

SEMINOLE COUNTY GOVERNMENT
1101 EAST FIRST STREET, 2ND FLOOR, WEST WING
SANFORD, FLORIDA 32771

PROJECT NAME:	AGRI-TOURISM - PRE-APPLICATION	PROJ #: 25-80000042
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	3/28/25	
RELATED NAMES:	EP ART ANDRES	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	33-19-31-300-0010-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR AGRI-TOURISM TO SELL VEGETABLES AND FLOWERS AND HOST FIELD TRIPS ON 14.30 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE SOUTHEAST CORNER OF CELERY AVE AND CAMERON AVE	
NO OF ACRES	14.30	
BCC DISTRICT	5: HERR	
CURRENT ZONING	A-1	
LOCATION	ON THE SOUTHEAST CORNER OF CELERY AVE AND CAMERON AVE	
FUTURE LAND USE-	SE	
APPLICANT:	CONSULTANT:	
ART ANDRES ANDRES ESTATES 911 POWHATAN DR SANFORD FL 32771 (909) 241-1589 FRMNART@AOL.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.

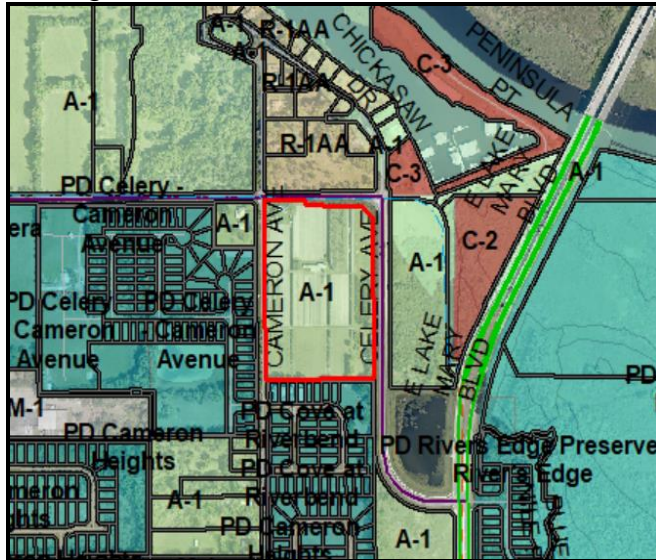
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

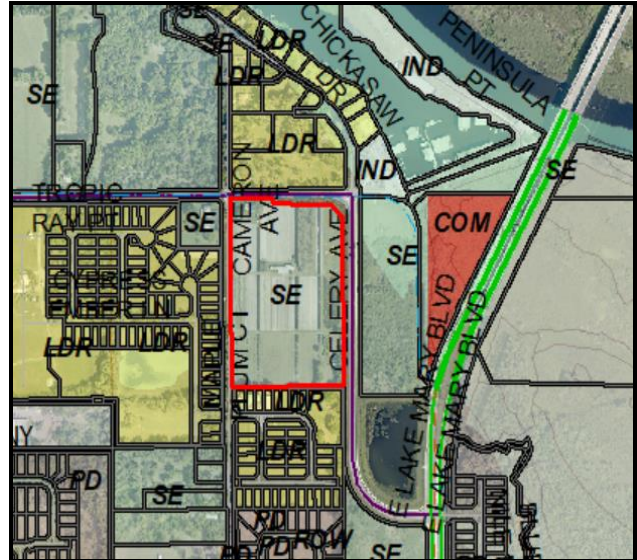
- The subject site has a Future Land Use of Suburban Estates with A-1 (Agriculture) zoning.
- A special event permit shall be obtained through Seminole County for any future events with food trucks.
- The Applicant shall be required to obtain the necessary building permits to authorize the change of use from a single-family residence to a store that sells agricultural goods, as well as for the conversion of the existing packing house into an educational facility.

