

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

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

PROJECT NAME:	EXCELENCIA FARM - PRE-APPLICATION	PROJ #: 24-80000090
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/27/24	
RELATED NAMES:	EP JOSE RIVERA	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	15-20-32-300-0230-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A BERRY FARM ON 7.43 ACRES IN THE A-5 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF LAKE GENEVA ROAD, EAST OF 1ST STREET	
NO OF ACRES	7.43	
BCC DISTRICT	Jay Zembower	
CURRENT ZONING	A-5	
LOCATION	NORTH SIDE OF LAKE GENEVA ROAD, EAST OF 1ST STREET	
FUTURE LAND USE-	R5	
SEWER UTILITY	NA	
WATER UTILITY	NA	
APPLICANT:	CONSULTANT:	
JOSE RIVERA 450 LAKE GENEVA ROAD GENEVA FL 32732 (407) 416-8430 Jrcreations08@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.

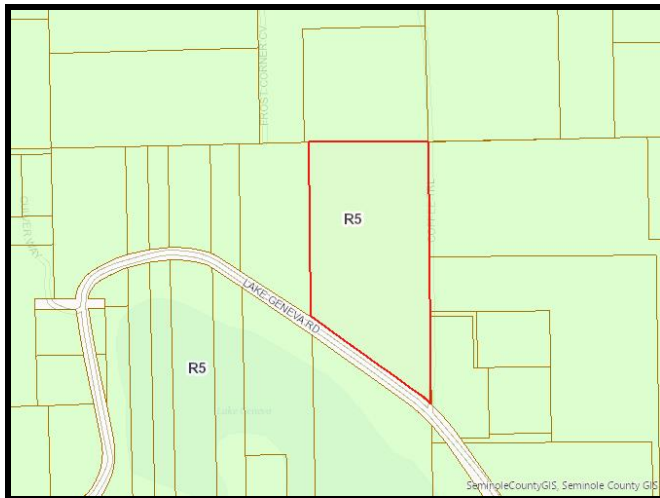
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

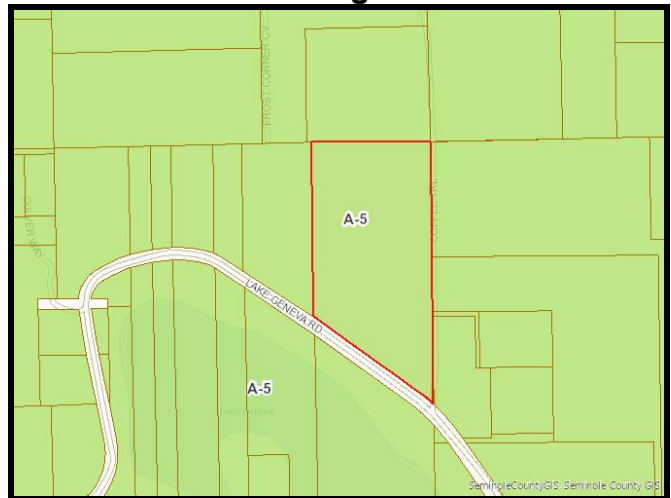
- The subject site has a Rural-5 Future Land Use designation and an A-5 (Agriculture) zoning classification.
- Agritourism activity means any agricultural related activity consistent with a bona fide farm, livestock operation, or ranch or in a working forest which allows members of the general public, 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

Rural-5 FLU



A-5 Zoning



Aerial



AGENCY/DEPARTMENT COMMENTS

REVIEWED BY	TYPE	STATUS
Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
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
Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
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
Building Division	NOTE - Structures must be used solely for the agricultural business to qualify for exemption from FBC and must be approved by the Building Official. The structures must also have no utility service to qualify for exemption (such as the pergolas proposed).	Info Only
Comprehensive Planning	The Rural-5 Future Land Use Designation allows rural residential development at densities equal to or less than one dwelling unit per five net buildable acres, agricultural and attendant uses. Permitted uses are: a. The Rural-5 Future Land Use Designation permits the following uses: MAINTAIN RURAL PLACES FLU-58 b. Rural residential development at a density equal to or less than one dwelling unit per five net buildable acres or one free standing mobile/manufactured home and accessory uses per five net buildable acres; c. Publicly and privately owned parks and rural recreation facilities; d. Civic assembly, country clubs (over 10 acres in size) and home occupations; e. Agricultural operations and attendant structures, greenhouses, nurseries and silviculture; f. Public elementary schools; and g. Special exceptions such as adult congregate living facilities, group homes, borrow pits, cemeteries, kennels, sewage and water treatment plants, landfills, and other public structures.	Info Only
Environmental Services	This development is located outside of the urban service boundary, so potable water wells will service it if needed. 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
Environmental Services	This development is located outside of the urban service boundary, so an onsite sewage treatment and disposal systems (OSTDS) aka septic systems will service it if needed. To apply for an OSTDS permit, 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 septic system sizing, standards, and any other questions/concerns that you may have.	Info Only
Environmental Services	This development is located outside of the urban service boundary, so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as a non-potable irrigation well.	Info Only
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	Info Only

