

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

PROJECT NAME:	LAMAR BILLBOARD - PRE-APPLICATION	PROJ #: 26-80000010
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	1/30/26	
RELATED NAMES:	EP RICH BEHRLE	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	24-20-29-300-0090-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A BILLBOARD RELOCATION ON 2.54 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE WEST SIDE OF I-4, EAST OF MARKHAM WOODS RD	
NO OF ACRES	2.54	
BCC DISTRICT	Andria Herr	
CURRENT ZONING	A-1	
LOCATION	ON THE WEST SIDE OF I-4, EAST OF MARKHAM WOODS RD	
FUTURE LAND USE-	SE	
SEWER UTILITY	SUNSHINE WATER SERVICES	
WATER UTILITY	SUNSHINE WATER SERVICES	
APPLICANT:	CONSULTANT:	
RICH BEHRLE LAMAR CORPORATION 6700 SHADOWRIDGE DR ORLANDO FL 32812 (407) 808-9353	KENT HIPPI GRAY ROBINSON, PA 301 E PINE ST ORLANDO FL 32812 (407) 843-8880	

Please be advised, these 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 s are informational only and do not grant any approvals. Also be advised, from time-to-time Codes and Ordinances are amended and the services 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 MANAGERS

- The subject property has a Future Land Use of Suburban Estates with A-1 (Agriculture) zoning.
- The next step is to submit a Billboard/Outdoor Advertising Sign application, which will require Board approval as a consent agenda item. A Site Plan application will also be required as part of the process.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Annie Sillaway	<p>Based on section E in the Voluntary Billboard Agreement any removal of trees and vegetation on the property shall be in accordance with sec. 30.13.3 (b)(1)(a)(2), the base of each structure shall be surrounded by a five (5) foot deep landscaped bufferyard. The landscaped bufferyard shall be planted with suitable landscaped material, and maintained so as to ensure a minimum landscape screen of six (6) feet in height and seventy-five (75) percent opacity with one (1) year of planting.</p> <p>The agreement also states that any removal of trees or vegetation on the property owned by the County within 1,500 feet of either side of the faces of the sign shall be in accordance with Sec. 30.13.3.</p>	Info Only
2.	Buffers and CPTED Annie Sillaway	<p>As part of the 2010 Voluntary Billboard Agreement, the owner is required to maintain a twenty-five (25) foot landscape buffer along the north and west property lines adjacent to the existing residential subdivision, and to provide enhanced landscaping if necessary. Specifically, the owner must maintain the twenty-five (25) foot buffer and install sand oaks with a minimum height of five (5) feet and sand pines with a minimum height of ten (10) feet, planted twenty (20) feet on center.</p>	Info Only
3.	Comprehensive Planning David German	<p>The subject property has a Suburban Estates (SE) Future Land Use Designation. 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.</p> <p>Uses - Single family residences on a minimum of one acre; - General rural uses; - Houses of worship, country clubs (over 10 acres in size) and home occupations; - Public elementary schools, public middle schools and public high schools; and - 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.</p>	Info Only
4.	Environmental Services James Van Alstine	<p>This site is not within Seminole County's utility service area. No review required by Seminole County Utilities. Please provide a letter/email from Sunshine Water Services that they have no objections to the proposed project as this site is within their utility service area.</p>	Info Only
5.	Natural Resources	<p>The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher</p>	Info Only

	Sarah Harttung	tortoises and get any applicable state permits prior to construction.	
6.	Planning and Development Annie Sillaway	The Applicant would be required to submit for the Site Plan Review process. The Site Plan will be in accordance to the approved agreement.	
7.	Planning and Development Annie Sillaway	Setbacks will be according to the approved agreement.	Info Only
8.	Planning and Development Annie Sillaway	Based on the voluntary billboard agreement, the sign shall not exceed an overall height of thirty-five (35) feet tall from grade of I-4, unless a variance is granted.	Info Only
9.	Planning and Development Annie Sillaway	The relocation of the existing billboard is moving closer to Interstate 4, which is owned and maintained by the Florida Department of Transportation. Based on the Florida State Statute 479.11, no sign shall be erected, used operated or maintained, within 660 feet of the nearest edge of the right-of-way of any portion of the interstate highway system (property boundary of Interstate 4). Due to a new retention pond being installed by FDOT, the Applicant will be required to provide either a letter of no objection of setback from the highway or provide language in the billboard agreement at the time of the application for a Billboard/Outdoor Advertisement, which will be required prior to board approval.	Info Only
10.	Planning and Development Annie Sillaway	At the time of the application for a Billboard/Outdoor Advertising Sign, the following information will be required: <ul style="list-style-type: none"> - Application - Application Fee - Draft Outdoor Advertising Sign Agreement in Digital Word format (examples can be found in the previous voluntary billboard agreement). The agreement must include a written waiver and release by the sign owner, the property owner and any sign lessees. - Site Plan showing the location of the proposed sign, including its relation to adjacent roadways, zoning and future land use designation, setbacks and any proposed buffers. - Statement that the proposed sign complies with the Future Land Use designation and Zoning district, or a justification statement for why the proposed location is in the public interest per SCLDC Section 30.13.3 (b). Statement that the 	Info Only

		<p>proposed sign complies with all applicable setbacks required by SCLDC Part 65, or a justification statement for why the proposed location is in the public interest.</p> <ul style="list-style-type: none"> - Rendering and Specifications of the proposed sign including dimensions. The number, location and specifications of the Outdoor Advertising signs. - As of 2024, the existing billboard sign is a legal non-conforming structure/use. As part of the application submittal, the applicant must provide a justification statement for the relocation of the non-conforming structure/use. 	
11.	Public Safety - Fire Marshal Matthew Maywald	As long as the proposed billboard does not impede any structures or hydrants fire has no further comments.	Info Only
12.	Public Works - Impact Analysis Arturo Perez	No Review Required.	Info Only
13.	Public Works – Final Engineering	No specific drainage issues noted.	Info Only
14.	Public Works – Final Engineering	If there is a legal access easement to the property no specific traffic issues noted.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	STATUS	REVIEWER
Comprehensive Planning	Review Complete	David German 407-665-665-7386 dgerman@seminolecountyfl.gov
Buffers and CPTED	Review Complete	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	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-6655716 aperez@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