

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 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](#).

PROJECT NAME:	SMITH PROPERTY - PRE-APPLICATION	PROJ #: 25-80000061
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	
APPLICANT:	CONSULTANT:	
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.

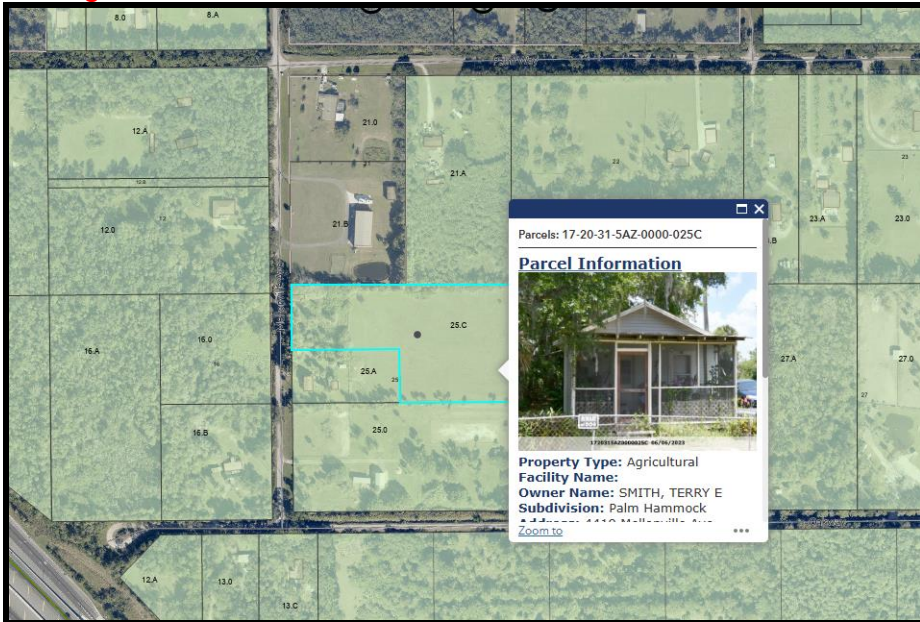
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

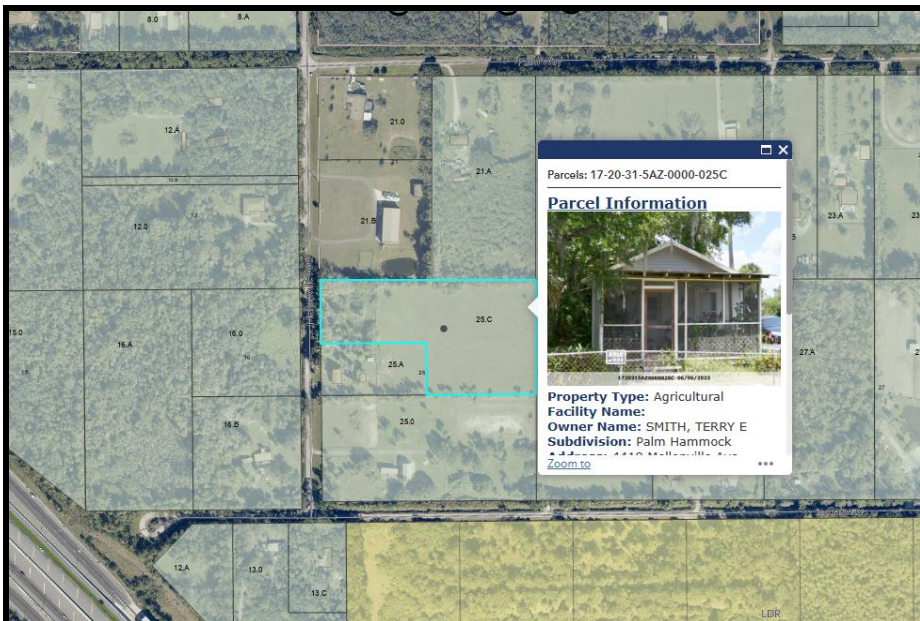
- The subject property has a Suburban Estates (SE) Future Land Use designation and an A-1 (Agriculture) zoning classification.
- An animal processing facility is not a permitted use in the A-1 zoning district. This use is classified as a heavy manufacturing use, which does not qualify for a general use 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

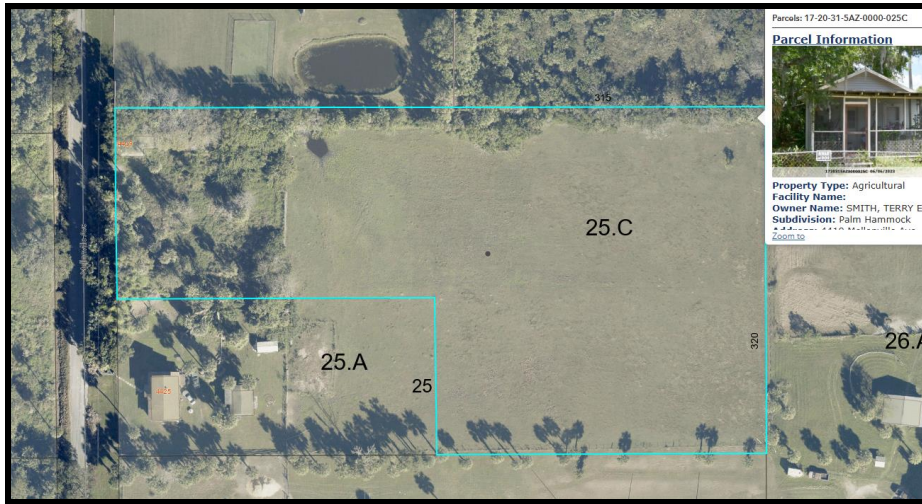
Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	COMMENT
1	Buffers and CPTED	Buffer information can be found here: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.3BU
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: 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.</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: 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 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: https://seminole.floridahealth.gov/programs-and-services/environmental-health/onsite-sewage-disposal/index.html 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: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/</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 www.sjrwm.com .
24	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)
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 hpadin@seminolecountyfl.gov
Building Division	Jay Hamm jhamm@seminolecountyfl.gov
Comprehensive Planning	David German dgerman@seminolecountyfl.gov
Environmental Services	James Van Alstine jvanalstine@seminolecountyfl.gov
Natural Resources	Sarah Harttung sharttung@seminolecountyfl.gov
Planning and Development	Hilary Padin hpadin@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jennifer Goff jgoff@seminolecountyfl.gov
Public Works - Impact Analysis	William Wharton wwharton@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

<http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf>

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3621	

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org