

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

Comment Document – Initial Submittal

A Development Review Committee (DRC) meeting will not automatically be scheduled for your item; one must be requested. 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, 01/20/2023, in order to place you on the Wednesday, 01/25/2023 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 meeting allows 20 minutes per project to discuss and clarify any comments of concern. Additional comments or deletion of comments may result from discussions at the DRC meeting. The DRC Agenda can be found at <http://www.seminolecountyfl.gov/departments-services/board-of-county-commissioners/meeting-agendas.stml>

PROJECT NAME:	E. SR 436 (3340) - REZONE	PROJ #: 22-20000013
APPLICATION FOR:	PZ - REZONE (EXCL PD)	
APPLICATION DATE:	12/20/22	
RELATED NAMES:	Z2022-37	
PROJECT MANAGER:	DOUGLAS ROBINSON (407) 665-7308	
PARCEL ID NO.:	18-21-29-527-0000-001A	
DESCRIPTION:	PROPOSED REZONE FROM OP TO C-1 ZONING DISTRICT ON 0.90 ACRES. SITE CURRENTLY HAS SPLIT ZONING WITH C-1 AND OP.	
NO OF ACRES	0.90	
BCC DISTRICT	3-Lee Constantine	
LOCATION	SOUTHEAST OF EAST STATE ROAD 436 AND AVERY LANE	
FUTURE LAND USE	COM	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
AUGUSTO UBALDO 5315 E BUSCH BLVD TEMPLE TERRACE FL 33617 (813) 599-7030 AUGUSTOUBA@GMAIL.COM		

County staff members have reviewed the subject development project and offer the following comments. The comments below are a compilation of comments and markups from the ePlan review

system. These items need responses with further information, data, explanation or revision of plans and documents before project approval.

Please itemize any and all revisions made to the development plan in addition to those made in response to staff comments; include a statement in your response to comments that no additional revisions have been made to the site plan beyond those stated.

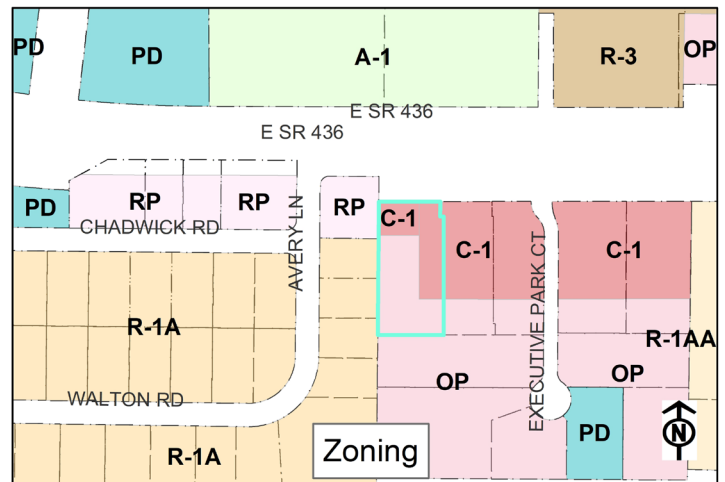
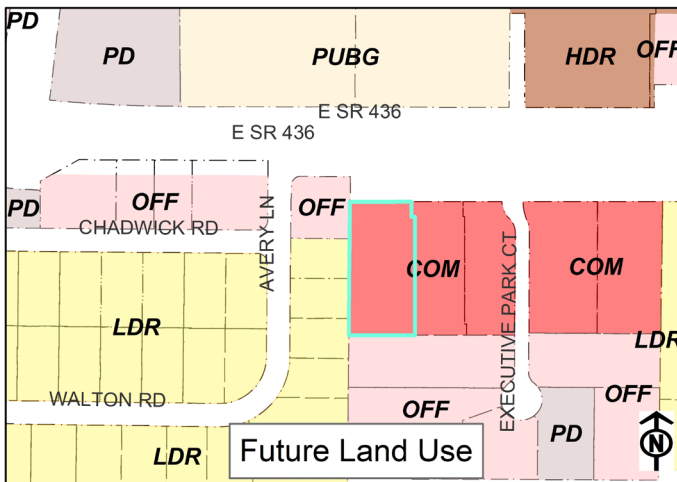
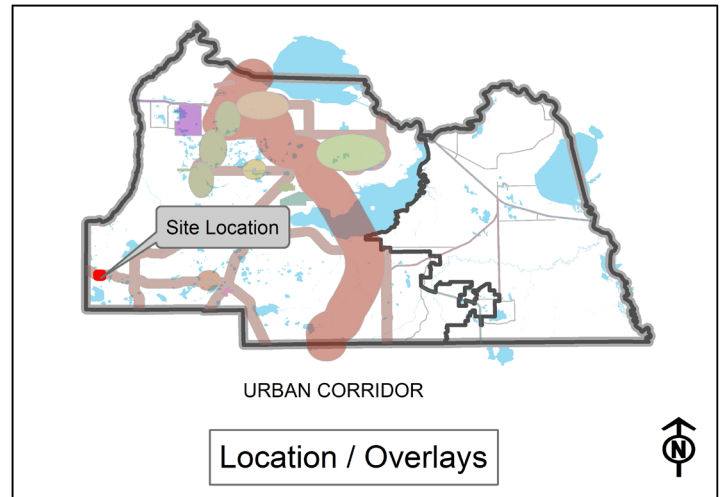
For questions regarding the ePlan process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

