

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

Please review the comments; if you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, 3/3/2023, in order to place you on the Wednesday, 3/8/2023 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.

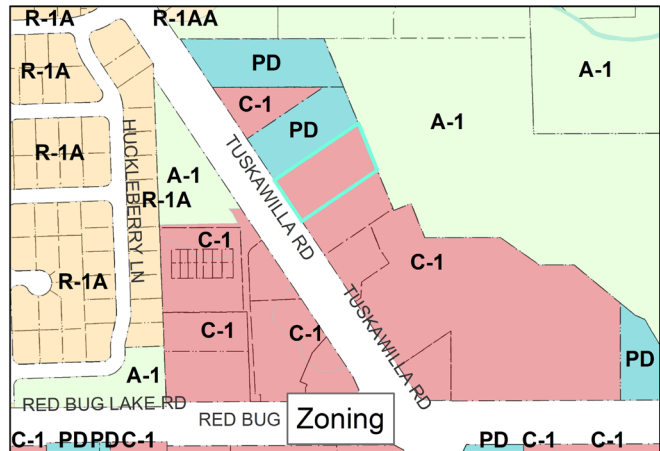
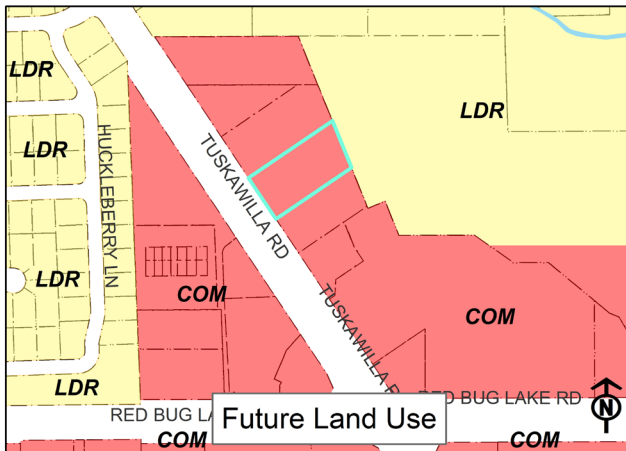
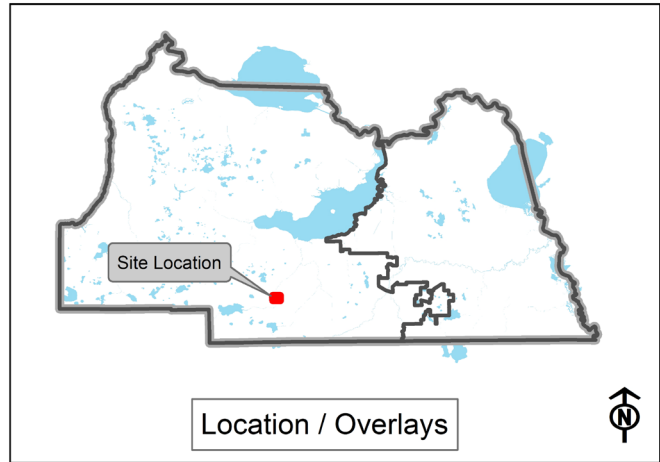
The DRC Agenda can be found [HERE](#).

PROJECT NAME:	MCDONALD'S REMODEL - PRE-APPLICATION	PROJ #: 23-80000028
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	2/17/23	
RELATED NAMES:	EP CHERYL WYATT	
PROJECT MANAGER:	DOUGLAS ROBINSON (407) 665-7308	
PARCEL ID NO.:	24-21-30-506-0000-0040	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO REMODEL AN EXISTING FAST-FOOD RESTAURANT ON 1.30 ACRES IN THE C-1 ZONING DISTRICT LOCATED NORTHEAST OF TUSKAWILLA ROAD AND RED BUG LAKE ROAD	
NO OF ACRES	1.30	
BCC DISTRICT	2-JAY ZEMBOWER	
CURRENT ZONING	C-1	
LOCATION	NORTHEAST OF TUSKAWILLA ROAD AND RED BUG LAKE ROAD	
FUTURE LAND USE-	COM	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
CHERYL S. WYATT WYATT DEVELOPS, LLC 2361 CAJUN DRIVE MARIETTA GA 30066 (404) 661-2830 WYATT@WYATTDEVELOPS.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 AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

Ref. #	Group Name	Reviewer Comment
1.	Buffers and CPTED	If a site plan review is triggered, please provide: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet. This information will be used for staff to do the full buffer analysis.
2.	Buffers and CPTED	During site plan review, staff will be looking for the applicant to demonstrate landscaping has been proposed wherever possible to bring the site closer to compliance with the Seminole County Land Development Code (SCLDC), Ch. 30 Part 67.
3.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.1292.

