

**SEMINOLE COUNTY GOVERNMENT**

1101 EAST FIRST STREET, WEST WING  
 SANFORD, FLORIDA 32771

<b>PROJECT NAME:</b>	<b>NURSERY &amp; LANDSCAPING - PRE-APPLICATION</b>	<b>PROJ #: 26-8000069</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/10/26	
RELATED NAMES:	EP BRANDON DEES	
PROJECT MANAGER:	AMY CANELO (407) 665-7354	
PARCEL ID NO.:	17-20-31-5AZ-0000-008C	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR A NURSERY AND LANDSCAPING COMPANY ON 1.99 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE WEST SIDE OF MELLONVILLE AVE, NORTH OF PALM WAY	
NO OF ACRES	1.99	
BCC DISTRICT	2: ZEMBOWER	
CURRENT ZONING	A-1	
LOCATION	ON THE WEST SIDE OF MELLONVILLE AVE, NORTH OF PALM WAY	
FUTURE LAND USE-	SE	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
BRANDON DEES BCD ENTERPRISE SERVICES 127 W FAIRBANKS AVE WINTER PARK FL 32789 (407) 968-8235	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.**

**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.

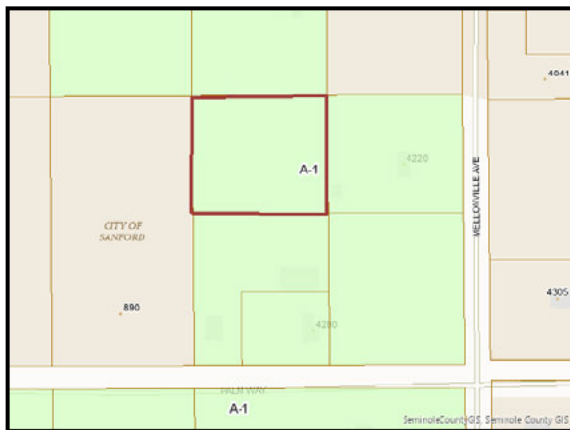
If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

## PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use of Suburban Estates with A-1 (Agriculture) zoning.
- The subject property does not appear as a parcel of record in the 1971 Tax Roll. To become a legal parcel of record, it would need to obtain road frontage and be legalized through the subdivision process. Because the property currently lacks road frontage, it cannot be legalized through the subdivision process.

## PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



## AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	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. Please advise, general buffer concepts will be required to be demonstrated at time of Special Exception.	Info Only
2.	Buffers and CPTED	100 percent of landscaped areas are required to be irrigated. See the following link for requirements <a href="https://library.municode.com/fl/seminole_county/codes/l_and_development_code?nodeId=SECOLADECO_CH30_ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSUR E">https://library.municode.com/fl/seminole_county/codes/l_and_development_code?nodeId=SECOLADECO_CH30_ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSUR E</a>	Info Only
3.	Buffers and CPTED	Required buffers shall not contain parking, including vehicle overhang areas in adjacent parking spaces. Driveways and other vehicular maneuvering areas shall not be permitted in a buffer, except that access points to adjacent roads may cross a buffer with minimum possible interference with the buffering function.	Info Only
4.	Buffers and CPTED	Installed trees and plant materials shall be grouped together into zones according to their water use needs. The water use zones shall correlate with the water use zone designations identified in SCLDC Sec. 30.14.18, Figure 14:1. The water use zones are based on drought tolerance and soil moisture categories listed in the Florida Friendly Plant List and database.	Info Only
5.	Buffers and CPTED	Parking lot landscaping shall include a total planting area of thirty (30) square feet per parking space for any parking area exceeding five (5) spaces. Tree planting islands shall be a minimum of one hundred (100) square feet in size and eight (8) feet in width. Minimum landscaping shall consist of one (1) canopy tree or two (2) understory trees per two hundred (200) square feet of required planting area. There shall be no more than twenty (20) parking spaces in a continuous row without one or more planting areas.	Info Only

6.	Buffers and CPTED	<p>All plant material proposed to be installed on a site to meet the requirements of the SCLDC shall be site appropriate and selected from the Approved Plant Species list set forth in Figure 14.1 of SCLDC Sec. 30.14.18 or from Florida Friendly Landscaping Guide to Plant Selection &amp; Landscape Design. Please see the following link for more information about general landscaping requirements:  <a href="https://library.municode.com/fl/seminole_county/codes/and_development_code?nodeId=SECOLADECO_CH30_ZORE_PT14LASCBUOPSP_S30.14.16GEPRALLAAR">https://library.municode.com/fl/seminole_county/codes/and_development_code?nodeId=SECOLADECO_CH30_ZORE_PT14LASCBUOPSP_S30.14.16GEPRALLAAR</a></p>	Info Only
7.	Buffers and CPTED	<p>When ten (10) or more trees are required to be planted, a mix of tree species shall be provided, at least one (1) of which shall be native to the Central Florida region. If the required number of trees is 10-20, 2 species are required. When the required number of trees planted are 21-30, 3 species are required. When the required number of trees planted are 31-40, 4 species are required. When the number of trees required exceeds 40, 5 species are required.</p>	Info Only
8.	Buffers and CPTED	<p>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,  <a href="https://library.municode.com/fl/seminole_county/codes/and_development_code?nodeId=SECOLADECO_CH30_ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN">https://library.municode.com/fl/seminole_county/codes/and_development_code?nodeId=SECOLADECO_CH30_ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN</a></p> <p>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  <a href="https://library.municode.com/fl/seminole_county/codes/and_development_code?nodeId=SECOLADECO_CH30_ZORE_PT14LASCBUOPSP_S30.14.7REBU">https://library.municode.com/fl/seminole_county/codes/and_development_code?nodeId=SECOLADECO_CH30_ZORE_PT14LASCBUOPSP_S30.14.7REBU</a> The buffer opacity corresponds to a certain width, plant unit groups per 100 feet, and structural enhancements (as applicable). The standard bufferyards/widths are located at the following link:  <a href="https://library.municode.com/fl/seminole_county/codes/and_development_code?nodeId=SECOLADECO_CH30_ZORE_PT14LASCBUOPSP_S30.14.5STBUPEAD">https://library.municode.com/fl/seminole_county/codes/and_development_code?nodeId=SECOLADECO_CH30_ZORE_PT14LASCBUOPSP_S30.14.5STBUPEAD</a> .</p> <p>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.</p>	Info Only