See comments within the comment document for any fees due, as fees may be due for different aspects of your development project. Fees showing in ePlan reflect Planning & Development review or revision fees only.

State Permits that may be required:

FDOT, FDEP- UTILITIES, SJRWMD, ENVIRONMENTAL REPORTS, ARCHEOLOGICAL REPORTS, FDEP- ENVIRONMENTAL, SJRWMD- ENVIRONMENTAL, FFWD, IF APPLICABLE.

SITE AERIAL AND MAPS



AGENCY/DEPARTMENT COMMENTS

Ref #	Group Name	Reviewer Comment	Status
1.	Building Division	All structures that are required to be accessible per the 7th ED (2020) FBC, Florida Accessibility Code for Building Construction, shall show the accessible route from the required accessible parking spaces to the accessible entrance to the structure. No action required at this time.	Informational
2.	Building Division	In accordance with the 7th ED (2020) FBC, Florida Accessibility Code for Building Construction, at least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site. No action required at this time.	Informational
3.	Building Division	The location of accessible parking spaces, loading zones, sidewalks, and exit ramps shall meet requirements of the 7th ED (2020) FBC, Florida Accessibility Code for Building Construction. No action required at this time.	Informational
4.	Building Division	Food service establishments shall provide a minimum 750-gallon grease trap per Florida Administrative Code 64E-6. No action required at this time.	Informational
5.	Building Division	All site lighting on Commercial parcels require a building permit prior to commencement of work. This is a standalone permit separate from all other required permits. No action required at this time.	Informational
6.	Building Division	Vertical construction will require a separate Building permit and will be reviewed for, and shall be designed and built in accordance with the 7th ED. Florida Building Code, Chapters 3, 4, 5, 6, 7 and 9, for 1) USE, 2) Height and area limitations, 3) Construction types and horizontal separation distances, 4) Building element protection and 5) Sprinkler and Alarm requirements and all other code requirements. No action required at this time.	Informational
7.	Comprehensive Planning	The Future Land Use (FLU) is Commercial which allows for restaurant use.	Informational
8.	Comprehensive Planning	A landscaped buffer between all commercial areas and highway frontage should be provided in conjunction with adequate sign controls to enhance community aesthetics and maintain neighborhood compatibility.	Informational
9.	Planning and Development	COMMUNITY MEETING: Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link in the Resources tab located at the top of your ePlan task window or below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf	Informational
10.	Planning and Development	PUBLIC NOTICE OF MEETINGS: New Public Notification Procedures are required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link in the Resources tab located at the top of your ePlan task window or below for the requirements: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf	Informational
11.	Planning and Development	REZONE: The use of a restaurant with a drive-thru is permitted under the existing C-1 (Retail Commercial) zoning but not under the OP (Office) zoning classification. A rezone from OP (Office) to C-1 (Retail Commercial) will be required to bring the site into zoning compliance.	Informational
12.	Planning and Development	OPEN SPACE: The site is required to provide 25% open space exclusive of parking and drive aisle. This would be required at the time of site plan submittal, if required due to site modifications (see comment # 13).	Informational
13.	Planning and Development	SITE PLAN: Any modifications to the parking area, drive aisle, or building footprint will require submittal and approval of a site plan.	Informational