PROJECT AREA ZONING AND AERIAL MAPS

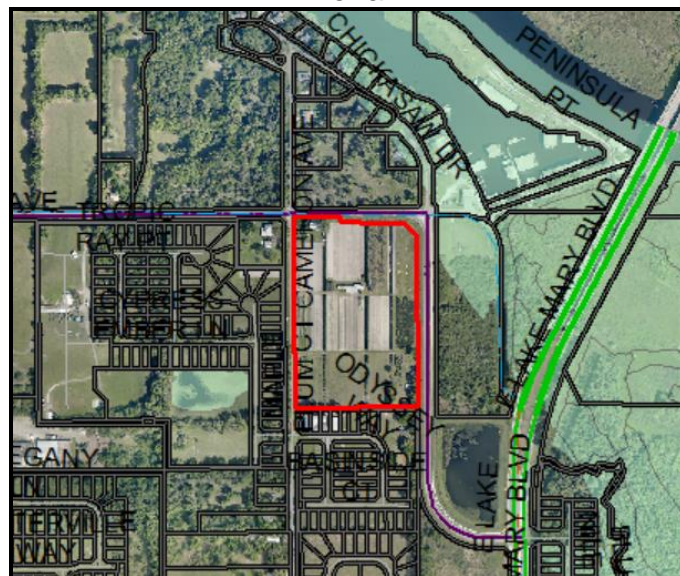
Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO.	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=SECOLA_DECO_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED	A full buffer review may be done at time of site plan review, if necessary.	Info Only
3.	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.	Info Only
4.	Building Division	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.	Info Only
5.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
6.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Info Only
7.	Building Division	Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.	Info Only
8.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
9.	Comprehensive Planning	Subject site is within the Sanford Joint Planning Area and must follow the JPA rules and regulations. Reference Policy FLU 6.2.1 Joint Planning Agreements. Policy states: JPAs shall address, at a minimum, future land use compatibility. Site is within JPA Sub Area 2 and appears to be consistent.	Info Only
10.	Comprehensive Planning	Future Land Use zoning of Suburban Estates, reference Policy FLU 3.5.4 Suburban Estates for details about uses. Some uses are listed below per Policy: 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,	Info Only

		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.	
11.	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
12.	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: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
13.	Planning and Development	The property appraisers have confirmed that the subject site has a G1- Agriculture classification.	Info Only
14.	Planning and Development	<u>Existing building on site:</u> One single family residence and a packing building to process flowers. <u>Existing Use of Site:</u> A bona fide agriculture operation of a flower business.	Info Only
15.	Planning and Development	<u>Proposed expansion:</u> <ul style="list-style-type: none"> • Convert the single-family dwelling to a store that sells agricultural goods. • Convert the packing house into a facility to teach about agriculture and host field trips for local school children. • Host community events with food trucks. 	Info Only
16.	Planning and Development	A special event permit shall be obtained through Seminole County for any future events with food trucks.	Info Only
17.	Planning and Development	Defined in Florida Statutes Section 570.86- Agritourism activity means any agricultural related activity consistent with a bona fide farm, livestock	Info Only

