

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

PROJECT NAME:	THE GOOD POUR MARKETPLACE - PRE-APPLICATION	PROJ #: 22-80000175
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	12/14/22	
RELATED NAMES:	EP RAYMOND HORAL	
PROJECT MANAGER:	ANNIE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	04-21-29-523-0000-0010	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A WINE AND SPIRITS RETAIL MARKETPLACE ON 0.75 ACRES IN THE C-1 ZONING DISTRICT	
NO OF ACRES	0.75	
BCC DISTRICT	3-Lee Constantine	
CURRENT ZONING	C-1	
LOCATION	SOUTHEAST OF WEST STATE ROAD 434 AND PINE HOLLOW POINT	
FUTURE LAND USE	COM	
SEWER UTILITY	NA	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
RAYMOND HORAL - THE GOOD POUR GIULIANA ROSSI 533 BALMORAL ROAD WINTER PARK FL 32789 (407) 227-3252 ray@goodpour.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.

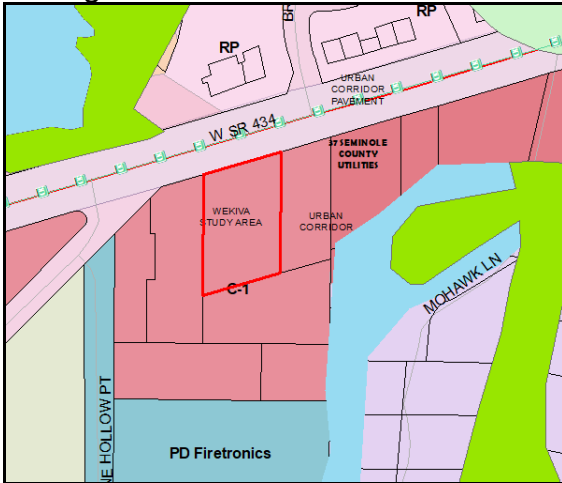
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

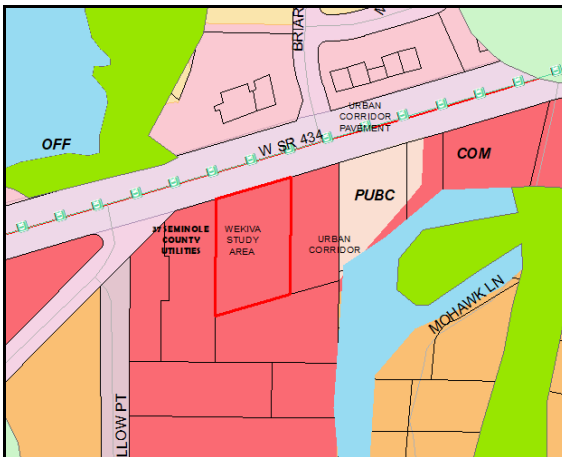
- Per Sec. 30.1353 (4) (a) –any alcohol beverage establishment requires a minimum separation requirement of 1,000 square feet from any church or school.
- The proposed site is not a minimum of 1,000 feet from the “Sanlando Springs First Baptist Church” at 742 Sanlando Road. This site does not meet the 1,000 foot separation requirements per Sec. 30.1353 (4)(a). The permitted use of alcohol retail sales and consumption would not be allowed due to the separation requirements.
- The applicant does have the option to apply for a PD (Planned Development) Rezone, which could approximately take up to six (6) months.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



AGENCY/DEPARTMENT COMMENTS

No.	Group Name	Reviewer Comment	Status
1.	Buffers and CPTED	Buffer information can be found here: http://www.seminolecountyfl.gov/core/fileparse.php/3295/urllt/bufferingbooklet.pdf Buffer regulations (SCLDC Part 67) can be found with the Municode link in the Resources Tab of your eplan task or the link provided below: https://www.municode.com/library/fl/seminole_county/codes/l_and_development_code?nodeId=SECOLADECO_CH30ZOR_E_PT67LASCBU	Informational
2.	Buffers and CPTED	Additional landscaping may be required depending on extent of changes to site. For a full buffer review, please provide the floor area ratio, building height, and hours of operation with the site plan application.	Informational
3.	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
4.	Building Division	Conversion of an existing building from one use to another may trigger certain building code requirements that will result in modifications to the structure: 1.) Occupancy change requires compliance with the 7th ED (2020) FBC, Florida Accessibility Code for Building Construction. 2.) A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. 3.) Please note that a conversion of a structure from residential to a commercial use will require modifications and compliance with the 7th Edition (2020) Florida Building Code - Existing Building.	Informational
5.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Informational
6.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Informational
7.	Building Division	Occupancy change requires compliance with the 7th ED (2020) FBC, Florida Accessibility Code for Building Construction.	Informational
8.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Informational
9.	Comprehensive Planning	The subject property is located within the Urban Centers and Corridors Overlay as referenced in Policy FLU 5.17.	Informational
10.	Comprehensive Planning	The subject parcel has a future land use classification of COM (Commercial), which allows a maximum intensity of 0.35 floor area ratio.	Informational
11.	Comprehensive Planning	The proposed use of wine and spirits retail is compatible with the COM future land use.	Informational
12.	Environmental - Impact Analysis	Seminole County is the Water service provider for this project. Capacity reservation will be required.	Informational
13.	Impact Analysis Coordination	A Traffic Impact Study (TIS) may be required if the net new trip generation between the existing use and the proposed use is more than 50 new peak hour trips. The TIS is to be prepared in accordance with the Countys Traffic Study Requirements for Concurrency guidelines. A TIS methodology is to be submitted to Staff for review and approval prior to submittal of the TIS itself.	Informational

