

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, 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) 665-7374 no later than noon on Friday, October 31, 2025, in order to place you on the Wednesday, November 5, 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:	FRENCH AVE – REZONE	PROJ #: 25-20000007
APPLICATION FOR:	PZ – REZONE (EXCL PD)	
APPLICATION DATE:	7/22/25	
RELATED NAMES:	Z2025-018	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	12-20-30-300-014A-0000	
NO OF ACRES	1.22	
BCC DISTRICT	2-ZEMBOWER	
LOCATION	NORTHWEST CORNER OF RONALD REAGAN BLVD AND FRENCH AVE	
FUTURE LAND USE-	COM	
SEWER UTILITY	CITY OF SANFORD	
WATER UTILITY	CITY OF SANFORD	
APPLICANT:	CONSULTANT:	
DUNAMIS DUNN 25 SE 2 ND AVE STE 550 MIAMI FL 33131 (407) 590-5515 TFFCOMP@GMAIL.COM	N/A	

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	Building Division	10/3/25: - Standard building permitting will apply for any proposed buildings and/ or structures, or alterations or change of use/ occupancy of the existing structures.	Info Only
2	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Sanford to service it. No review required.	Info Only
3	Planning and Development	A Rezone from A-1 (Agriculture) to C-2 (General Commercial) is consistent with the Commercial Future Land Use designation.	Info Only
4	Planning and Development	Per SCLDC Sec. 30.4.18.1, the C-2 zoning district allows multifamily units such as condominiums, apartments, townhouses, and above-store "flat" housing units are permitted to provide housing in close proximity to employment centers. The provision of multifamily is limited to twenty (20) percent of the net buildable area of any development site and forty-nine (49) percent of total floor area to preserve the commercial character of the district and to maintain adequate commercial uses to serve surrounding residential districts.	Info Only
5	Planning and Development	Per SCLDC Section 30.4.18.2, adequate space will be required for off-street parking (segregated for commercial and residential uses), loading, and landscaping requirements. The floor area of permitted residential uses will be incidental to commercial uses and shall not exceed fifty (50) percent of the commercial floor area, and residential floor areas will not be counted toward the floor area ratio calculation for the commercial use.	Info Only
6	Planning and Development	The existing dilapidated single-family home and shed would not be permitted to remain on the property after the rezone. A demolition permit will be required.	Info Only
7	Planning and Development	Building setbacks in the C-2 zoning district are as follows: Front - 25 feet Side street - 0 feet Side yard - 0 feet Rear - 10 feet.	Info Only

8	Planning and Development	Uses permitted in the C-2 zoning district can be found here: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT5PEUSZODI_S30.5.2PEUSTAFO	Info Only
9	Planning and Development	A community meetings is required for all Rezones. Community Meeting Procedures - SCLDC Section 30.3.5.3 • Prior to staff scheduling the required public hearings, the applicant must conduct a community meeting. The community meeting shall be held at least 20 calendar days prior to the scheduled public hearing in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. • Prior to scheduling the community meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e), before mailing it out to the surrounding neighbors. • After the community meeting has taken place, the applicant will be required to upload the community meeting minutes, sign-in sheet, and address list into eplan.	Unresolved
10	Planning and Development	Please upload a separate pdf containing the legal description of the subject property into eplan.	Unresolved
11	Planning and Development	Per SCLDC Section 30.7.3.2, in the C-2 zoning district, the Applicant will be required at the time of site plan review, to demonstrate that they meet the open space requirement of twenty-five (25) percent. Section 30.14.2.2 states that the purpose of open space in nonresidential developments is to set aside areas for landscaping, buffering, stormwater retention, recreation, aquifer recharge, and/or preservation of natural resources. Open space shall be located entirely within the boundaries of the project and may include required landscaped areas and buffers; recreational lands and facilities accessible to employees and visitors to a site; and areas providing natural resource protection for floodplains, wetlands, aquifer recharge areas, wildlife habitat, and other natural features.	Info Only
12	Planning and Development	Sec. 30.3.4: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions: Placards shall be a minimum of 24"x 36" in size. A minimum of two (2) placards shall be required per property or project. At the discretion of the Division Manager the number of placards on a property or project may be increased. Placards, which will be provided to the applicant by staff, shall be posted to the property at least 15 days prior to a scheduled public hearing. The placards shall state the time and place of the hearing and the nature of the matter to be discussed. An Affidavit of proof of the required publication and placards posting shall be presented to staff prior to the public hearing by the applicant.	Info Only

