

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

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

PROJECT NAME:	OAK HOLLOW CABINS - PRE-APPLICATION	PROJ #: 23-80000054
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	4/13/23	
RELATED NAMES:	EP PHUNG NGUYEN	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	32-21-31-300-005A-0000	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION TO RUN AN AGRITOURSIM BUSINESS ON 20 ACRES IN THE A-1 ZONING DISTRICT LOCATED WEST OF WEST STATE ROAD 426 AND NORTH OF OAK HOLLOW LANE	
NO OF ACRES	20	
BCC DISTRICT	1-BOB DALLARI	
CURRENT ZONING	A-1	
LOCATION	WEST OF WEST STATE ROAD 426 AND NORTH OF OAK HOLLOW LANE	
FUTURE LAND USE-	LDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
PHUNG NGUYEN 5750 OAK HOLLOW LANE OVIEDO FL 32765 (206) 636-5354 NGUYENPHUNG@YAHOO.COM		

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.

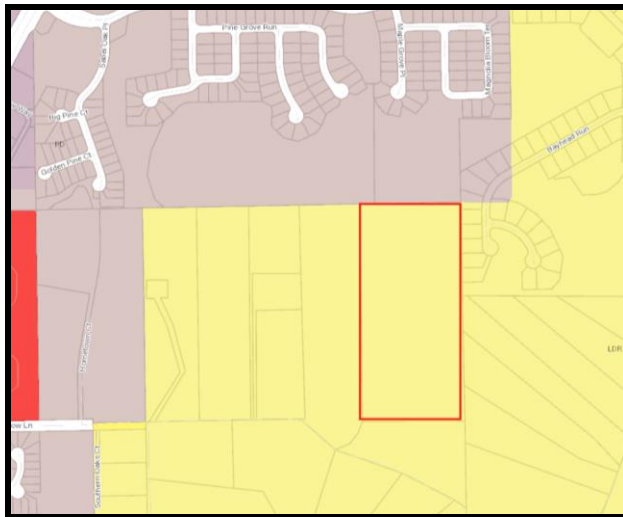
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

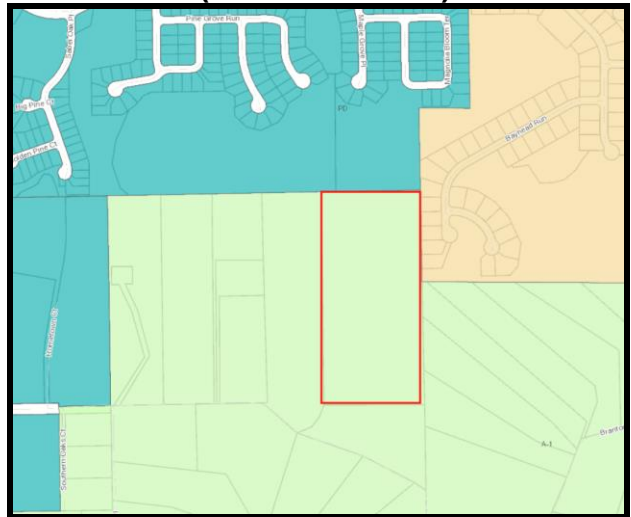
- **The subject site has a Low Density Residential Future Land Use with A-1 (Agriculture) Zoning.**
- **Existing Structures on Site: Single family residence with a barn.**
- **Existing Use of Site: A bona fide agriculture operation of a nursery and poultry farm in conjunction with an Agritourism business allowing small groups onsite to experience the daily Agriculture operations.**

PROJECT AREA ZONING AND AERIAL MAPS

LOW DENSITY RESIDENTIAL



A-1 (AGRICULTURE)



WETLANDS SHOWN IN GREEN



AERIAL





AGENCY/DEPARTMENT COMMENTS

	Group	Reviewer Comment	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_CH30ZORE_PT67LASCBU	Informational
2.	Buffers and CPTED	A full buffer review will be done at time of site plan review if necessary.	Informational
3.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 7th ED (2020) Florida Building Codes. No action required at this time.	Informational
4.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms. No action required at this time.	Informational

5.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6. No action required at this time.	Informational
6.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. No action required at this time.	Informational
7.	Comprehensive Planning	The Future Land Use (FLU) is Low Density Residential (LDR) which allows for a maximum density of four dwelling units per net buildable acre.	Informational
8.	Comprehensive Planning	Policy FLU 1.10 (f)- Development within the Econlockhatchee River Basin as a whole shall ensure the protection of floodplain, wetlands and critical native upland habitat; encroachment (fill) proposed to be placed or deposited within the 100 year floodplain as identified by the Federal Emergency Management Administration must comply with all applicable Federal and County regulations.	Informational
9.	Comprehensive Planning	Please be advised that the property contain wetlands and must demonstrate compliance with Policy FLU 1.3 Wetlands Protection and Policy CON 7.4 Wetlands Regulation.	Informational
10.	Environmental Services	Seminole County doesn't have any potable water or sanitary sewer services in this area. The water would need to be provided by wells and sanitary sewer by using septic systems.	Informational
11.	Impact Analysis Coordination	A Traffic Impact Study (TIS) may be required if the trip generation for the proposed use is more than 50 peak hour trips. The TIS is to be prepared in accordance with the Countys Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval prior to submittal of the TIS itself.	Informational
12.	Natural Resources	Please indicate the jurisdictional wetland line on the site plans. Wetland areas must be delineated on a survey certified by a registered professional land surveyor. If applicable, include the jurisdiction that approved the wetland line, the date, and reviewers name on the plan.	Informational
13.	Natural Resources	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.	Informational
14.	Natural Resources	According to the county wetland maps, wetlands are possibly located in the northwest corner of the property. ***Please be advised the county wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made	Informational

