



Building Department - Development Engineering Division

The Development Engineering Division will review lot grading plans as well as road access. If Orange County records indicate that there is no public road to access the property, construction plans which meet minimum County standards must be submitted to the Development Engineering Division. They must include minimum width, proper stabilization, and proposed treatment of stormwater. The plans must have been prepared by an engineer registered in the state of Florida. The engineer must sign and seal the plans with certification of compliance with the "Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways." After review and approval by the County Engineer's office, a right-of-way utilization permit will be issued to allow the applicant to construct the road.

Under certain conditions property owners are allowed to pull building permits for single family homes on non-maintained dirt roads. If the road meets those conditions, prior to issuance of a building permit the owner must get a Non-Maintenance Agreement from Public Works and a Notice of Future Assessment from the Zoning Division. The Non-Maintenance Agreement says Orange County is not responsible for maintaining the road and the Notice of Future Assessment says if the County ever improves the road the property can be assessed for a share of the improvement cost.