

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

<b>PROJECT NAME:</b>	<b>FARMSTORES CONVENIENCE STORE - PRE-APPLICATION</b>	<b>PROJ #: 24-80000078</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/30/24	
RELATED NAMES:	EP RUBEN PANEQUE	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	33-19-31-507-0000-2080	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A DRIVE UP CONVENIENCE STORE ON 0.28 ACRES IN THE C-1 ZONING DISTRICT LOCATED ON THE NORTHEAST CORNER OF E SR 46 AND DOLARWAY	
NO OF ACRES	.28	
BCC DISTRICT	5: HERR	
CURRENT ZONING	C-1	
LOCATION	ON THE NORTH SIDE OF SR 46, EAST OF DOLARWAY	
FUTURE LAND USE-	COM	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
RUBEN PANEQUE 1025 OKLAHOMA ST OVIDO FL 32765 (305) 305-9334 RUBEN.REALTYBIZ@GMAIL.COM	N/A	

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.

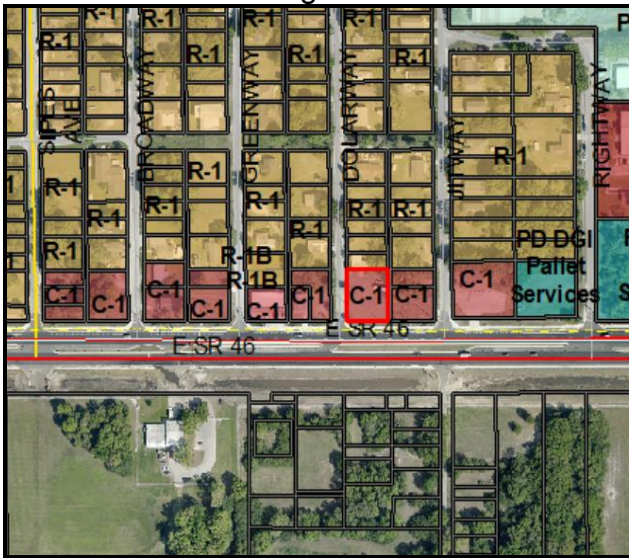
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

## PROJECT MANAGER COMMENTS

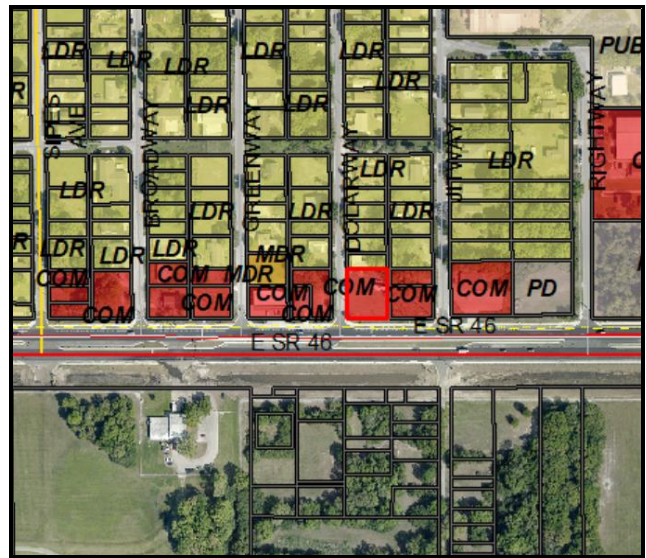
- The subject site has a Commercial Future Land Use with C-1 (Retail Commercial) zoning.
- The proposed use of a convenience store with a drive-thru is a permitted use in the C-1 (Retail Commercial) zoning district.

