' minimum and a 25' average wetlands buffer required.	Info Only
8.	Natural Resources Christina Seckinger	At site plan approval, a threatened and endangered species report will be required.	Info Only
9.	Natural Resources Christina Seckinger	It appears that there are some trees on the site. An arbor permit will be required at final site plan. A survey showing the size and type of trees will be required. Please see the Arbor Ordinance as there are size and type requirements and exclusions.	Info Only
10.	Planning and Development Annie Sillaway	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	Info Only

		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: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	
11.	Planning and Development Annie Sillaway	The subject property is located within the Scenic Corridor Overlay in East Seminole County. Snow Hill Road is designated as a major roadway within the overlay. As a result, a 200-foot scenic corridor setback, measured from the centerline of the right-of-way, applies along Snow Hill Road. No structures, parking areas, or outdoor storage are permitted within this 200-foot setback.	Info Only
12.	Planning and Development Annie Sillaway	Florida State Statute 604.50 (1) Notwithstanding any provision of law to the contrary, any nonresidential farm building, farm fence, or farm sign that is located on lands used for bona fide agricultural purposes, not including those lands used for urban agriculture, is exempt from the Florida Building Code and any county or municipal code or fee, except for code provisions implementing local, state, or federal floodplain management regulations. 604.50 (d) Nonresidential farm building means any temporary or permanent building or support structure that is classified as a nonresidential farm building on a farm under s. 553.73 (10)(c) or that is used primarily for agricultural purposes, is located on land that is an integral part of a farm operation or is classified as agricultural land under s. 193.461, and is not intended to be used as a residential dwelling. The term may include, but is not limited to, a barn, greenhouse, shade house, farm office, storage building, or poultry house.	Info Only
13.	Planning and Development Annie Sillaway	A tree farm is permitted in the A-5 (Rural Agriculture) zoning district.	Info Only
14.	Planning and Development Annie Sillaway	Accessory building such as a barn are permitted in A-5 (Rural Agriculture). Per Sec. 30.6.1.4 (b) Buildings or structures which are intended for use or used for the housing or shelter of livestock or with the operation of an agricultural use or commercial kennels shall observe a minimum setback of fifty (50) feet from any property line and be spaced a minimum of one hundred (100) feet from any residence on an adjacent lot or parcel.	Info Only
15.	Planning and	Per Sec. 60.11 Logging (a) Except as to activity	Info Only

	Development Annie Sillaway	conducted on land classified as agricultural land pursuant to Section 193.461, Florida Statutes (2023), as this statute may be amended from time to time, no person may engage in logging operations without first obtaining a logging permit. However, if the property has an agricultural exemption then a logging permit is not required.	
16.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
17.	Public Safety - Fire Marshal Matthew Maywald	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
18.	Public Safety - Fire Marshal Matthew Maywald	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
19.	Public Safety - Fire Marshal Matthew Maywald	"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
20.	Public Safety - Fire Marshal Matthew	Additional requirements may or may not be required based on FSS and agricultural exemptions.	Info Only

	Maywald		
21.	Public Works - Engineering Andrew Broxton	The proposed project is located within the Big Econlockhatchee drainage basin.	Info Only
22.	Public Works - Engineering Andrew Broxton	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils.	Info Only
23.	Public Works - Engineering Andrew Broxton	Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the pre development rate of discharge for the 25-year,24-hour storm event.	Info Only
24.	Public Works - Engineering Andrew Broxton	Based on 1 ft. contours, the topography of the site appears to slope east.	Info Only
25.	Public Works - Engineering Andrew Broxton	A detailed drainage analysis will be required at final engineering.	Info Only
26.	Public Works - Engineering Andrew Broxton	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
27.	Public Works - Engineering Andrew Broxton	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
28.	Public Works - Engineering Andrew Broxton	The site lies within the Econ River Protection Area (ECON) Protection Zone.	Info Only
29.	Public Works - Impact Analysis Arturo Perez	No Review Required.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	STATUS	REVIEWER
Public Works - Engineering	Review Complete	Andrew Broxton 407-665-0311 abroxton@seminolecountyfl.gov
Buffers and CPTED	No Review Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Environmental Services	Review Complete	Maliha Rahman 407-665-2033 mrahman@seminolecountyfl.gov
Natural Resources	Review Complete	Christina Seckinger
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 aperez07@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Public Works - County Surveyor	Review Complete	Raymond Phillips 407-665-5647 rphillips@seminolecountyfl.gov
Building Division	Review Complete	Daniel Loada 407-665-7468 dloada@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

https://library.municode.com/fl/seminole_county/codes/land_development_code

Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.stml>

Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

Seminole County Property Appraiser Maps:

<https://map.scpafl.org/>

Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml>

Wekiva Consistency form:

<https://www.seminolecountyfl.gov/docs/default-source/pdf/WekivaRiverAreaConsistencyFormNovember2024ADA.pdf>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8150	www.altamonte.org
Casselberry	(407) 262-7751	www.casselberry.org
Lake Mary	(407) 585-1369	www.lakemaryfl.com
Longwood	(407) 260-3462	www.longwoodfl.org
Oviedo	(407) 971-5775	www.cityofoviedo.net
Sanford	(407) 688-5140	www.sanfordfl.gov
Winter Springs	(407) 327-5963	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3605	www.floridahealth.gov

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu