



*Florida Department of Transportation*

RON DESANTIS  
GOVERNOR

719 S. Woodland Boulevard  
DeLand, Florida 32720

KEVIN J. THIBAUT, P.E.  
SECRETARY

February 14, 2020

Rebecca Hammock  
Development Services Department Director  
1101 East First Street  
Sanford, FL 32771

**SUBJECT: PROPOSED COMPREHENSIVE PLAN AMENDMENT REVIEW**  
**LOCAL GOVERNMENT: SEMINOLE COUNTY**  
**DEO #: 20-01ESR**

Dear Ms. Hammock,

The Department of Transportation has completed its review of the above Proposed Comprehensive Plan Amendment, as requested in the City's transmittal letter dated January 31, 2020.

We appreciate the opportunity to participate in this review process. The proposed amendment is not anticipated to result in significant adverse impacts to the State Highway System and/or Strategic Intermodal System; therefore, the Department does not have any technical assistance comments regarding the amendment.

If you have any questions, you may contact me at 386-943-5150 or by e-mail at [Tina.Williamson@dot.state.fl.us](mailto:Tina.Williamson@dot.state.fl.us).

Sincerely,

A handwritten signature in blue ink that reads "Tina Williamson".

Tina Williamson, AICP  
Growth Management Coordinator

C: Mary Moskowitz, Seminole County  
Fred Milch, ECFRPC  
Kellie Smith, FDOT

Jennifer Carver, FDOT  
D. Ray Eubanks, FDEO  
Kelly Corvin, FDEO

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## PROPOSED COMPREHENSIVE PLAN AMENDMENT REVIEW

**Local Government:** Seminole County  
**DEO Amendment #:** 20-01ESR  
**Date Amendment Received FDOT:** 01/31/2020  
**Review Comments Deadline:** 03/01/2020  
**Today's Date:** 02/14/2020

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### GENERAL BACKGROUND INFORMATION

Seminole County has submitted the proposed Seminole County 20-01ESR large-scale Comprehensive Plan Amendment pertaining to a 31.3± acre subject parcel, generally located south of the Kentucky Street and Jessup Avenue intersection. The proposed amendment changes the Future Land Use (FLU) designation from Suburban Estates to Planned Development. An associated Planned Development (PD) rezoning have also been requested.

The pertinent adopted and proposed FLUM designations and descriptions for the future land use amendment are:

- **SEMINOLE COUNTY – SUBURBAN ESTATES**

The purposes and intent of this land use designation are: to allow the development of large lot single family estates as a desired final land use; to act as a stepped down land use serving as a buffer between urban development and the Rural Area; and to allow existing agricultural operations to continue until developed for other uses.

*Maximum allowed density:* Residential – Not to exceed one (1) dwelling unit per acre.

- **SEMINOLE COUNTY – PLANNED DEVELOPMENT**

Proposed amendments to the Planned Development future land use designation must be accompanied by a complete rezoning application (including associated master/site plan). The plan amendment application shall be accompanied by data and analysis supporting the ability of service providers to meet service demands at the density or intensity desired by the rezoning application.

*Maximum allowed density:* Residential – Maximum allowable density adopted with PD designation.

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FDOT Contact:	Tina Williamson, AICP Growth Management Coordinator FDOT District Five, PLEMO	Reviewed by:	Tyler K. Johnson, AICP
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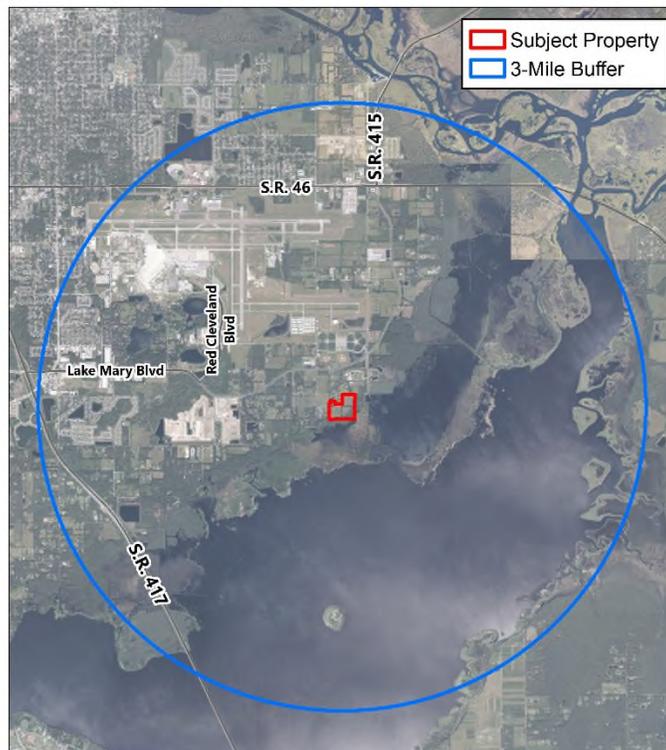
### MAP AMENDMENT

**Elements:** Future Land Use Element  
**Rule Reference:** Chapter 163, Florida Statutes

### Background:

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**Figure 1: Location Map**



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Seminole County calculates residential based on net acres. Based on the transmittal, the subject property has 26.9 buildable acres. An associated Planned Development (PD) rezoning has been requested in association with the proposed FLUM amendment. This proposed PD is for a 94-unit residential subdivision. This development program is included in the draft FLU amendment ordinance.