13	Planning and Development	Parking and landscaping requirements can be found in SCLDC Part 64 Chapter 30.	Info Only
14	Planning and Development	A landscape buffer analysis will be conducted at the time of site plan review.	Info Only
15	Planning and Development	The subject site has a Commercial Future Land Use designation which allows a maximum Floor Area Ratio (F.A.R.) of 0.35. F.A.R. Definition: The floor area ratio (FAR) is the relationship between the total usable floor area of the building and the total net buildable area of the lot on which the building stands. Net Buildable Definition: the total number of acres within the boundary of a development excluding areas devoted to road rights of way, transmission power line easements, natural lakes, and wetlands or floodprone areas.	Info Only
16	Planning and Development	Please provide a letter of utility capacity from the City of Sanford.	Unresolved
17	Planning and Development	On behalf of the City of Sanford: Proposed facility is a white shell/box. Any future tenants that will prepare food/beverages and/or cater food onsite will require an appropriately sized grease interceptor/trap and/or any tenants that will perform any type of mechanical repairs (including fleet maintenance) and/or perform any vehicle/equipment washing and/or have the potential for employees to come in contact with petroleum products onsite will require an appropriately sized oil water separator(s). Each tenant performing said activities will require their own separate pretreatment device(s) and must obtain a wastewater discharge permit. Device(s) can't be shared amongst multiple tenants. The City recommends accommodating space onsite to add a grease interceptor and/or oil water separator in future if needed. Please contact Hope Duncan at 407-688-5000 x5512 or duncanh@sanfordfl.gov with any questions.	Info Only
18	Public Safety - Fire Marshal	Future building shall require : 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
19	Public Safety - Fire Marshal	Future building may require : 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
20	Public Safety - Fire Marshal	Future building shall require : Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only

21	Public Safety - Fire Marshal	Future building shall require: Fire department access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inch (NFPA 1, 18.2.3.5.1.2)	Info Only
22	Public Safety - Fire Marshal	Future building shall require: Dead end fire department access roads in excess of 150 ft in length shall be provided with approved provisions for the fire apparatus to turn around per section 18.2.3.5.4 of NFPA 1	Info Only
23	Public Safety - Fire Marshal	Modifications to existing structures shall require building permits and may require change of use/change of occupancy and may trigger other requirements.	Info Only
24	Public Works - County Surveyor	Boundary survey: Review Plat book 4 page 43 for the right of way for French avenue., feel free to contact me for further information if needed	Unresolved
25	Public Works - Engineering	There are no specific issues with the rezone for drainage. Please note that there are flood plains on the property. The FEMA line may not be accurate as this is a known elevation based on a flood profile. The drainage for the site will have to meet Seminole County and SJRWMD drainage requirements. At final engineering the drainage and flood plains will have to be addressed.	Info Only
26	Public Works - Engineering	There are no specific issues with the rezone for traffic. Please note that the ROW does not appear to be to County Standard. The roadway is also not to County Standard for width or structure. At final engineering these issues will have to be addressed all the way to Ronald Reagan Boulevard or the development will not be able to proceed. A 50' minimum ROW and road to County standards are required to develop off of.	Info Only
27	Public Works - Engineering	Please note that a drainage easement along the Six Mile Canal will be required at final engineering. This will be required to be at minimum 15' from top of bank outward.	Info Only

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	No Review Required	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Building Division	No Review Required	Phil Kersey pkersey@seminolecountyfl.gov
Comprehensive Planning	Approved	Maya Athanas (407) 665-7388 mathanas@seminolecountyfl.gov

Environmental Services	No Review Required	James Van Alstine (407) 665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	No Review Required	Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Corrections Required	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Public Safety - Fire Marshal	Approved	Matthew Maywald (407) 665-5177 mmaywald@seminolecountyfl.gov
Public Works - County Surveyor	Corrections Required	Raymond Phillips (407) 665-5647 rphillips@seminolecountyfl.gov
Public Works - Engineering	Review Complete Recommend Approval	Jim Potter (407) 665-5764 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Jim Potter (407) 665-5764 jpotter@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:
10/23/2025	The application fee allows for the initial submittal plus two resubmittals.	Planning & Development County Surveyor
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 Summary of Fees: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)		

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