

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

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

PROJECT NAME:	LI DELGADO - PRE-APPLICATION	PROJ #: 26-8000035
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	3/24/26	
RELATED NAMES:	EP LIYUANI DELGAO	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	25-20-31-5BA-0000-1340	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR AN ORNAMENTAL PALM FARM, AGRICULTURAL STRUCTURES AND AGROTOURISM ON 4.6 ACRES IN THE A-5 ZONING DISTRICT ON THE WEST SIDE OF ELM ST, NORTH OF FLORIDA AVE	
NO OF ACRES	4.6	
BCC DISTRICT	2-JAY ZEMBOWER	
CURRENT ZONING	A-5	
LOCATION	ON THE WEST SIDE OF ELM ST. NORTH OF FLORIDA AVE	
FUTURE LAND USE-	R5	
APPLICANT:	CONSULTANT:	
LIYUANI DELGADO 101 CAY PLAZA APT 412 SAVANNAH GA 31421 (407) 480-8666 [REDACTED]	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

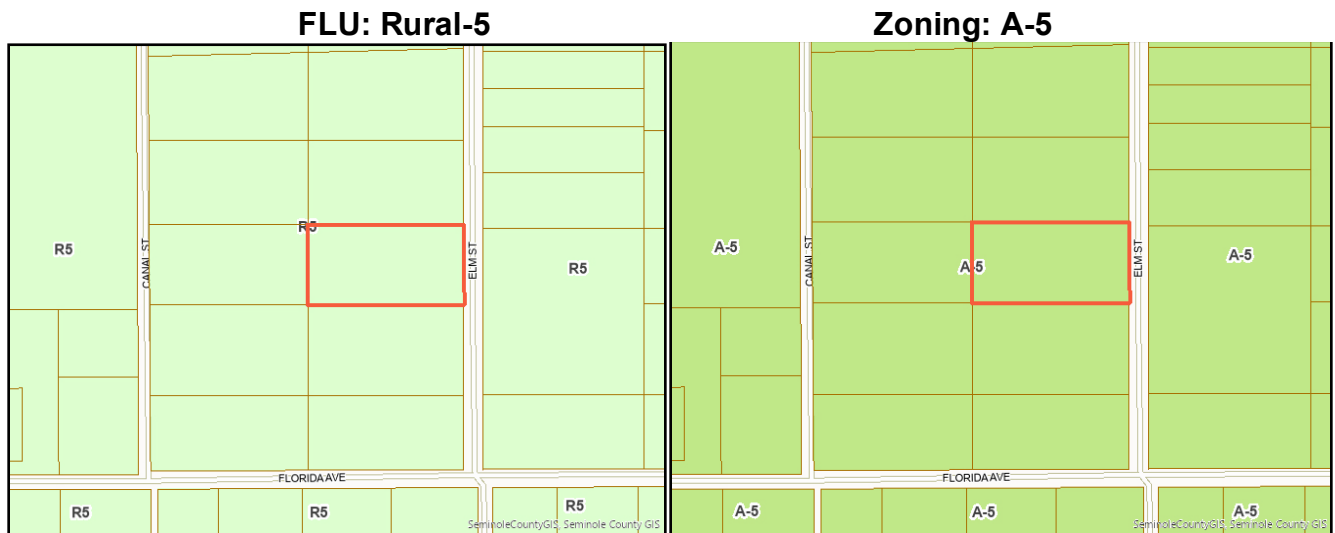
Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County’s logo, address, or terminology. However, they are not legitimate County communications. 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 site has a Rural-5 Future Land Use designation and an A-5 (Agriculture) zoning classification.
- Agritourism activity means any agricultural related activity consistent with a bona fide farm, livestock 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. **An agritourism activity does not include the construction of new or additional structures or facilities intended primarily to house, shelter, transport, or otherwise accommodate members of the general public. All other structures will be subject to Seminole County code provisions.**

