

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

Please review the comments below. If you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee, please email your request to attend to [devrevdesk@seminolecountyfl.gov](mailto:devrevdesk@seminolecountyfl.gov) or call (407) 665-7372 no later than noon on Friday, August 2, 2024, in order to place you on the Wednesday, August 7, 2024 meeting agenda.

**MEETINGS ARE NOW BEING HELD IN A HYBRID FORMAT (IN-PERSON AND VIRTUALLY ON ZOOM). IF YOU REQUEST A MEETING, YOU MUST INDICATE WHETHER YOU WOULD LIKE TO ATTEND THE MEETING IN-PERSON OR REMOTELY VIA ZOOM.**

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

<b>PROJECT NAME:</b>	<b>LOS CAMPOS DE AMERICA - PRE-APPLICATION</b>	<b>PROJ #: 24-80000093</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	7/11/24	
RELATED NAMES:	EP ROBERT HARNOUSS	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	12-20-30-509-0000-037A	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR A DWELLING UNIT AT AN EXISTING ALCOHOLIC BEVERAGE ESTABLISHMENT ON 0.52 ACRES IN THE C-1 ZONING DISTRICT LOCATED ON THE SOUTHWEST CORNER OF SANFORD AVE AND JONES AVE	
NO OF ACRES	0.52	
BCC DISTRICT	5-HERR	
CURRENT ZONING	C-1	
LOCATION	SOUTHWEST CORNER OF SANFORD AVE AND JONES AVE	
FUTURE LAND USE-	COM	
SEWER UTILITY	CITY OF SANFORD	
WATER UTILITY	SANFORD	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
WILLIAM RAMIREZ LOS CAMPOS DE AMERICA, LLC 345 JONES AVE SANFORD FL 32773 (407) 701-4740 LOSCAMPOSDEAMERICA@AOL.COM	ROBERT HARNOUSS 2012 BLOSSOM TER ORLANDO FL 32839 (407) 701-4740 HARNOUSS@AIM.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

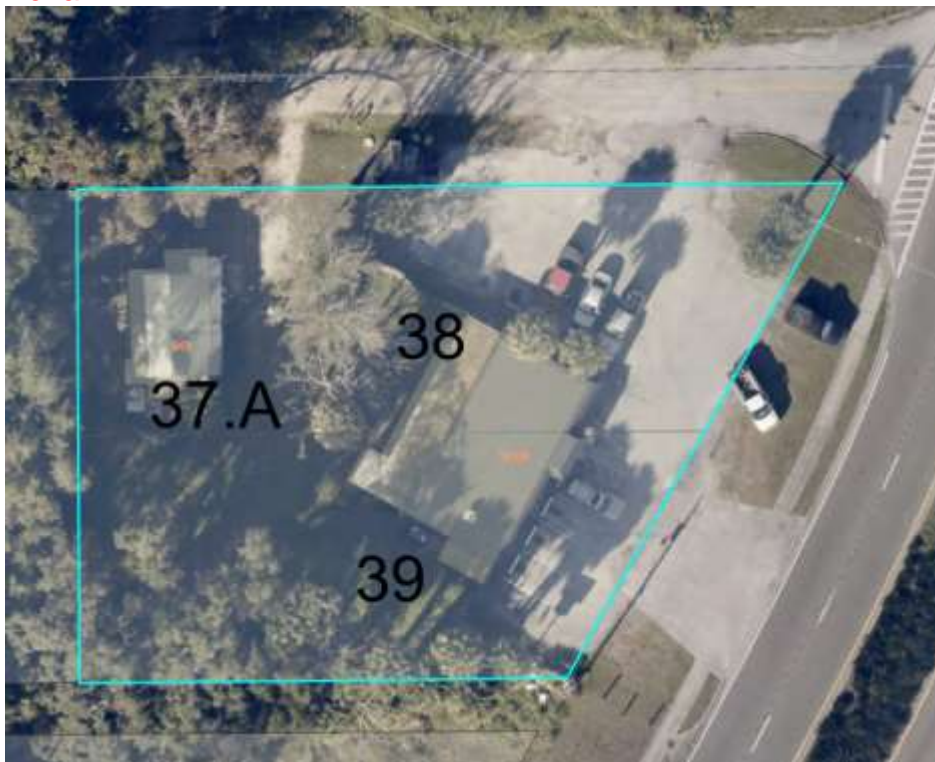
A Special Exception is required. See additional information below.