	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/	
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
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
Planning and Development	The proposed project is within the Econ Protection Area. See SCLDC Chapter 30 Part 10 and Policy FLU 2.2.5 and 2.2.6 and CON Element Exhibit-2 for requirements for development within the Econ Protection Area.	Info Only
Planning and Development	SCENIC CORRIDOR: The proposed development must meet the Scenic Corridors standards (Chapter 30, Part 10) within East Rural Area Boundary. No structure, parking, or outdoor storage is allowable within 50 feet of the centerline of Lake Geneva Road. The following structures and uses shall be the only structures and uses permitted within the designated scenic corridor setbacks in accordance with provisions in Sec. 30.10.2.6: Agricultural buildings; Signs in accordance; Landscaping features and other permitted landscape materials; Fences, gates, mailboxes, and entranceways ; Access ways or access points; Bus stops, bus shelters, signage, and other such improvements related thereto; Signs, markings, traffic control devices, and such other improvements related to the safe and efficient movement of traffic. see Ch. Part 10, 30.10.2.6 Development standards for more info.	Info Only
Planning and Development	Per SCLDC Sec. 30.10.2.6 (e) (3) To the maximum extent feasible, driveways along a major or minor road shall curve or wind so as to restrict views of the structure located on the parcel from the public roadway.	Info Only
Planning and Development	Building permits will be required for the additional structures, as applicable. The Building Official makes determinations regarding agriculturally exempt structures.	Info Only
Planning and Development	The subject property is located in the East Rural Area (FLU Objective 3.2 and Element Exhibit-27) and within the Geneva Freshwater Lens (FLU Element Exhibit-21)	Info Only
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
Public Safety - Fire Marshal	Fire department access roads shall have an unobstructed vertical clearance of not less than 13 ft 6 inches per NFPA 1, 18.2.3.5.1.2. Please verify on the plans.	Info Only
Public Works-Engineering	Based on the FEMA FIRM Map the site is not located in the floodplain. The site is located in Zone X - Area of Minimal Flood Hazard.	Info Only

	There is no wetlands designated area on the site.	
Public Works-Engineering	Approximately 80% of the proposed project is located within the Big Econlockhatchee Drainage Basin. The site is partially or wholly located within the Econ Protection Area. Refer to SCLDC Chapter 30 Part 57 for requirements for development within the Econ Protection Area. The remaining 20% of the proposed project, primarily the northeast section, is located within the Lake Harney Drainage Basin.	Info Only
Public Works-Engineering	Based on the USDA Web Soil Survey, the site has predominantly Astatula Fine Sands, 0-5% Slopes (100%), Map Unit Symbol 4. Astatula Fine Sands are classified by the USDA as "Excessively Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be more than 80 inches and designates the Hydrologic Soil Group as A.	Info Only
Public Works-Engineering	Based on the Seminole County available one (1) foot contours data, the topography of the site appears to be sloping to the south and southwest. The highest point is on the east side of the property (Elevation 43.0 feet), while the lowest point is on the west and southwest side of the property (Elevation 32.0 feet). The northeast corner of the property (Lake Harney Drainage Basin) is relatively flat (Elevation 39.0 feet), slightly sloping to the north (Elevation 37.0 feet).	Info Only
Public Works-Engineering	<p>Based on the preliminary review, majority of the site appears to be draining towards Lake Geneva to the south and southwest and to the north in the northeast corner of the property, with no viable outfall and/or defined conveyance system. Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a retention or detention facility for sites with no viable outfall and/or defined conveyance system or with a restricted outfall system requires the Stormwater Quantity Analysis to meet a 25-Year, 24-Hour storm event total retention.</p> <p>Stormwater Quality Analysis shall meet the St. Johns River Water Management District (SJRWMD) requirements.</p> <p>A detailed Drainage Plan will be required at permitting. A detailed Drainage Analysis will be required at Final Engineering.</p>	Info Only
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 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 .	Info Only
Public Works-Engineering	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)	Info Only
Public Works-Engineering	<p>The primary access to the subject property is through Lake Geneva Road that is functionally classified as Local Road and was last resurfaced in 2016. The roadway geometry and structure meet the current Seminole County standards. Lake Geneva Road is not currently programmed to be improved according to the Seminole County 5-year Capital Improvement Program.</p> <p>Spacing between driveways must conform to the Table below based on functional classification. Distance is measured from nearest edge of pavement to edge of pavement (Detail T-1). For functionally classified Local Roads the separation between two driveways must be minimum 200 feet. (SC Public Works Engineering Manual - Section 1.2.7.A)</p> <p>Street stubs in excess of 150 feet must be provided with a minimum stabilized</p>	Info Only

	<p>turnaround in accordance with the Florida Fire Prevention Code or as approved by the County Engineer (SC Public Works Engineering Manual - Section 1.2.3.A.4).</p> <p>Auxiliary lanes, median modifications and other design features may be required, including cross-access agreements (SC Public Works Engineering Manual - Section 1.2.3.A.5).</p> <p>A permanent access easement is granted for service and emergency vehicles and for maintenance of public and semi-public utilities (SC Public Works Engineering Manual - Section 1.2.3.A.6.b).</p> <p>A right-of-way use permit is required for any construction in, utility usage of or access to a County right-of-way. Such construction must meet all County standards and permitting procedures can be found at the Seminole County website. Permit fees are established by the Board of County Commissioners (SC Public Works Engineering Manual - Section 1.2.3.A.8.c).</p>	
Public Works-Engineering	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.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

Department	Reviewer	Email	Phone
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
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	Vladimir Simonovski	vsimonovski@seminolecountyfl.gov	407-665-5762
Public Works - Impact Analysis	William Wharton	wwharton@seminolecountyfl.gov	407-665-5730

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.stml>

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.stml>

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