PROJECT AREA ZONING AND AERIAL MAPS



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_C_H30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED	A full buffer review will be done at time of site plan review. 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.	Info Only
3.	Buffers and CPTED	Parking lot landscaping may be required in accordance with SCLDC Sec. 30.14.13.	Info Only
4.	Building Division	-Permitting Requirements for Future Proposed Construction or Demolition- - Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, pools, etc...	Info Only
5.	Building Division	- All aspects of construction must meet the minimum requirements of the current Edition of the Florida Building Code	Info Only
6.	Building Division	- Separate demolition permits are required for the demolition of each existing structure.	Info Only
7.	Building Division	- Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
8.	Building Division	- All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only
9.	Environmental Services	This development is located outside of the urban service boundary for utilities, so potable water wells will be needed to service it. To apply for a private potable well permit (to construct, repair, modify, or abandon), follow link: https://floridadep.gov/water/source-drinking-water/content/water-well-construction-rules-forms-and-reference-documents , have the property owner or a water well contractor download and complete application form: 62-532.900(1) and submit it to St. Johns River Water Management District (SJRWMD) along with the appropriate application fee. Please contact SJRWMD for any other questions/concerns that you may have.	Info Only
10.	Environmental Services	This development is located outside of the urban utility service boundary, so an onsite sewage treatment and disposal system (OSTDS) aka septic system will be needed to service it. To apply for an OSTDS permit (to construct, repair, modify, or abandon) follow link: https://www.flrules.org/gateway/reference.asp?No=Ref-14359 , download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information on	Info Only

		development limitations, septic system sizing, standards, and any other questions/concerns that you may have.	
11.	Environmental Services	This development is located outside of the urban utility service boundary, so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
12.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
13.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
14.	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
15.	Planning and Development	SETBACKS: The setbacks for the A-5 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. 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.	Info Only
16.	Planning and Development	Florida Statute definition of Agritourism: Agritourism activity means any agricultural related activity consistent with a bona fide farm, livestock 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. An agritourism activity does not include the construction of new or additional structures or facilities intended primarily to house, shelter, transport, or otherwise accommodate members of the general public. An activity is an agritourism activity regardless of whether the participant paid to participate in the activity.	Info Only
17.	Planning and Development	Please be advised that if a property does not have the agricultural tax classification and is engaging in agritourism activities then the property is subject to the	Info Only

		Seminole County Code of Ordinances, Land Development Code, and all building and fire codes.	
18.	Planning and Development	As provided for in the definition of “agritourism activity”, an agritourism activity does not include the construction of new structures that are intended to primarily house, shelter, transport or accommodate members of the general public. Meaning, if there is a new structure or facility built on a property that is only for sheltering or accommodating the general public, then it would be required to comply with local regulations, building and fire codes. A building constructed to primarily house members of the general public would not be exempt from local codes.	Info Only
19.	Planning and Development	The subject property is located in the East Rural Area (FLU Objective 3.2 and Element Exhibit-27).	Info Only
20.	Planning and Development	The use of the property for agricultural operations and attendant structures; greenhouses (not involved with retail sales to the general public); including plant nurseries, groves and farms for the cultivation and propagation of citrus, vegetables, fruits, berries, nuts, grass sod and trees are permitted in the A-5 zoning district. Barns, sheds, silos, granaries, and related agricultural structures are also permitted.	Info Only
21.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Info Only
22.	Planning and Development	The subject site has a Rural-5 Future Land Use designation which allows a maximum density of one (1) dwelling unit per five (5) net buildable acres.	Info Only
23.	Planning and Development	The East Rural Area intent, per Seminole County Comprehensive Plan, is to maintain the rural character of the area by developing at a very low intensity to allow for residential/agricultural uses primarily. Development in the East Rural Area shall be guided by performance standards in the Land Development Code that limit densities in accordance with the Future Land Use designation; preserve natural and agrarian areas; allow limited commercial uses in village settings or as roadside stands on bona fide agricultural properties; provide use restrictions and tree protection standards; limit the extension of urban infrastructure; provide opportunities for nature-based recreation and protect the Geneva Freshwater Lens, watersheds, wetlands and sensitive upland systems.	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	Building used for agritourism are not exempt from the occupancy and fire code requirements within the FFPC 8th edition.	Info Only
28.	Public Works - Impact Analysis	No Review Required.	Info Only
29.	Public Works-Engineering	Based on FEMA FIRM Map the site or portions of the site appear to lie in the Seminole County determined floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation. This is even valid for agricultural properties.	Info Only
30.	Public Works-Engineering	The proposed project is located within the Lake Jessup drainage basin.	Info Only
31.	Public Works-Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils. There may be muck on the property.	Info Only
32.	Public Works-Engineering	Based on a preliminary review, at a minimum, the site may 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
33.	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
34.	Public Works-Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally north.	Info Only
35.	Public Works-Engineering	Based on a preliminary review, the site appears to outfall to the ditches along Elm Street.	Info Only
36.	Public Works-Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
37.	Public Works-Engineering	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov	Info Only
38.	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

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	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental Services	Maliha Rahman	mrahman@seminolecountyfl.gov	407-665-2033
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