		The groups are located at the following link <a href="https://library.municode.com/fl/seminole_county/codes/l_and_development_code?nodeId=SECOLADECO_CH30_ZORE_PT14LASCBUOPSP_S30.14.3BU">https://library.municode.com/fl/seminole_county/codes/l_and_development_code?nodeId=SECOLADECO_CH30_ZORE_PT14LASCBUOPSP_S30.14.3BU</a> .	
9.	Buffers and CPTED	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 one (1) to one (1) toward meeting the total replacement requirement. Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
10.	Buffers and CPTED	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years at time of Site Plan. 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
11.	Buffers and CPTED	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h). Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
12.	Comprehensive Planning	Per Policy FLU 3.5.4 Suburban Estates: The subject property has a Suburban Estates (SE) Future Land Use Designation. The maximum density is 1 DU/ac. Allowable Uses in SE: - General rural uses; -Houses of worship, country clubs (over 10 acres in size) and home occupations; - 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. The proposed use appears consistent with the SE Future Land Use and needs to also be consistent with the underlying A-1 zoning.	Info Only
13.	Comprehensive Planning	Site is located in the Sanford JPA (Joint Planning Agreement) area. A notice will be sent to the City of Sanford based on the site being within the JPA area.	Info Only
14.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Sanford to service it. No review required.	Info Only

15.	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
16.	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.	Info Only
17.	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
18.	Planning and Development	A landscape contractor business cannot operate as standalone use when proposed as an accessory to a wholesale nursery or tree farm. The primary wholesale nursery or tree farm must be fully established before a landscape contractor use may be added as an accessory. In addition, a special exception is required for the landscape contractor business.	Info Only
19.	Planning and Development	SETBACKS: The setbacks for the A-1 zoning district are: 50-foot Front Yard, 30-foot Rear Yard, 10-foot Side Yard, 50-foot Side Street.	Info Only
20.	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

21.	Planning and Development	All solid waste containers, except approved recycling containers, shall be enclosed on at least three (3) sides with a six (6) foot screen. The screen shall consist of a brick or masonry wall, or other durable, low-maintenance material consistent with the finish of the primary building.	Info Only
22.	Planning and Development	<p><b><u>Community Meeting Procedures Section 30.3.5.3</u></b></p> <ul style="list-style-type: none"> <li>• 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 <b>at least twenty (20) calendar days</b> 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.</li> <li>• Prior to 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. 30.3.4.2(e) - 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).</li> </ul>	Info Only
23.	Planning and Development	<p>The processes for Special Exceptions include the following:</p> <ol style="list-style-type: none"> <li>1. Staff Review of Special Exception.</li> <li>2. Community Meeting: The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meeting in a location accessible to the public, near the subject property, and in a facility that is ADA compliant.</li> <li>3. Planning and Zoning Board Recommendation.</li> <li>4. Board of County Commissioners approval/denial. A Site Plan will be required upon approval of the Special Exception.</li> </ol>	Info Only
24.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only

25.	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
26.	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
27.	Public Safety - Fire Marshal	<p>"All the following items shall be acknowledged and added to the site plan sheets as note:</p> <ol style="list-style-type: none"> <li>1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4).</li> <li>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.</li> <li>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).</li> <li>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).</li> <li>5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing.</li> <li>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.</li> <li>7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10.</li> <li>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"</li> </ol>	Info Only
28.	Public Works - County Surveyor	The parcel in question does not match the proposed graphic. The parcel is not contiguous to the roadway and technically does not have legal access on its own to a public right of way.	Question

29.	Public Works - Engineering	The proposed project is located within the Lake Jesup drainage basin.	Info Only
30.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained hydric soils.	Info Only
31.	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 if the site is not land locked or entire 100-year, 24-hour storm event onsite without discharge if it is determined to be land locked.	Info Only
32.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope south east.	Info Only
33.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
34.	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
35.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
36.	Public Works - Engineering	This parcel has no access to a county maintained right of way. Legal right to access the property via easement will have to be demonstrated at site plan review.	Info Only
37.	Public Works - Impact Analysis	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
Buffers and CPTED	Review Complete	Amy Canelo 407-665-7354 acanelo@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Environmental Services	Review Complete	Maliha Rahman 407-665-2033 mrahman@seminolecountyfl.gov
Natural Resources	Review Complete	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Planning and Development	Review Complete	Amy Canelo 407-665-7354 acanelo@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Public Works - County Surveyor	No Review Required	Raymond Phillips 407-665-5647 rphillips@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Andrew Broxton 407-665-0311 abroxton@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 aperez07@seminolecountyfl.gov

## RESOURCE INFORMATION

### Seminole County Land Development Code:

[https://library.municode.com/fl/seminole\\_county/codes/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](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) 665-3605	<a href="http://www.floridahealth.gov">www.floridahealth.gov</a>

### 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>