

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

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

PROJECT NAME:	SANFORD MICHIGAN - JESSUP REZONING - PRE-APPLICATION	PROJ #: 24-80000049
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	3/20/24	
RELATED NAMES:	EP JIM JARAMILLO	
PROJECT MANAGER:	Y'VONNE D'AVANZO (407) 665-7445	
PARCEL ID NO.:	16-20-31-501-0200-0040	
PROJECT DESCRIPTION	PROPOSED REZONE FROM A-1 TO R-1BB FOR A SINGLE FAMILY RESIDENTIAL SUBDIVISION ON 1.35 ACRES LOCATED ON THE NORTHEAST CORNER OF MICHIGAN AVE AND HOWARD ST	
NO OF ACRES	1.35	
BCC DISTRICT	2-JAY ZEMBOWER	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTHEAST CORNER OF MICHIGAN AVE, AND HOWARD ST	
FUTURE LAND USE-	SE	
APPLICANT:	CONSULTANT:	
GILBERTO FERRER UC CONTRACTORS LLC 9120 WINDJAMMER LN ORLANDO FL 32819 (407) 283-1070 UC.CONTRACTORS@HOTMAIL.COM	JIM JARAMILLO MAGICSON LLC 8038 SANDBERRY BLVD ORLANDO FL 32819 (714) 910-4199 MYEA2000@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 Suburban Estates Future Land Use, which allows one dwelling unit per net buildable acre, and A-1 (Agricultural) Zoning.
- The subject site is located within the City of Sanford Utility service area; please contact the City at 407-688-5000 to discuss utility requirements and a pre-annexation agreement prior to submitting a formal application with the County for development.

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	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	Info Only
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.	Info Only
3.	Buffers and CPTED	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development.	Info Only
4.	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
5.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
6.	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
7.	Comprehensive Planning	The future land use is Suburban Estates (SE) which allows for residential development on a minimum of one acre. Lots sizes of less than one acre maybe permitted with accompanying Planned Development zoning, provided that density shall be computed on the basis of one dwelling unit per net buildable acres, provided, further however that clustering shall not cause incompatibility with adjacent parcels and shall be directed internal to the parcel. Other uses allow for general rural, houses of worship, and mobile homes. For a full list of compatible uses see page FLU-125.	Info Only
8.	Comprehensive Planning	The subject property is in the Sanford Joint Planning Area Zone 4 which prohibits new residential within 300 ft of an alignment formed by the centerline of the Orlando Sanford International Airport's new runway system extending east to the conservation area adjacent to Lake Jessup. All land east or south of the OSIA's new runway system shall be developed based on the part 150 Noise Exposure Maps and Compatibility Plan prepared in 2001 for the OSIA by Environmental Science Associates (ESA), as approved by the FAA and any revisions to the noise exposure maps that may occur as the result of airport development. If new residential land uses or residential zoning districts are permitted, an aviation easement and development order approval shall be required. New residential land use designations and zoning classifications (single-family detached, duplexes, townhomes or condominiums) shall be prohibited where noise contours are greater than 60 DNL (day-night noise level). Multi-family residential developments shall comply with the guidelines issued by the Federal Aviation Administration (FAA) and Department of Transportation relating to airport compatible uses and will be	Info Only

