

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

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

PROJECT NAME:	OVIEDO RV PARK - PRE-APPLICATION	PROJ #: 25-80000137
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	12/10/25	
RELATED NAMES:	EP BRYAN POTTS	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	21-21-31-300-0130-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A RV STORAGE ON 40.30 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF DR EDWARD STONER WAY, WEST OF ALAFAYA TRL	
NO OF ACRES	40.30	
BCC DISTRICT	1: DALLARI	
CURRENT ZONING	A-1	
LOCATION	ON THE SOUTH SIDE OF DR EDWARD STONE WAY, WEST OF ALAFAYA TRL	
FUTURE LAND USE-	LDR	
APPLICANT:		CONSULTANT:
WILLIAM MERCKEL MERCKEL REAL ESTATE 790 MILLSHORE DR CHULUOTA FL 32766		BRYAN POTTS TANNATH DESIGN, INC 2494 ROSE SPRING DR ORLANDO FL 32825 (407) 982-9878 BPOTTS@TANNATHDESIGN.COM

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.

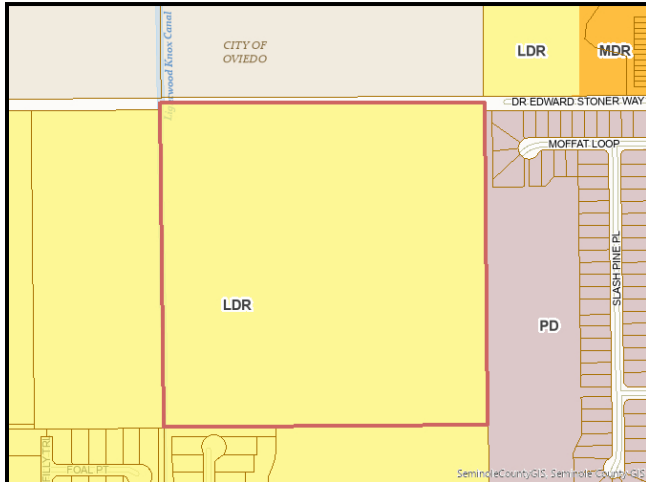
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [here](#).

PROJECT MANAGER COMMENTS

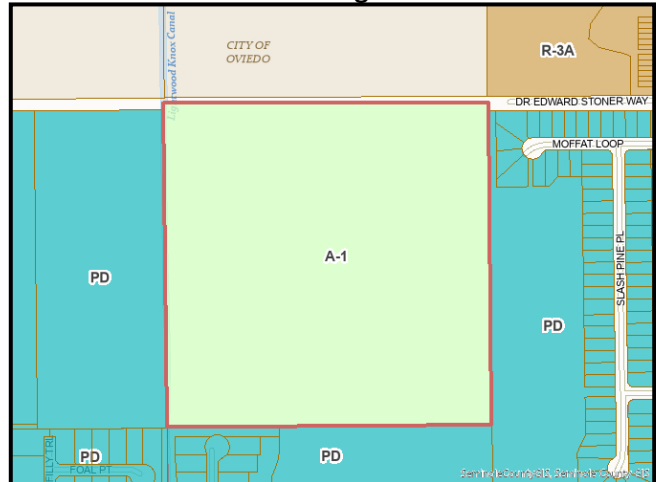
- The subject property has a Future Land Use (FLU) of Low Density Residential and a zoning designation of A-1 (Agriculture).
- RV sales/storage/parks are not permitted uses in the A-1 zoning district. These uses would require a rezone to a compatible zoning district. RV parking/storage would require a Future Land Use Amendment to Industrial.
- Industrial Future Land Use is not compatible with the trend of development or adjacent future land use designations.

PROJECT AREA ZONING AND AERIAL MAPS

Future Land Use: LDR



Zoning: A-1



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED	A full buffer review will be done at time of site plan. Buffer requirements will be calculated based on project intensity, per Sec. 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. Based on preliminary evaluation of the proposal, no buffers will be required.	Info Only
3.	Buffers and CPTED	100 percent of landscaped areas are required to be irrigated. See the following link for requirements https://library.municode.com/fl/seminole_county/code/s/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIR_PLSURE	Info Only
4.	Buffers and CPTED	The buffer is calculated based on project intensity versus 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, https://library.municode.com/fl/seminole_county/code/s/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN The applicable LUI will yield a buffer opacity when evaluated in accordance with the Required Buffers Tables, see the link to SCLDC Sec. 30.14.7 below https://library.municode.com/fl/seminole_county/code/s/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7REBU	Info Only
5.	Building Division	- Standard building permitting will apply. - Each building, and/ or structure requires a separate permit. Example: building, structure, fence/ gate system, retaining walls, signage, etc...	Info Only
6.	Comprehensive Planning	Future Land Use of LDR (Low Density Residential). Allowable zoning districts in the LDR Future Land Use may be R-1, R-1A, R-1AA, R-1AAA, R-1AAAA, A-1, RC-1, PLI or PD. Per Policy FLU 5.2.1 Low Density Residential: The purpose and intent of this land use designation is to provide appropriate locations for residences at a maximum density of four (4) dwelling units per net buildable acre, with a limited list of public purpose and special exception uses. Uses - Single family detached residences (site-built or modular), and/or Missing Middle housing typologies as defined in the Introduction Element	Info Only

