

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

PROJECT NAME:	STARBUCKS TUSKAWILLA - PRE-APPLICATION	PROJ #: 23-80000021
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	2/10/23	
RELATED NAMES:	EP DREW HILL	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	36-21-30-513-0000-0010	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A FAST-FOOD RESTAURANT ON 1.17 ACRES IN THE PD ZONING DISTRICT	
NO OF ACRES	1.17	
BCC DISTRICT	1-BOB DALLARI	
CURRENT ZONING	PD	
LOCATION	NORTHEAST OF ALOMA AVENUE AND TUSKAWILLA ROAD	
FUTURE LAND USE-	HIPTR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
DREW HILL HILL/GRAY SEVEN LLC 1350 CITY VIEW CENTER OVIEDO FL 32765 (407) 365-5775 DREW@HILLGRAYSEVEN.COM	JULIE FARR Z DEVELOPMENT SERVICES 708 E COLONIAL DR SUITE 100 ORLANDO FL 32803 (407) 270-9772 PERMITS@ZDEVELOPMENTSERVICES.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

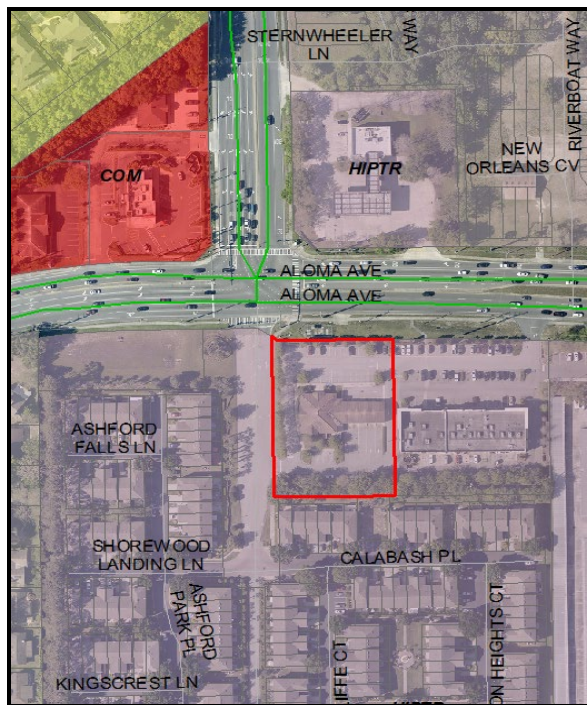
- The Trinity Retail Center PD allows C-1 (Retail Commercial) permitted uses.
- The proposed Starbucks coffee shop is a permitted use within C-1 (Retail Commercial).
- The Applicant will be required to design the site to the Performance Standards in Part 68 of the Seminole County Land Development Code.

PROJECT AREA ZONING AND AERIAL MAPS

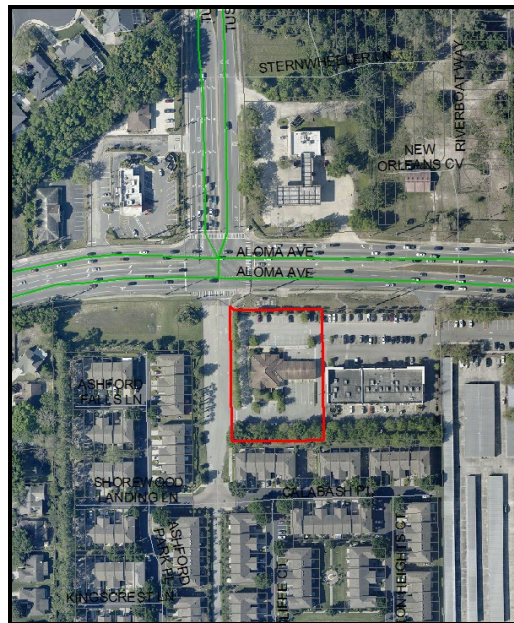
Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

No.	Group Name	Reviewer Comment	Status
1.	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.	Informational
2.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Informational
3.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Informational
4.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Informational
5.	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 even if there is a median on the road. If on-street parking, provide verification that proper clearances will be maintained, and no parking sign(s) shall be provided 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, 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) Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. NFPA 1, Chapter 18.2.3.4.2 (2018). Verify that stabilized road can hold 39 tons. The angle of approach and departure for fire department access roads shall not exceed 1 foot drop in 20 feet. (NFPA 1, 18.2.3).	Informational
6.	Public Safety - Fire Marshal	Per chapter 18.4 of NFPA 1 (FFPC 7th ED, 2020), adequate water supply with fire flow calculations for fire protection (fire hydrants) shall be provided. If no municipal water supply is available, onsite water storage will be required for fire protection.	Informational
7.	Public Safety - Fire Marshal	Type and use of building may require fire sprinklers and fire alarm	Informational