14.	Natural Resources	The proposed project is within the Wekiva Study Area. See SCLDC Chapter 30 Part 58 for requirements for development within this special district.	Informational
15.	Planning and Development	<p>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/</p>	Informational
16.	Planning and Development	<p>Per Sec. 30.153 (4) - Separation requirements. Any establishment selling alcoholic beverages for consumption on-premise shall maintain the following separation from all churches, schools, and property assigned a residential zoning classification or land use designation, or like establishments:</p> <p>(A) Churches. No closer than one thousand (1,000) feet measured along the shortest possible line lying entirely within public rights-of-way, such measurement being between the nearest entrance to the alcoholic beverage establishment and the nearest point on the plot occupied by the church.</p> <p>(B) Schools public, private, and parochial. No closer than one thousand (1,000) feet air-line measurement from lot line of the alcoholic beverage's establishment to the nearest lot line of the school.</p> <p>(C) Residential properties.</p> <p>No closer than the following: provided, however, that bona fide restaurants and establishments that are located in and are part of a planned shopping center shall not be subject to these restrictions:</p> <p>(i) Five hundred (500) feet, measured along the shortest possible distance traveled by a pedestrian from the entrance of the alcoholic beverage establishment to the boundary of any property assigned a residential zoning classification or land use designation.</p> <p>(ii) One hundred (100) feet from the closest vertical building extremity of the alcoholic beverage establishment to the boundary of the nearest property assigned a residential zoning classification or land use designation.</p>	Informational

17.	Planning and Development	<p>Approval for a PD (Planned Development) is obtained through a two-step process.</p> <p>The first step is BCC Board approval of the PD Rezone with a Master Development Plan & Development Order.</p> <p>The second step consists of Final Development Plan (may include engineering for Commercial development) approval by the Development Services Director along with the recording of the Developer's Commitment Agreement. Information on PD Rezoning can be found at: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.stml</p>	Informational
18.	Planning and Development	<p>During the PD Rezone process after all of the comment have been met: The first step is the PD rezone would be presented to the Planning and Zoning Commission as a public hearing item for recommendation to the Board of County Commissioners.</p> <p>After the Rezone has been to the Planning and Zoning Commission, the second step would require the PD Rezone to be presented to the Board of County Commissioners as a public hearing item to be approved or denied.</p>	Informational
19.	Planning and Development	<p>Community meeting requirements: Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances, please see link for the following requirements that must be met by the applicant.</p> <p>https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf</p>	Informational
20.	Planning and Development	<p>New Public Notification Procedures are required, please see link for the following requirements:</p> <p>https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf</p>	Informational
21.	Planning and Development	<p>Open Space requirements: Sec. 30.451 (e) (2)- For Non-Residential for PD: 20% open space shall be required; the purpose of open space in non-residential developments is to set aside areas for landscaping, buffering, storm water retention, recreation, and/or preservation of natural resources.</p>	Informational
22.	Public Safety - Fire Marshal	<p>Adequate water supply with needed fire flow calculations for fire protection (hydrants) shall be provided per chapter 18.4 of NFPA 1 (FFPC 7th ED, 2020). Fire flow testing shall be performed in accordance with NFPA 291, Recommended Practice For Fire Flow Testing.</p>	Informational
23.	Public Safety - Fire Marshal	<p>This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.4 (FFPC 7th ED. 2020)</p>	Informational

24.	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 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).3)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).4)Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing.5)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, 18.5.7.6)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
25.	Public Safety - Fire Marshal	Additional comments may be generated based on actual Site submittal	Informational
26.	Public Works – Engineering	No specific issues noted for drainage. Please note that any additional impervious would require evaluation of the existing drainage system and may require additional stormwater retention to be provided.	Informational
27.	Public Works-Engineering	No specific traffic issues noted. The change in use would have to be reviewed for traffic and parking changes.	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
Impact Analysis Coordination	William Wharton	wwharton@seminolecountyfl.gov	Review Complete	
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	Review Complete	
Building Division Review Coordinator	Jay Hamm	jhamm@seminolecountyfl.gov		
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	Review Complete	(407) 665-7388
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	Review Complete	(407) 665-7388
Public Safety - Fire Marshal	Diane Gordon	dgordon@seminolecountyfl.gov	Review Complete	407.665.2681
Environmental Services	Paul Zimmerman	pzimmerman@seminolecountyfl.gov	Review Complete	407-665-2040
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	Review Complete	407-665-5764

Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	Review Complete	
Planning and Development	Annie Sillaway	asillaway@seminolecountyfl.gov	Review Complete	407-665-7936
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	Review Complete	

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