

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

Comment Document – Initial Submittal

A Development Review Committee (DRC) meeting will NOT automatically be scheduled for your item; you must request it. Please review the comments below. If you determine that you would like to be scheduled for a 20 minute DRC meeting, please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, May 2, 2025, in order to place you on the Wednesday, May 7, 2025 meeting agenda.

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

The DRC meeting allows 20 minutes per project to discuss and clarify any comments of concern. Additional comments or deletion of comments may result from discussions at the DRC meeting. The DRC Agenda can be found [HERE](#).

PROJECT NAME:	KELLER OUTDOOR LANDSCAPING - SPECIAL EXCEPTION	PROJ #: 25-32000003
APPLICATION FOR:	SPECIAL EXCEPTION - OTHER	
APPLICATION DATE:	3/19/25	
RELATED NAMES:	BS2025-03	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	08-20-31-300-0120-0000	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR A LANDSCAPING CONTRACTOR ON 6.23 ACRES	
BCC DISTRICT	5 - HERR	
CURRENT ZONING	A-1	
LOCATION	ON THE EAST SIDE OF OHIO AVE, SOUTH OF ONORA ST	
APPLICANT: CONSULTANT:		
BOBBY KELLER KELLER OUTDOOR LANDSCAPING 3257 OHIO AVE SANFORD FL 32773 (407) 509-2909 BKELLER@KELLEROUTDOORLAND.COM		

County staff members have reviewed the subject development project and offer the following comments. The comments below are a compilation of comments from the ePlan review system. These items need responses with further information, data, explanation or revision of plans and documents before project approval.

Please itemize any and all revisions made to the development plan in addition to those made in response to staff comments; include a statement in your response to comments that no additional revisions have been made to the site plan beyond those stated.

For questions regarding the ePlan process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

See comments within the comment document for any fees due, as fees may be due for different aspects of your development project. Fees showing in ePlan reflect Planning & Development review or revision fees only.

AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE	STATUS
1	Buffers and CPTED Hilary Padin	Buffer information can be found here: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOP_SP	Info Only
2	Buffers and CPTED Hilary Padin	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3	Buffers and CPTED Hilary Padin	Residential Future Land Use to the south will trigger a 25 foot parking buffer requirement under SCLDC Sec. 30.14.8. This is additional to the standard buffer requirement. The parking areas and driveway on the south cannot be within the buffer on the south property line. Please amend the site plan to show compliance with this.	Unresolved
4	Buffers and CPTED Hilary Padin	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
5	Buffers and CPTED Hilary Padin	A full buffer review will be done at time of site plan review.	Info Only
6	Planning and Development Hilary Padin	Seminole County requires community meetings for all Special Exceptions. Please see the Community Meetings link for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf	Unresolved
7	Planning and Development Hilary Padin	On the site plan, please include the number of parking spaces for the employee parking and vehicle and trailer parking areas. Also modify the narrative to include this information.	Unresolved
8	Planning and Development Hilary Padin	On the site plan, please clearly label each structure (shop, garage, greenhouse and office) and revise the label on the structure located on the southeast corner to make it legible.	Unresolved
9	Planning and Development Hilary Padin	On the site plan, please dimension the building setbacks from each structure to the property lines.	Unresolved
10	Planning and Development Hilary Padin	Does the Special Exception include the parcel to the north that contains an existing residential structure? If it does not, please remove it from the site plan.	Unresolved

11	Planning and Development Hilary Padin	On the site plan, please show the driveways/access points on the property with dimensions.	Unresolved
12	Planning and Development Hilary Padin	You must submit a revision of your site plan based upon comments of the various reviewers.	Info Only
13	Planning and Development Hilary Padin	On the narrative, please limit the hours of operation to 7 am to 6 pm Monday-Friday and 8 am to 1 pm on Saturdays as this is in character with other nurseries and landscape contractors in the area.	Unresolved
14	Planning and Development Hilary Padin	Please amend the narrative to describe the outdoor lighting on site. On the site plan, please show the locations of any lighting. Per SCLDC Section 30.15.5, outdoor lighting fixtures cannot be within 50 feet from any property having a residential Future Land Use designation or zoning classification.	Unresolved
15	Public Safety - Fire Marshal Matthew Maywald	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
16	Public Safety - Fire Marshal Matthew Maywald	Any new structures shall comply with the following: 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
17	Public Works - Engineering Jim Potter	There is some paving of the site that may not be considered normal and customary for an Agricultural Property. The drainage from these areas do need to be addressed. The drainage needs to be collected and routed to a pond area to meet water quality requirements minimum.	Unresolved

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	Corrections Required	Hilary Padin hpadin@seminolecountyfl.gov
Building Division	No Review Required	Jay Hamm jhamm@seminolecountyfl.gov
Natural Resources	Approved	Sarah Harttung sharttung@seminolecountyfl.gov
Planning and Development	Corrections Required	Hilary Padin hpadin@seminolecountyfl.gov
Public Safety - Fire Marshal	Approved	Matthew Maywald mmaywald@seminolecountyfl.gov
Public Works - Engineering	Corrections Required	Jim Potter jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	William Wharton wwharton@seminolecountyfl.gov

The next submittal, as required below, will be your:

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
4/30/2025	<i>No resubmittal fee for special exceptions</i>	P&D, Buffers & Engineering
<p>The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows: Major Review (3+ reviewers remaining) – 50% of original application fee Minor Review (1-2 reviewers remaining) – 25% of original application fee</p> <p>Summary of Fees: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml</p> <p>NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)</p>		

Upon completion of your plan review process, Planning and Development staff must authorize and stamp plans for construction use. Once you receive an approval letter from Seminole County, the site contractor must contact Seminole County Planning and Development Inspections to schedule a pre-construction conference prior to the start of any site work. Upon issuance of the site permit, your approved drawings and/or documents will be released to you through the ePlan System. For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

Cities:

Altamonte Springs	(407) 571-8000	www.altamonte.org
Casselberry	(407) 262-7700	www.casselberry.org
Lake Mary	(407) 585-1449	www.lakemaryfl.com
Longwood	(407) 260-3440	www.longwoodfl.org
Oviedo	(407) 971-5555	www.cityofoviedo.net
Sanford	(407) 688-5000	www.sanfordfl.gov
Winter Springs	(407) 327-1800	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