		allowed between the 60 and the 65 DNL noise contour only with an aviation easement and associated development order and shall be designed to meet the soundproofing regulations pursuant to the FAA Part 150 Noise Compatible Land Use Guidelines. An aviation easement shall be required and included in the recorded deed of any new lot prior to the construction of a single-family dwelling unit or a multi-family dwelling unit for properties located in the area depicted in Map 1-13 of the City Comprehensive Plan.	
9.	Comprehensive Planning	Future Land Use Map Amendment is needed for the rezone. The compatible FLU designation in the area is SE to PD. The proposed Zoning Map Amendment from A-1 to R-1BB is not consistent with a PD FLU designation or surrounding Area. Please follow the links to complete the Facility Capacity Impact Assessment worksheet and the Rezone/Future Land Use Amendment Application: https://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/Future-Lane-Use-Attachment-A-Worksheets.pdf https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Rezone-LUA-Application-Package.pdf .	Info Only
10.	Environmental Services	The proposed lots are not within Seminole County's utility service area. Please coordinate with the City of Sanford to service them in the future.	Info Only
11.	Environmental Services	We have no objection to the proposed rezone.	Info Only
12.	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. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
13.	Planning and Development	The subject site has a Suburban Estates Future Land Use with A-1 (Agriculture) Zoning. Suburban Estates allows a maximum density of 1 dwelling unit per net buildable acre.	Info Only
14.	Planning and Development	The proposed zoning district of R-1BB (Single Family Dwelling) requires a minimum lot size of 5,000 square feet with a minimum lot width at building line of fifty (50) feet. R-1BB requires the following minimum building setbacks: Front Yard - Twenty (20) feet; Side Yard - Five (5) feet; Side Street - Twenty (20) feet; Rear Yard - Twenty (20) feet.	Info Only

		The R-1BB zoning district requires a Future Land Use of Medium Density Residential; however, staff would not support Medium Density Residential in this area.	
15.	Planning and Development	<p>The subject site is located within the Seminole County/City of Sanford Joint Planning Agreement (JPA) and is known as sub-area 4. Subarea 4 limits the maximum density to 3.5 dwelling units per net buildable acre.</p> <p>Per the JPA, the maximum number of lots allowable for the subject 1.35 acre site is 4 lots.</p>	Info Only
16.	Planning and Development	Staff may support a Future Land Use Amendment to Low Density Residential and Rezone to R-1 (Single Family Dwelling) with a minimum lot size of 8,400 square feet and minimum lot width of 70 feet at building line. Staff may also support a Rezone to PD (Planned Development).	Info Only
17.	Planning and Development	The Planned Development (PD) district is intended to facilitate various development types, and combinations thereof, that may be difficult to achieve under conventional zoning regulations. PD zoning allows various lots sizes that may not be found under conventional zoning districts; however, a minimum of 15% open space and perimeter landscape buffers will be required.	Info Only
18.	Planning and Development	Open space: Any portion of a parcel, or area of land or water, which is open and unobstructed from the ground to the sky, including areas maintained in a natural and undisturbed character and areas which are permeable in nature; portions of the Seminole County Trail System whether pervious or impervious; and, in the case of infill development, mixed use development or redevelopment, common areas intended as active or passive amenities.	Info Only
19.	Planning and Development	The subject parcels are part of an antiquated Plat known as the Cameron Subdivision platted in 1910. The lots as platted do not meet the minimum lot size requirement for the existing A-1 (Agriculture) zoning classification.	Info Only
20.	Planning and Development	A Small-Scale Future Land Use Amendment & Rezone may take between 3 – 4 months and involves a public hearing with the Planning & Zoning Commission Board and two public hearings with the Board of County Commissioners.	Info Only
21.	Planning and Development	Community Meeting Procedures Section 30.49. Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.49 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets	Info Only

		the requirements of SCLDC Sec. 30.49 - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).	
22.	Planning and Development	Net Buildable: 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 flood prone areas.	Info Only
23.	Planning and Development	The subject site is located within the City of Sanford Utility service area; please contact the City at 407-688-5000 to discuss utility requirements and a pre-annexation agreement prior to submitting a formal application with the County for development.	Info Only
24.	Planning and Development	The reconfiguration of lots in compliance with a rezone will require submittal and approval of the subdivision process. The subdivision process requires approval of a Preliminary Subdivision Plan, Final Engineering, and Final Plat.	Info Only
25.	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.	Info Only
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	Info Only
27.	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 2 1/2 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"	Info Only
28.	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3.	Info Only

NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in. Overall length: 48 ft 6in.