8.	Public Safety - Fire Marshal	All the following items shall be acknowledged and added to the site plan sheets as noted: 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). 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). 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 212 in. NFPA 1, 18.5.7.7) Hydrant shall be marked with a blue reflector that is placed in the roadway in accordance with NFPA 1, chapter 18.5.10 (2018)	Informational
9.	Public Safety - Fire Marshal	Additional comments may be generated based on actual Site submittal	Informational
10.	Impact Analysis Coordination	A Traffic Impact Study (TIS) will be required for the proposed use. The Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines, and a TIS methodology is to be submitted to Staff for review and approval prior to submittal of the TIS itself.	Informational
11.	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.	Informational
12.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30. 1292.	Informational
13.	Buffers and CPTED	The Trinity Retail Center Developer's Commitment Agreement requires landscape buffering consistent with the Seminole County Land Development Code. Additional landscaping may be required depending on extent of changes to site.	Informational
14.	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.	Informational
15.	Buffers and CPTED	Per Sec. 30.1294. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.	Informational
16.	Buffers and CPTED	The existing sidewalk on the west boundary does not count towards planting area and would not be counted towards the buffer width. Existing landscaping should remain along all property boundaries.	Informational

17.	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/	Informational
18.	Planning and Development	The property is within the Trinity Retail Center PD and shall be developed in accordance with the approved PD Developer's Commitment Agreement, Development Order and Master Plan/Site Plan.	Informational
19.	Planning and Development	The Trinity Retail PD DCA states, any proposed development must meet the setbacks in the C-1 Zoning district that are: 25' Front Yard, 10' Rear yard, 0' Side Yard, 25' Side Street.	Informational
20.	Planning and Development	The proposed use of a coffee shop is permitted in Trinity Retail Center PD.	Informational
21.	Planning and Development	The proposed project is subject to 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.shtml	Informational
22.	Planning and Development	Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30. Parking requirements for the subject use are: Restaurant or Other Eating Establishments. One (1) space for each four (4) seats.	Informational
23.	Planning and Development	Buffer regulations can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67L_ASCBU	Informational
24.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.) Please be aware of the residential subdivision to the south of the proposed development. There is a 50' lighting setback from any area zoned residential.	Informational
25.	Environmental Services	The existing building is currently being served with potable water and sanitary sewer by Seminole County. Due to the change in use, the new building may require grease traps.	Informational
26.	Public Works - Engineering	No specific traffic issues noted.	Informational
27.	Public Works - Engineering	No specific drainage issues noted as this is part of a master drainage system. Please note that if there is any additional impervious proposed the system will have to be re-evaluated.	Informational
28.	Comprehensive Planning	The Future Land Use is High Intensity HIP-TR- High Intensity Planned Development (Transitional Areas). This land use has a floor area ratio of 0.35 and allows for commercial uses.	Informational

29.	Planning and Development	Per the Trinity Retail Center DCA Condition 4 - Dumpsters and mechanical units shall be located and/or screened so they are not to be visible from SR 426 or Trinity Bay Subdivision. Dumpster enclosures must have decorative three sided wall enclosure. Based on the proposed plan submitted in the pre-application, the dumpster will need to be relocated somewhere else on site.	Informational
30.	Planning and Development	Per the Trinity Retail Center DCA Condition 6 - parking spaces of 9.5' x 18' in width shall be permitted on the commercial parcels only.	Informational
31.	Planning and Development	The Trinity Center Retail DCA states for open space for commercial parcels will be provided per the Land Development Code requirements. Per Sec. 30.1344 (b) - the required 25% open space under the site data.	Informational
32.	Planning and Development	Hours of operation will be required on the site plan data.	Informational
33.	Planning and Development	Please show building height, dimension of all structures on site. The maximum height of the building cannot exceed 35' in height.	Informational

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
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	Review Complete	
Environmental Services	Paul Zimmerman	pzimmerman@seminolecountyfl.gov	Review Complete	Paul Zimmerman, PE (407) 665-2040
Comprehensive Planning	Tyler Reed	treed@seminolecountyfl.gov	Review Complete	
Planning and Development	Annie Sillaway	asillaway@seminolecountyfl.gov	Review Complete	407-665-7936
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	No Review Required	
Impact Analysis Coordination	William Wharton	wwharton@seminolecountyfl.gov	Review Complete	
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	Review Complete	Jim Potter 407 665 5764
Public Safety - Fire Marshal	Diane Gordon	dgordon@seminolecountyfl.gov	Review Complete	407.665.2681
Building Division	Tony Coleman	acoleman@seminolecountyfl.gov	Review Complete	Please see informational checklist items. Tony Coleman, 407-665-7581

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	(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