

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 31, 2024, in order to place you on the Wednesday, June 5, 2024 meeting agenda.

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

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

PROJECT NAME:	THE FARM AT SANFORD - EVENT BARN - PRE-APPLICATION	PROJ #: 24-80000067
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/17/24	
RELATED NAMES:	EP JEFFREY CAMPESE	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	16-19-30-5AB-3700-004B++	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION TO ALLOW EVENTS ON THE PROPERTY ON 14.06 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF NEBRASKA AVE, EAST OF MISSOURI AVE	
NO OF ACRES	14.06	
BCC DISTRICT	5: HERR	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTH SIDE OF NEBRASKA AVE, EAST OF MISSOURI AVE	
FUTURE LAND USE-	SE	
APPLICANT:	CONSULTANT:	
JEFFREY CAMPESE 4600 NEBRASKA AVE SANFORD FL 32771 (689) 292-5599 JEFFCAMPESE@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 proposed use is not permitted in the current Zoning District designation, nor is the use a special exception, limited use or general permit. There is no process available in accordance with the Land Development Code.

Your only option would be to qualify under agritourism with a bona fide farm, ranch or working forest, requiring an agricultural classification from the Property Appraiser's office.

PROJECT AREA MAP



AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE
1	Building Division Jay Hamm 5/17/24 12:41 PM	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.

2	Building Division Jay Hamm 5/17/24 12:41 PM	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.
3	Building Division Jay Hamm 5/17/24 12:41 PM	Type of use and size of building may require fire sprinklers and fire alarms.
4	Building Division Jay Hamm 5/17/24 12:41 PM	Food service establishments shall provide a minimum 750-gallon grease trap per Florida Administrative Code 64E-6. This would apply to catering services as well.
5	Building Division Jay Hamm 5/17/24 12:41 PM	Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.
6	Building Division Jay Hamm 5/17/24 12:41 PM	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.
7	Building Division Jay Hamm 5/17/24 12:41 PM	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.
8	Public Works - Impact Analysis William Wharton 5/20/24 4:00 PM	A 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 ITE Trip Generation Manual, 11th Ed. The TIS is to be prepared in accordance with the Countys 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.
9	Public Safety - Fire Marshal Matthew Maywald 5/21/24 1:22 PM	Type of use and size of building may require fire sprinklers and fire alarms.
10	Public Safety - Fire Marshal Matthew Maywald 5/21/24 1:22 PM	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.
11	Public Safety - Fire Marshal Matthew Maywald 5/21/24 1:22 PM	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

12	Public Safety - Fire Marshal Matthew Maywald 5/21/24 1:22 PM	"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"
13	Public Safety - Fire Marshal Matthew Maywald 5/21/24 1:24 PM	The type and use of the structure shall comply with the applicable occupancy requirements out of NFPA 101 chapter 12.
14	Public Safety - Fire Marshal Matthew Maywald 5/21/24 1:25 PM	Additional fire code requirements out of NFPA 1, chapter 18 shall apply as well.
15	Buffers and CPTED Maya Athanas 5/22/24 2:24 PM	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU
16	Buffers and CPTED Maya Athanas 5/22/24 2:24 PM	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.
17	Buffers and CPTED Maya Athanas 5/22/24 2:24 PM	Parking lot landscaping may be required in accordance with SCLDC Sec. 30.14.13.
18	Buffers and CPTED Maya Athanas 5/22/24 2:24 PM	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development.
19	Buffers and CPTED Maya Athanas 5/22/24 2:24 PM	For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.

20	Buffers and CPTED Maya Athanas 5/22/24 2:24 PM	Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.
21	Public Works - Engineering Vladimir Simonovski 5/23/24 3:21 PM	Based on FEMA FIRM Map approximately 70% of the site appears to be within the floodplain (Zone AE). Seminole County does not allow fill in the floodplain without equal volumetric compensation. From the available aerial data, it appears that some of the existing building structures on the site are also in the floodplain. Also, approximately 20% of the site appears to be in wetlands, primarily along the east and north property boundaries.
22	Public Works - Engineering Vladimir Simonovski 5/23/24 3:39 PM	The proposed project is located within the Lake Monroe (Lockhart-Smith Canal) Drainage Basin.
23	Public Works - Engineering Vladimir Simonovski 5/23/24 3:59 PM	Based on the USDA Web Soil Survey, the site has predominantly Pineda-Pineda, Wet, Fine Sands, 0-2 % slopes (41%), Map Unit Symbol 25; Felda and Manatee Mucky Fine Sands, Depressional (30%), Map Unit Symbol 15; and Nittaw Muck, Occasionally Flooded (29%), Map Unit Symbol 22. Pineda-Pineda, Wet, Fine Sands, 0-2 % slopes, are classified by the USDA as "Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 6 to 18 inches and designates the Hydrologic Soil Group as A/D. Felda and Manatee Mucky Fine Sands are classified by the USDA as "Very Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 inches and designates the Hydrologic Soil Group as A/D. Nittaw Muck, Occasionally Flooded soils are classified by the USDA as "Very Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 to 6 inches and designates the Hydrologic Soil Group as C/D. It appears that the proposed development area has predominantly Felda and Manatee Mucky Fine Sands, Depressional, Map Unit Symbol 15.
24	Public Works - Engineering Vladimir Simonovski 5/23/24 4:03 PM	Based on the available one (1) foot contours, the topography of the site appears to slope from the southwest towards east and northeast. The highest ground elevation appears to be 9.0 feet and the lowest 4.0 feet.; and more specifically, in the area of development, 8.0 feet and 6.0 feet, respectively.
25	Public Works - Engineering Vladimir Simonovski 5/23/24 4:09 PM	Based on the preliminary review, the site appears to outfall to the Canal DR Outfall, located east and northeast of the subject property, and ultimately, into St. Johns River. Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a retention or detention facility with positive outfall requires the Stormwater Quantity Analysis to meet (not exceed) the pre development rate of discharge for a 25-Year, 24-Hour storm event. Stormwater Quality Analysis shall meet the St. Johns River Water Management District (SJRWMD) requirements. A detailed Drainage Plan will be required at permitting. A detailed Drainage Analysis will be required at Final Engineering.
26	Public Works - Engineering Vladimir Simonovski 5/23/24 4:09 PM	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 area, 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 .