		<p>operation, or ranch or in a working forest which allows members of the general public, for recreational, entertainment, or educational purposes, to view or enjoy activities, including farming, ranching, historical, cultural, civic, ceremonial, training and exhibition, or harvest-your-own activities and attractions.</p> <p>Thus, if the property has the agricultural tax classification, it can engage in any of the activities listed above and the County cannot regulate or enforce its ordinances for these activities unless the activities result in substantial offsite impacts.</p>	
18.	Planning and Development	<p>The building setbacks for the A-1 (Agriculture) zoning district are: 50 feet Front Yard, 30 feet Rear yard, 10 feet Side Yard, 50 feet Side Street. Accessory Structure Setbacks are: 50 feet Front Yard, 10 feet Side Yard, and 10 feet Rear Yard.</p> <p>Barns & structures for livestock, structures for agricultural use shall have minimum 50 ft. front, side and rear setbacks and be distanced a minimum of 100 ft. from any residential structure on an adjacent lot or parcel.</p>	Info Only
19.	Planning and Development	<p>Pursuant to Florida Statute Sec. 570.85 (1) – A local government may not adopt or enforce a local ordinance, regulation, rule or policy that prohibits, restricts, regulates, or otherwise limits an agritourism activity on land classified as agricultural under S. 193.461. This subsection does not limit the powers and duties of a local government to address substantial offsite impacts of agritourism activities or an emergency.</p>	Info Only
20.	Planning and Development	<p>Florida Statute 604.50 Nonresidential farm building - (1)- Notwithstanding any provision of law to the contrary, any nonresidential farm building, farm fence, or farm sign that is located on lands used for bona fide agricultural purposes, not including those lands used for urban agriculture, is exempt from the Florida Building Code and any county or municipal code or fee, except for code provisions implementing local, state, or federal floodplain management regulations.</p> <p>(d) - “Nonresidential farm building” means any temporary or permanent building or support structure that is classified as a nonresidential farm building on a farm under s. 553.73(10)(c) or that is used primarily for agricultural purposes, is located on land that is an integral part of a farm operation or</p>	Info Only

		is classified as agricultural land under s. 193.461, and is not intended to be used as a residential dwelling. The term may include, but is not limited to, a barn, greenhouse, shade house, farm office, storage building, or poultry house.	
21.	Planned Development	A non-residential farm buildings are not completely exempt from the Florida Fire Prevention Code, national codes and the Life Safety Code in all cases. Pursuant to 633.202 (16)(b) F.S notwithstanding any other provision of law: 1.) A non-residential farm building in which the occupancy is limited by the property owner to no more than thirty-five (35) person is exempt from the Florida Fire Prevention Code, including the national codes and Life Safety Code incorporate by reference. 2.) An agricultural pole barn is exempt from the Florida is exempt from the Florida Fire Prevention Code, including the national codes and the Life Safety Code incorporated by reference.	Info Only
22.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
23.	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
24.	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
25.	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	Info Only

		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"	
26.	Public Safety - Fire Marshal	Per FSS 633 this site shall comply with requirements within the FFPC and agritourism is not exempt from the FFPC and state fire marshal adopted requirements.	Info Only
27.	Public Works - Engineering	The proposed project is located within the Midway drainage basin.	Info Only
28.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils.	Info Only
29.	Public Works - Engineering	Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the pre development rate of discharge for the 25-year, 24-hour storm event.	Info Only
30.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to be fairly flat. There is a historic outfall to the ditch on the northeast side of the site.	Info Only
31.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to a ditch on the northeast side of the property.	Info Only
32.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
33.	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
34.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
35.	Public Works - Engineering	Depending on the level of use one or more of the existing agricultural accesses may not be able to be used for future connections to the site. None of the accesses onto Cameron Avenue appear to be permitted and or meet County standards for access. One or 2 may be allowed if permitted and constructed to County Standard. The access off of	Info Only

		Celery Avenue would have to be built to County Standard. Note depending on the Level of development and traffic proposed a left turn lane into the site would be required on Celery Avenue as it is an urban major collector roadway.	
36.	Public Works - Impact Analysis	A traffic impact analysis (TIA) may be required for this redevelopment if the net new trip generation (the difference between the previous and proposed uses) from the proposed project generates an additional 50 peak hour trips or more. If the TIA is needed, it should be prepared in accordance with the Seminole Traffic Study Requirements for Concurrency guidelines. Please submit to staff a proposed TIA methodology for review and approval prior to submittal of the TIA itself.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies.

DEPARTMENT	STATUS	REVIEWER
Buffers and CPTED	Review Complete	Annie Sillaway 407-65-7936 asillaway@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-65-7936 asillaway@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-0311 dgerman@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Environmental Services	No Review Required	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	Review Complete	William Wharton 407-665-5730 wwharton@seminolecountyfl.gov
Building Division	Review Complete	Jay Hamm 407-665-7468 jhamm@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