		by a qualified environmental scientist. **	
15.	Natural Resources	The proposed project is within the Econ Protection Area. See SCLDC Chapter 30 Part 57 for requirements for development within the Econ Protection Area.	Informational
16.	Natural Resources	There is a 50 ft. average, 25 ft. minimum setback from all isolated wetlands within the Econ River Basin. SCLDC 30.1085	Informational
17.	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.	Informational
18.	Planning and Development	The subject site has a Low Density Residential Future Land Use with A-1 (Agriculture) Zoning.	Informational
19.	Planning and Development	<u>Existing Structures on Site:</u> Single family residence with a barn. <u>Existing Use of Site:</u> A bona fide Agriculture Operation of a Nursery and Poultry Farm in conjunction with an Agritourism business allowing small groups onsite to experience the daily Agriculture operations.	Informational
20.	Planning and Development	<u>Proposed Expansion:</u> Constructing rental cabins for the purpose of housing guest for the day or overnight to provide guest an agricultural, educational, and "Farm Themed Getaway".	Informational
21.	Planning and Development	Under the existing A-1 (Agriculture) zoning classification, a single family residence and Agricultural operations (including Agritourism as defined by Florida State Statute) are permitted uses; One accessory dwelling unit (ADU) is permitted under a Limited Use permit. Additional dwelling units onsite require approval of a Special Exception and are <u>Only for the use of Farmworker Housing</u> . Farmworker housing, either single family or multifamily dwellings, may be permitted as a Special Exception if the land use is a bona fide agriculture use; <u>provided, however, that such structures may house only those persons and their immediate family employed in carrying out such bona fide agricultural use</u> . Onsite Lodging for students or visitors/guest is not a permitted use under the A-1 (Agriculture)	Informational

		classification.	
22.	Planning and Development	<p>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. <u>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.</u> An activity is an agritourism activity regardless of whether the participant paid to participate in the activity.</p>	Informational
23.	Planning and Development	<p>Under the A-1 (Agriculture) zoning classification, the Planning Manager or the Board of County Commissioners may approve a "General Use permit allowing for light commercial uses" if the use meets the criteria under Seminole County Land Development Code Section 30.122-Uses by General Permit.</p> <ul style="list-style-type: none"> One of the required criteria for said permit is that the property has direct access onto a collector or arterial roadway. <u>The subject site access via a private easement and does not meet the criteria for a General Use Permit.</u> 	Informational
24.	Planning and Development	<p>Accessory Dwelling Unit (ADU): A dwelling unit, subordinate in size to the principal dwelling unit, which is attached to a principal unit, or located on the same lot, and having an independent means of entry. Except as provided in Sec. 5.19(b), an accessory dwelling unit shall not exceed 35% of the gross floor area of the principal dwelling unit, or 1,000 square feet, whichever is less. There shall be a maximum of one (1) accessory dwelling unit per single family lot or parcel. The property owner shall occupy either the principal dwelling unit or the ADU for a period of lease or rental no less than 30 days.</p>	Informational
25.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Informational
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	Informational
27.	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.	Informational

28.	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 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 212 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"	Informational
29.	Public Safety - Fire Marshal	Fire department access roads shall extend to within 50 FT of a single door providing access to the interior of the building per Section 18.2.3.2.1 NFPA 1 2018 Edition.	Informational
30.	Public Safety - Fire Marshal	Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. NFPA 1, Chapter 18.2.3.4.2 (2018). Verify that stabilized road can hold 39 tons.	Informational
31.	Public Works - Engineering	A portion of the proposed project is located within the Howell Creek drainage basin and another portion is located in the Little Econ basin.	Informational
32.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site has portions of poorly draining soils and good drainage with a high-water table.	Informational
33.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has A/D class soils.	Informational
34.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope both north west and south east.	Informational
35.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to the wetland system that discharges to the Howell Creek basin and then into the Little Econ.	Informational

36.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Informational
37.	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 .	Informational
38.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Informational
39.	Public Works - Engineering	The roadway geometry does not meet County standards. The roadway structure does not meet County standards. Road not to county standard, this would be required from the nearest county standard road. Staff has concerns that the private easement would not allow for commercial traffic.	Informational
40.	Public Works - Engineering	The site lies within the Econ River Protection Area (ECON) Protection Zone which is a more restrictive subset of the	Informational

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	Reviewer Comments
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	
Planning and Development	Joy Giles	jgiles@seminolecountyfl.gov	
Environmental Services	Paul Zimmerman	pzimmerman@seminolecountyfl.gov	Paul Zimmerman, PE (407) 665-2040
Comprehensive Planning	Tyler Reed	treed@seminolecountyfl.gov	
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	Phone: 407-665-7391
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	
Public Works - Engineering	Jennifer Goff	jgoff@seminolecountyfl.gov	Jennfier Goff 407-665-7336
Impact Analysis Coordination	William Wharton	wwharton@seminolecountyfl.gov	
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	(407) 665-7388
Building Division	Jay Hamm	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.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) 571-8000	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