Table 1 below shows the trip generation potential for the currently adopted and proposed land use densities and/or intensities, and the change in trips as a result of the proposed FLU amendment.

**Table 1: Trip Generation Potential of the Subject Property**

Scenario	Land Use Designation	ITE Land Use Code	Allowed Development		Daily Trips	P.M. Peak Hour Trips
Adopted	Suburban Estates	210	26	d.u.	301	28
Proposed	Planned Development	210	94	d.u.	982	96
<b>Change in Trips</b>					<b>+681</b>	<b>+68</b>

Source: ITE Trip Generation Manual 10th Edition; d.u. = dwelling units

The analysis shows that the proposed amendment increases the trip generation potential of the subject property by 681 daily trips and 68 P.M. peak hour trips.

The State roadway segments within three miles of the site that could be impacted by the amendment are shown in the Table 2 with year 2020, 2030, and 2040 projected volumes.

**Table 2: State Roadway Segments Affected by FLUM Amendment**

Roadway(s)	Segment(s)	SHS / SIS ?	LOS Standard	2020			2030			2040		
				Service Volume at LOS Standard	AADT	Acceptable?	Service Volume at LOS Standard	AADT	Acceptable?	Service Volume at LOS Standard	AADT	Acceptable?
Lake Mary Blvd	S.R. 417 to Ohio Ave	Y	D	32,400	19,400	Y	32,400	26,600	Y	32,400	37,600	N
Red Cleveland Blvd	Ohio Ave to Marquette Ave	Y	D	65,600	16,300	Y	65,600	22,600	Y	65,600	31,200	Y
	Marquette Ave to Airport Blvd	Y	D	65,600	8,800	Y	65,600	12,600	Y	65,600	16,500	Y
S.R. 415	S.R. 46 to Urban Boundary	Y	D	41,790	20,200	Y	41,790	22,600	Y	41,790	24,000	Y

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Roadway(s)	Segment(s)	SHS / SIS ?	LOS Standard	2020			2030			2040		
				Service Volume at LOS Standard	AADT	Acceptable?	Service Volume at LOS Standard	AADT	Acceptable?	Service Volume at LOS Standard	AADT	Acceptable?
S.R. 415	Urban Boundary to Volusia County Line	Y	C	35,700	20,200	Y	35,700	22,600	Y	35,700	24,000	Y
S.R. 417	S.R. 434 to C.R. 427	Y	D	74,400	58,300	Y	74,400	70,400	Y	74,400	85,600	N
	C.R. 427 to U.S. 17/92	Y	D	111,800	48,600	Y	111,800	60,200	Y	111,800	75,500	Y
S.R. 46	Mellonville Ave to Sanford Urban Boundary (E of S.R. 415)	Y	D	41,790	17,800	Y	41,790	20,800	Y	41,790	25,600	Y
	Sanford Urban Boundary (E of S.R. 415) to End of Section (Begin of 77040100)	Y	C	17,300	13,600	Y	17,300	16,400	Y	17,300	20,400	N
	Retention Pond (End of 77040100) to St. Johns River	Y	C	17,300	13,600	Y	17,300	16,400	Y	17,300	20,400	N

Source: FDOT District Five 2018 LOS\_ALL Report Update

**Technical Assistance:**

There are segments of Lake Mary Boulevard, S.R. 417, and S.R. 46 located within three (3) miles of the subject site projected to exceed LOS standards through the year 2040 scenario. A Traffic Impact Analysis (TIA) was included in the transmittal package. The TIA was prepared in support of the PD, according to the TIA, several movements at the Lake Mary Boulevard/Skyway Drive intersection will operate deficiently (LOS F and volume -to-capacity ratios greater than 1.0), requiring mitigation improvements. Based on discussions with Seminole County Staff, the requirement for a Traffic Signal Warrant Study, and corresponding proportionate share contribution if applicable, will be included as a Condition of Approval in the Development Order. Based on this, the Department has no technical assistance regarding the proposed amendment.

The Department respectfully requests a copy of the adopted plan amendment. Please provide the adopted plan amendment within two weeks of adoption, in order to assist in facilitating review within the required 30-day time frame from adoption, as required by Statutes (Expedited State Review Amendment Process Section 163.3184(3) and (5), Florida Statutes).

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