### PROJECT AREA ZONING AND AERIAL MAPS

#### Zoning



#### Aerial



**AGENCY/DEPARTMENT COMMENTS**

1	Environmental Services James Van Alstine 7/12/24 10:16 AM	This development is not within Seminole Countys utility service area. Please coordinate with the City of Sanford for anything utility related on the site. No review required.
2	Public Safety - Fire Marshal Matthew Maywald 7/12/24 2:07 PM	Type of use and size of building may require fire sprinklers and fire alarms.
3	Public Safety - Fire Marshal Matthew Maywald 7/12/24 2:07 PM	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
4	Public Safety - Fire Marshal Matthew Maywald 7/12/24 2:13 PM	Change of use from SFR to business office shall require a change of use through the building department.
5	Buffers and CPTED Maya Athanas 7/15/24 11:07 AM	Buffer information can be found here: <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.3BU">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.3BU</a>
6	Buffers and CPTED Maya Athanas 7/15/24 11:07 AM	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.
7	Buffers and CPTED Maya Athanas 7/15/24 11:07 AM	Parking lot landscaping may be required in accordance with SCLDC Sec. 30.14.13.
8	Buffers and CPTED Maya Athanas 7/15/24 11:07 AM	A full buffer review will be done at time of site plan review, special exception, or at rezone if rezoning to a Planned Development.
9	Buffers and CPTED Maya Athanas 7/15/24 11:07 AM	For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.
10	Buffers and CPTED Maya Athanas 7/15/24 11:07 AM	Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.

11	Comprehensive Planning Maya Athanas 7/19/24 3:52 PM	The subject property has a Commercial Future Land Use Designation. The allowable uses are: A Neighborhood convenience store; B Community, regional and subregional shopping centers; C Colleges, universities, business and technical schools; D Retail sales, restaurants and commercial services; E Highway oriented businesses and outdoor advertising; F Amusement and commercial recreation within an enclosed building; G Adult and child care facilities, including evening and night facilities ; H Public and private elementary schools, middle schools, and high schools; I Hotels and motels; and J Special exceptions such as contractor, alcoholic beverage, drive-in restaurants, flea markets, mechanical garages, paint and body shops, service stations, lumberyards, public utilities, hospitals, and nursing homes.
12	Building Division Jay Hamm 7/22/24 7:35 AM	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.
13	Public Works - Engineering Vladimir Simonovski 7/22/24 1:39 PM	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.
14	Public Works - Engineering Vladimir Simonovski 7/22/24 1:40 PM	The proposed project is located within the Lake Jesup Drainage Basin.
15	Public Works - Engineering Vladimir Simonovski 7/22/24 1:46 PM	Based on the USDA Web Soil Survey, the site has predominantly Myakka and Eau Gallie Fine Sands (100%), Map Unit Symbol 20. Myakka and Eau Gallie Fine Sands 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.
16	Public Works - Engineering Vladimir Simonovski 7/22/24 1:53 PM	Based on the available one (1) foot contours, the topography of the site appears to slope slightly from east to west. The highest point appears to be at the frontage of the property (Elevation = 50.0 feet) and the lowest along the western boundary line (Elevation = 49.0 feet).