27	Public Works - Engineering Vladimir Simonovski 5/23/24 4:10 PM	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one (1) acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)
28	Public Works - Engineering Vladimir Simonovski 5/23/24 4:33 PM	The primary access to the subject property is through Nebraska Avenue., located east of Missouri Avenue. Nebraska Avenue is functionally classified as Local Road and was last resurfaced in 1960. The roadway geometry and structure do not meet the current Seminole County standards, as the road is currently only 10-12 feet wide and it appears that it serves only three (3) properties. Nebraska Avenue is programmed to be improved in FY 2023/24 according to the Seminole County 5-year Capital Improvement Program. The improvement consists of milling and resurfacing the existing roadway; pavement widening has not been planned. The proposed development will be required to bring Nebraska Avenue to the minimum County standards, which is 20 feet of paved width for a local road. The existing Nebraska Avenue "right-of-way" width is only 30 feet. Per the Seminole County Public Works Engineering Manual, a minimum allowed "right-of-way" width is 46 feet. Therefore, any development along Nebraska Avenue will require "right-of-way" dedication to meet the minimum County standards.
29	Public Works - Engineering Vladimir Simonovski 5/23/24 4:40 PM	Per the Seminole County Public Works Engineering Manual - Section 1.10.5 (Sidewalks), construction of sidewalks is required on all roadways providing access to a development and all other roadways adjacent and contiguous to a proposed development. In lieu of constructing a new sidewalk, the development can pay into the Pedestrian Sidewalk Fund for the equivalent length of the required new sidewalk. The development will also be required to prepare the pad for the future sidewalk. Concrete sidewalks must be constructed on both sides of all streets with 3,000 psi concrete. Sidewalk must be a minimum of five (5) feet in width (six (6) feet on arterials & collectors) and four (4) inches thick (six (6) inches thick in driveways and in front of common areas). On sidewalks and alternative path systems, all sidewalk ramps must be constructed in compliance with current ADA requirements and must include detectable warning device (truncated domes). Dead end sidewalks must have signage to indicate the end of the sidewalk. At Final Engineering approval, a note to the plans that states "Any sidewalk less than 5 feet wide (6 feet along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with the Seminole County regulations.
30	Public Works - Engineering Vladimir Simonovski 5/23/24 4:41 PM	Per the Seminole County Public Works Engineering Manual - Section 1.3.1.B (Auxiliary Lanes Requirements), in all cases, an inbound radius of 50 feet at development access is required. Refer to the Manual's Detail T-16 for design and markings specifications.
31	Public Works - Engineering Vladimir Simonovski 5/23/24 4:43 PM	Per the Seminole County Public Works Engineering Manual - Section 1.2.8 (Development Planning and Regulation - Corner Clearance), parcels located in the corner of two or more roadways where at least one of the roads is a public facility must locate access drives no closer than 330 feet from the intersection. Access may be provided at 200 feet from the intersection, where approved by the County Engineer.

32	Public Works - Engineering Vladimir Simonovski 5/23/24 4:44 PM	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov .
33	Comprehensive Planning Maya Athanas 5/24/24 12:02 PM	The purposes and intent of the Suburban Estates 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.
34	Comprehensive Planning Maya Athanas 5/24/24 12:03 PM	The subject property has a Suburban Estates Future Land Use. The follow uses are allowed in this designation: 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.
35	Planning and Development Hilary Padin 5/29/24 3:58 PM	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: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/
36	Planning and Development Hilary Padin 5/29/24 3:58 PM	The proposed use is not permitted in the current Zoning District designation, nor is the use a special exception, limited use or general permit. There is no process available in accordance with the Land Development Code. Your only option would be to qualify under agritourism with a bona fide farm, ranch or working forest, requiring an agricultural classification from the Property Appraiser's office.

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