		(except for six-plexes, Courtyard Buildings, and Live/Work units), up to four dwelling units per net buildable acre; - Public elementary schools, public middle schools and public high schools; and - 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, an RV Site would not be an allowable use in the LDR future Land Use. A FLU amendment would not be supported for the use of RV storage.	
7.	Environmental Services	This development is within Seminole County's potable water service area and will be required to connect if any buildings are proposed for this project. The nearest connection point is a 10" ductile iron potable water main running along the north side of Dr Edward Stoner Way.	Info Only
8.	Environmental Services	This development is within Seminole County's sanitary sewer service area and will be required to connect if any buildings are proposed for this project. The nearest connection point is a 4" PVC force main running along the south side of Dr Edward Stoner Way. The developer would have to build a private pump station to pressurize the sanitary sewer discharge to connect to our force main system.	Info Only
9.	Environmental Services	This development is within Seminole County's reclaim irrigation service area but since there are no reclaim water lines nearby, irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
10.	Environmental Services	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml . This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	Info Only
11.	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
12.	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

13.	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. Seminole County Land Development Code:</p> <p>http://www.seminolecountyfl.gov/guide/codes.asp</p> <p>Seminole County Planning & Development:</p> <p>http://www.seminolecountyfl.gov/gm/</p>	Info Only
14.	Planning and Development	This property is zoned A-1 (Agriculture), with a Future Land Use of Low Density Residential.	Info Only
15.	Planning and Development	The building setbacks for a primary structure the A-1 (Agriculture) zoning district are: 50 feet- Front Yard, 30 feet- Rear yard, 10 feet- Side Yard, 50 feet- Side Street. The maximum building height is thirty-five (35) feet.	Info Only
16.	Planning and Development	RV sales/storage/parks are not permitted uses in the A-1 zoning district.	Info Only
17.	Planning and Development	The only district where Campground / RV Park is a permitted use is RM-3. Per Comprehensive Plan FLU policy 5.6.2, the RM-3 Travel Trailer Parks and Campsites zoning district shall continue to exist as a grandfathered zoning district, in view of property rights accorded to such sites that were legally approved under prior County land development regulations. However, existing sites cannot expand or increase their legal nonconformity in any way, and new RM-3 sites cannot be created.	Info Only
18.	Planning and Development	Automobile, mobile home, and RV sales (excludes repair) is a permitted use in C-2, C-3, M-1, and M-2. These districts require a Commercial or an Industrial Future Land Use. RV storage is permitted in the C-3, M-1, and M-2 zoning districts, which requires an Industrial Future Land Use.	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	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	Info Only

		<p>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"</p>	
23.	Public Works - Engineering	Based on FEMA FIRM Map the site or portions of the site appear to lie in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation. Please note that the current basin study shows the flood elevation as 28.2'. The LIDAR of the property shows most of the property at elevation 24'-25'.	Info Only
24.	Public Works - Engineering	The proposed project is located within the Lake Howel drainage basin.	Info Only
25.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has "D" class soils. This area also has extensive layers of muck in different locations.	Info Only
26.	Public Works - Engineering	Based on a preliminary review, the site known drainage issues exists, therefore the site will be required to retain the pre-vs post volumetric difference for the 25-year, 24-hour storm event onsite.	Info Only
27.	Public Works - Engineering	Conservation easements, dedicated to Seminole County, will be required over all property within the post-development 100 year flood plain.	Info Only
28.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally to the northwest.	Info Only
29.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to lightwood knox canal.	Info Only
30.	Public Works - Engineering	<p>Library Comment</p> <p>A detailed drainage analysis will be required at final engineering.</p>	Info Only

31.	Public Works - Engineering	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov	Info Only
32.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
33.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
34.	Public Works - Engineering	The roadway geometry does not meet County standards. The roadway structure does not meet County standards for a portion of the way to the site. This section of roadway will have to be paved to County Standard.	Info Only
35.	Public Works - Engineering	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
36.	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
37.	Public Works - Impact Analysis	No Review Required. Not a high traffic generating development.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Phil Kersey	pkersey@seminolecountyfl.gov	407-665-7460
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	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716

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