17	Public Works - Engineering Vladimir Simonovski 7/22/24 2:01 PM	Based on the preliminary review, the site frontage appears to outfall to the Ronald Reagan Boulevard (County Road 427), while the site rear section appears to outfall towards the property to the west of the subject property. There appears to be a 15-inch Reinforced Concrete Pipe (RCP) at the southeast corner of the subject property that connects to the existing drainage inlet (curb drainage structure) along the west side of Ronald Reagan Boulevard. Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a retention or detention facility with positive outfall requires the Stormwater Quantity Analysis to meet (not exceed) the pre development rate of discharge for a 25-Year, 24-Hour storm event. Stormwater Quality Analysis shall meet the St. Johns River Water Management District (SJRWMD) requirements. A detailed Drainage Plan will be required at permitting. A detailed Drainage Analysis will be required at Final Engineering.
18	Public Works - Engineering Vladimir Simonovski 7/22/24 2:46 PM	Primary access to the subject property is from Ronald Reagan Boulevard (County Road 427) and secondary access is from Jones Avenue. Ronald Reagan Boulevard (C.R. 427) is functionally classified as Urban Minor Arterial Road and was last resurfaced in 2017. The roadway geometry and structure meet the current Seminole County standards. Ronald Reagan Boulevard is not currently programmed to be improved according to the Seminole County 5-year Capital Improvement Program. Jones Avenue is functionally classified as Local Road and was last resurfaced in the 960s. The roadway geometry and structure do not meet the current Seminole County standards, as the road is maximum 18-foot wide and the pavement structural number is unknown. Jones Avenue is not currently programmed to be improved according to the Seminole County 5-year Capital Improvement Program. It appears that the building structure near the west boundary line of the subject property has a substandard dirt driveway along the west side of Jones Avenue. New concrete driveway will be required to provide adequate access for the emergency vehicles.
19	Public Works - Engineering Vladimir Simonovski 7/22/24 2:47 PM	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 <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .
20	Public Works - Engineering Vladimir Simonovski 7/22/24 2:48 PM	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one (1) acre. ( <a href="http://cfpub.epa.gov/npdes/home.cfm?program_id=45">http://cfpub.epa.gov/npdes/home.cfm?program_id=45</a> )
21	Public Works - Engineering Vladimir Simonovski 7/22/24 2:50 PM	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.

22	Public Works - Engineering Vladimir Simonovski 7/22/24 2:51 PM	A minimum five (5) foot side yard drainage easement shall be required on all lots; air conditioning units, pool equipment, water softeners and similar facilities shall not be permitted within the drainage easements.
23	Planning and Development Hilary Padin 7/24/24 3:23 PM	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: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>
24	Planning and Development Hilary Padin 7/24/24 3:23 PM	The proposed use is not permitted in the current Zoning District designation and will require a Special Exception: <a href="https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/special-exception-process-requirements.stml">https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/special-exception-process-requirements.stml</a>
25	Planning and Development Hilary Padin 7/24/24 3:23 PM	Seminole County requires community meetings for all Special Exceptions. Please see the Community Meetings link below for the requirements that the applicant must meet. <a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf</a>
27	Planning and Development Hilary Padin 7/24/24 3:23 PM	New Public Notification Procedures are required for all Special Exceptions. Please see the Public Notification Procedures link below for the requirements: <a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf</a>

## 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](http://www.fema.gov)

### **Cities:**

Altamonte Springs	(407) 571-8150	<a href="http://www.altamonte.org">www.altamonte.org</a>
Casselberry	(407) 262-7751	<a href="http://www.casselberry.org">www.casselberry.org</a>
Lake Mary	(407) 585-1369	<a href="http://www.lakemaryfl.com">www.lakemaryfl.com</a>
Longwood	(407) 260-3462	<a href="http://www.longwoodfl.org">www.longwoodfl.org</a>
Oviedo	(407) 971-5775	<a href="http://www.cityofoviedo.net">www.cityofoviedo.net</a>
Sanford	(407) 688-5140	<a href="http://www.sanfordfl.gov">www.sanfordfl.gov</a>
Winter Springs	(407) 327-5963	<a href="http://www.winterspringsfl.org">www.winterspringsfl.org</a>

### **Other Agencies:**

Florida Dept of Transportation	<b>FDOT</b>		<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3621	

### **Other Resources:**

Flood Prone Areas	<a href="http://www.seminolecountyfl.gov/gm/building/flood/index.aspx">www.seminolecountyfl.gov/gm/building/flood/index.aspx</a>
Watershed Atlas	<a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>
Seminole Co. Property Appraiser	<a href="http://www.scpafl.org">www.scpafl.org</a>