4.	Buffers and CPTED	Please review SCLDC Ch. 30 Part 64- Off-Street Parking, Loading, and Landscape Regulations for approved plant species list, water efficient landscaping criteria, required mix of tree species, and landscaped parking area requirements.
5.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 7th ED (2020) Florida Building Codes.
6.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.
7.	Building Division	Food service establishments shall provide a minimum 750-gallon grease trap per Florida Administrative Code 64E-6.
8.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.
9.	Comprehensive Planning	The Future Land Use (FLU) is Commercial which allows for .35 Floor Area Ratio (FAR).
10.	Comprehensive Planning	Please be advised that the property contains wetlands and must demonstrate compliance with Policy FLU 1.3 Wetlands Protection and Policy CON 7.4 Wetlands Regulation.
11.	Natural Resources	According to the county wetland maps, wetlands are possibly located along the northeastern property line. ***Please be advised the county wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. **
12.	Natural Resources	Wetland boundaries need to be delineated by a wetlands specialist and approved by Seminole County and staff of FDEP if residential not in the WRPA or SJRWMD if residential in the WRPA or if in a Commercial plat. The plat must show the approved wetland line and provide the date and name of the SJRWMD reviewer.
13.	Natural Resources	A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.
14.	Natural Resources	Resources for wetland information: St. Johns River Water Management District: www.sjrwmd.com Florida Department of Environmental Protection: www.dep.state.fl.us Seminole County Map Resources: www.seminolecountyfl.gov Wetland and Flood Prone: Under ONLINE SERVICES / Interactive Maps / Information Kiosk Quadrangles: DEPARTMENTS/ Information Technologies / GIS / Maps available for viewing / Wetland quadrangle maps. Seminole County Property Appraiser Map Resources: http://www.scpafl.org Zoning, Future Land Use, FEMA, Aerials
15.	Planning and Development	SETBACKS: The setbacks for the C-1 zoning district are: 25 feet-Front Yard, 10 feet-Rear yard, 0 feet-Side Yard, 25 feet-Side Street.

16.	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: https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/
17.	Planning and Development	The proposed project is subject to the Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml
18.	Planning and Development	Parking and landscaping requirements can be found in SCLDC Part 64 Chapter 30. Parking requirements for the subject use are: one (1) parking space for each four (4) seats, including any outdoor seating.
19.	Planning and Development	If outdoor lighting changes are proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)
20.	Planning and Development	Seminole County has performance standards to avoid creating potential offensive or injurious conditions such as noise, vibration, glare and more. Please see Part 68 of the Seminole County Land Development Code: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodemd=SECOLADECO_CH30ZORE_PT68PEST
21.	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 18.2.3.4 (2018 Edition). Provide verification that all fire department access roads are a minimum of 20 FT in clear width
22.	Public Safety - Fire Marshal	Access to a door: Fire department access roads shall extend to within 50 FT of a single door providing access to the interior of the building per Section 18.2.3.2.1 NFPA 1 2018 Edition
23.	Public Safety - Fire Marshal	When the access road is a dead end, in excess of 150 ft in length, an approved turn around for fire apparatus shall be provided (NFPA 1, 18.2.3.4 2018 ED)
24.	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on the aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1, 2018 Edition)NOTE: Fire Truck Parameters:-Inside Cramp Angle: 40 Degrees-Axle Track: 82.92 inches6.91 ft-Wheel Offset: 5.30 inches-Tread Width: 17.5 inches-Chassis Overhang: 68.99 inches5.75 ft-Additional Bumper Depth: 22 inches-Front Overhang: 90.99 inches7.58 ft-Wheelbase: 270 inches22.5 ft-Calculated Turning Radius:-Inside Turn: 25 ft. 7 in.-Curb to Curb: 41 ft. 8 in.-Wall to Wall: 48 ft. 5 in.

25.	Public Safety - Fire Marshal	Provide stripping for all fire department appliances such as fire hydrants and for fire department access lanes in accordance with NFPA 18.2.3.5 (2018) Provide Fire Lane Signage per NFPA 1, 2018 ED, CH 18, 18.2.3.6.3 (Florida Specific)
26.	Public Safety - Fire Marshal	Permits are required per NFPA 1, CH 1.7.12.6 Plans shall be submitted to the AHJ prior to the alteration of the means of egress or fire protection systems of any existing building. This will include the hoods suppression equipment.
27.	Public Safety - Fire Marshal	<p>All the following items shall be acknowledged and added to the site plan sheets as noted:</p> <p>1) Fire department access roads shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4).</p> <p>2) A second entrance/exit might be required per the AHJ if the response time for emergency is exceeded. (FFPA1, CH 18, 18.2.3.3 Multiple access roads)</p> <p>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).</p> <p>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).</p> <p>5) Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing.</p> <p>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 212 in. NFPA 1, 18.5.7.</p> <p>7) Hydrant shall be marked with a blue reflector that is placed in the roadway in accordance with NFPA 1, chapter 18.5.10 (2018)</p>
28.	Public Safety - Fire Marshal	Additional comments may be generated based on actual Site submittal
29.	Public Works - Engineering	No specific drainage issues noted unless new impervious is proposed. The existing master system is pretty old and may have to be looked at if additional impervious is needed.
30.	Public Works - Engineering	Any changes to the site would require that the ADA / Handicapped parking requirements would have to be reviewed and brought into current compliance.
31.	Public Works - Engineering	Based on the information provided it is not clear if the drive aisles would support the changes desired and meet the minimum requirements for the Land Development Code. Specifically drive aisle and parking space requirements. Please see chapter 30 part 64.

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	Reviewer	Email	Status	Reviewer Comments
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	Review Complete	(407) 665-7388
Building Division	Tony Coleman	acoleman@seminolecountyfl.gov	Review Complete	Please see informational checklist items. Tony Coleman, 407-665-7581
Comprehensive Planning	Tyler Reed	treed@seminolecountyfl.gov	Review Complete	
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	No Review Required	
Environmental Services	Paul Zimmerman	pzimmerman@seminolecountyfl.gov	Review Complete	Paul Zimmerman, PE (407) 665-2040
Impact Analysis Coordination	William Wharton	wwharton@seminolecountyfl.gov	No Review Required	
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	Review Complete	Phone: 407-665-7391
Planning and Development	Doug Robinson	drobinson03@seminolecountyfl.gov	Review Complete	Phone: 407-665-7308
Public Safety - Fire Marshal	Diane Gordon	dgordon@seminolecountyfl.gov	Review Complete	407.665.2681
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	Review Complete	Jim Potter 407 665 5764

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

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