14.	Planning and Development	<p>REZONE: A Rezone may take between 3-4 months and involves public hearings with the Planning & Zoning Commission and the Board of County Commissioners.</p> <p>Please notify your project manager once you select a date to conduct a community meeting. Your project manager will then schedule your item for a public hearing at the next available Planning and Zoning Commission meeting.</p>	Informational
15.	Planning and Development	<p>URBAN BEAR MANAGEMENT: The subject property is within the County's Urban Bear Management Area and must comply with the requirements outlined in Chapter 258 of the Seminole County Code of Ordinances (2015-33 https://www.seminolecountyfl.gov/departments-services/environmental-services/solid-waste-management/urban-bear-management.stml</p>	Informational
16.	Planning and Development	<p>PARKING: Restaurant establishments must provide a minimum parking ratio of 1 parking space for every 4 seats provided. The minimum parking stall size is 10 feet by 20 feet.</p>	Informational
17.	Public Safety - Fire Marshal	<p>New or existing fire hydrants shall be identified on plan to meet the requirements of Chapter 18.5. (NFPA 1 2018 Edition).</p>	Informational
18.	Public Safety - Fire Marshal	<p>Provide yellow 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) 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. 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>	Informational
19.	Public Safety - Fire Marshal	<p>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 (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 shall be provided</p>	Informational
20.	Public Safety - Fire Marshal	<p>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</p>	Informational
21.	Public Safety - Fire Marshal	<p>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)</p>	Informational
22.	Public Safety - Fire Marshal	<p>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 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-Calculated Turning Radius:-Inside Turn: 25 ft. 7 in.-Curb to Curb: 41 ft. 8 in.-Wall to Wall: 48 ft. 5 in.</p>	Informational
23.	Public Safety - Fire Marshal	<p>Type and use of building may require fire sprinklers and fire alarm</p>	Informational
24.	Public Works - Engineering	<p>No specific issues with the rezone for traffic. Please note that the change in use may require additional parking.</p>	Informational
25.	Public Works - Engineering	<p>No specific issues with the rezone for stormwater. Please note that any changes to the site may require that the site meet current stormwater requirements. Any increase in impervious will required re-evaluation of the retention system and most likely additional retention for the site.</p>	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	No Review Required	(407) 665-7388
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	Approved	
Comprehensive Planning	Tyler Reed	treed@seminolecountyfl.gov	Approved	
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	No Review Required	
Environmental Services	Paul Zimmerman	pzimmerman@seminolecountyfl.gov	No Review Required	Paul Zimmerman, PE (407) 665-2040
Impact Analysis Coordination	William Wharton	wwharton@seminolecountyfl.gov	No Review Required	
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	No Review Required	
Planning and Development	Doug Robinson Project Manager	drobinson03@seminolecountyfl.gov	Approved	Telephone: (407) 665-7388
Public Safety - Addressing	Diane Koschwitz	dkoschwitz@seminolecountyfl.gov	No Review Required	
Public Safety - Fire Marshal	Diane Gordon	dgordon@seminolecountyfl.gov	Approved	407.665.2681
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	Review Complete Recommend Approval	Jim Potter 407 665 5764

The next submittal, as required below, will be your:

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
01/19/2023	The application fee allows two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	

The application fee allows two resubmittals. For the third review, the resubmittal fees are:

Major Revision: 50% of original application fee.

Minor Revision: 25% of original application fee.

Summary of Fees: <http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml>

NOTE: Other fees may be due: see comments for any additional fees due for your development

project. (example: Addressing fee)

REQUIRED FOR THE SECOND (2ND) AND ALL SUBSEQUENT SUBMITTALS:

DIGITAL SIGNATURES – The use of PEDDS signing method sunsetted on June 30, 2015. Design professionals must use digital signatures that have been verified through a 3rd party Certificate Authority.

This is a commercial service that the consultant would contract with a provider for. Seminole County does not endorse any specific certificate authority. Digital signing (with a certificate issued through a 3rd party Certificate Authority) should contain an image that includes the design professional's seal, name and license number. This is required by law for all design professional's and will be returned for correction if the signature does not meet the minimum requirements of the Florida Statutes and Florida Administrative Code.

Customers may, at their discretion, wish to send the County their digital signature certificate in advance of any reviews of their work. To do so, customers must complete the Digital Signature Affidavit form and follow the instructions as noted on the ePlan Review web page. <http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/electronic-plan-review/digital-signature.stml>

Upon completion of your plan review process, Planning and Development staff must authorize and stamp plans for construction use. Once you receive an approval letter from Seminole County, the site contractor must contact Seminole County Planning and Development Inspections to schedule a pre-construction conference prior to the start of any site work. Upon issuance of the site permit, your approved drawings and/or documents will be released to you through the ePlan System. For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urllt/ePlanApplicantUserGuide.pdf>

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