29.	Public Works - Engineering	Based on the preliminary review, the site appears to be draining towards the surrounding roads (Jessup Avenue to the east, Howard Street to the south, and Michigan Avenue to the west). There is an existing stormwater swale along Jessup Avenue and Michigan Avenue; however, there is no stormwater conveyance or retention system along Howard Street. The overall area eventually drains to the stormwater swale and conveyance system along the south side of Kentucky Street, that is connected to the South Cameron Avenue Ditch located just to the east of the subject properties.	Info Only
30.	Public Works - Engineering	A detailed Grading and Drainage Plan for each single residential unit will be required at permitting.	Info Only
31.	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
32.	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
33.	Public Works - Engineering	Jessup Avenue has a 90 feet wide public "right-of-way", Howard Street has a 60 feet wide public "right-of-way", and Michigan Avenue has a 50 feet wide public "right-of-way". All three public "rights-of-way" have existing width that satisfy the Seminole County minimum requirements; therefore, there is no need for additional "right-of-way" dedication. All three roads, Jessup Avenue, Howard Street, and Michigan Avenue have pavement width of 16 feet and are functionally classified as Local Roads. Per the Seminole County Public Works Engineering Manual - Section 1.11.1.A (Required Right-of-Way and Pavement Widths), all Local Roads shall have a minimum of 20 feet wide pavement. This will require widening of the entire Jessup Avenue and Michigan Avenue from 16 feet to 20 feet, considering the frontage of the proposed eight (8) parcels is along these two roads. Also, please note that all public roadways must be designed and constructed to County standards. Both, Jessup Avenue and Michigan Avenue, are not currently programmed to be improved according to the Seminole County 5-year Capital Improvement Program.	Info Only

34.	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. There is no wetlands designated area on the site.	Info Only
35.	Public Works - Engineering	The proposed project is located within the Lake Jessup Drainage Basin.	Info Only
36.	Public Works - Engineering	Based on the USDA Web Soil Survey, the site has predominantly Myakka and EauGallie fine sands (100%), Map Unit Symbol 20. Myakka and EauGallie fine sands soils are classified by the USDA as "Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 6 to 18 inches and designates the Hydrologic Soil Group as A/D.	Info Only
37.	Public Works - Engineering	Based on the Seminole County available one (1) foot contours data, the topography of the site appears to be almost flat with a predominant elevation of 17.0 feet. The properties to the north of the subject parcels, towards Kentucky Street, appear to be lower, and are predominantly at elevation 16.0 feet and 15.0 feet.	Info Only
38.	Public Works - Engineering	Per the Seminole County Public Works Engineering Manual - Section 1.10.5 (Sidewalks), construction of sidewalks is required on all roadways providing access to a development and all other roadways adjacent and contiguous to a proposed development. This will require construction of new sidewalk along the entire Jessup Avenue, Michigan Avenue, and Howard Street. A new sidewalk along Kentucky Street, between Jessup Avenue and Michigan Avenue, may be constructed in lieu of the new sidewalk along Howard Street. The new sidewalk along Kentucky Street will require connection to the existing sidewalk along this road that is currently terminated on the east side of Jessup Avenue. Concrete sidewalks must be constructed on both sides of all streets with 3,000 psi concrete. Sidewalk must be a minimum of five (5) feet in width (six (6) feet on arterials & collectors) and four (4) inches thick (six (6) inches thick in driveways and in front of common areas). On sidewalks and alternative path systems, all sidewalk ramps must be constructed in compliance with current ADA requirements and must include detectable warning device (truncated domes). Dead end sidewalks must have signage to indicate the end of the sidewalk. 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
39.	Public Works - Engineering	A minimum three (3) foot side yard drainage easement is required for each single residential unit. Air conditioning units, pool equipment, water softeners, and similar facilities shall not be permitted within the drainage easements.	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	STATUS	REVIEWER
Planning and Development		Yvonne D'Avanzo ydavanzo@seminolecountyfl.gov
Comprehensive Planning	Review Complete	Tyler Reed treed@seminolecountyfl.gov
Buffers and CPTED	Review Complete	Maya Athanas mathanas@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	William Wharton wwharton@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Vladimir Simonovski vsimonovski@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald mmaywald@seminolecountyfl.gov
Natural Resources	No Review Required	Sarah Harttung sharttung@seminolecountyfl.gov
Environmental Services	No Review Required	James Van Alstine jvanalstine@seminolecountyfl.gov
Building Division	Review Complete	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.shtml>

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.shtml>

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	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	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