## PROJECT AREA ZONING AND AERIAL MAPS

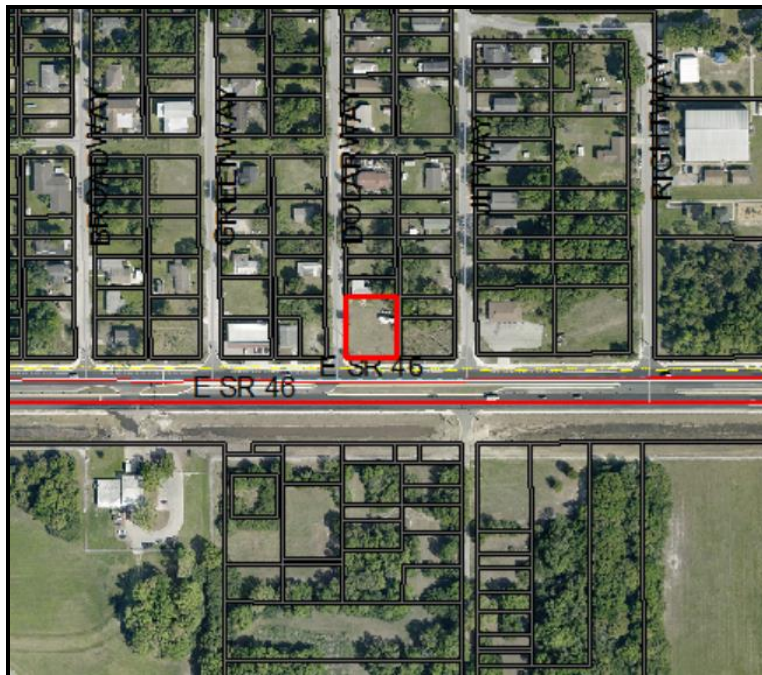
Zoning



Future Land Use



Aerial



**AGENCY/DEPARTMENT COMMENTS**

No.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: <a href="https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADE_CO_CH30ZORE_PT67LASCBU">https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADE_CO_CH30ZORE_PT67LASCBU</a>	Info Only
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3.	Buffers and CPTED	Parking lot landscaping may be required in accordance with SCLDC Sec. 30.14.13.	Info Only
4.	Buffers and CPTED	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development.	Info Only
5.	Buffers and CPTED	For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.	Info Only
6.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
7.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
8.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
9.	Comprehensive Planning	The proposed use is compatible with the Commercial Future Land Use.	Info Only
10.	Environmental Services	This development is not within Seminole Countys utility service area. Please coordinate with Midway Canaan Utilities to service it. My understanding is that Midway Canaan Utilities is able to provide potable water, but not sanitary sewer in this area.	Info Only
11.	Environmental Services	If Midway Canaan Utilities is unable to service sanitary sewer to this development, then an onsite sewage treatment and disposal system (OSTDS) aka septic system will be needed to service it. Per House Bill 1379, the OSTDS would have to be an enhanced nutrient-reducing (ENR) OSTDS since it will be new construction, on a lot one acre or less, and located in a Florida basin management action plan (BMAP) area. To apply for an OSTDS permit, follow link: <a href="https://www.flrules.org/gateway/reference.asp?No=Ref-14359">https://www.flrules.org/gateway/reference.asp?No=Ref-14359</a> , download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida	Info Only

		Department of Health location. Please contact the Florida Department of Health for more information on septic system sizing, standards, and any other questions/concerns that you may have.	
12.	Planning and Development	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: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>	Info Only
13.	Planning and Development	The subject site has a Commercial Future Land Use with C-1 (Retail Commercial) zoning.	Info Only
14.	Planning and Development	Due to the site requirements of landscape buffers, open space, parking, drainage, and building setbacks, the subject property maybe too small to place a convenience store.	Info Only
15.	Planning and Development	Convenience market definition based on the updated Seminole County Land Development Code: A facility typically open from fifteen (15) to twenty-four (24) hours daily selling primarily a limited assortment of food, food preparation and wrapping materials and household cleaning and servicing items. Convenience markets may also sell fuel for motor vehicles.	Info Only
16.	Planning and Development	The building setbacks for the C-1 (Retail Commercial) zoning district are: Front Yard: Twenty-five (25) feet, Rear yard: Ten (10) feet; unless, a rear lot line abuts property assigned a residential zoning classification or land use designation, Side Yard: Zero (0) feet, Side Street: Zero (0) feet.	Info Only
17.	Planning and Development	Based on Table 5.2 Seminole County Land Development Code (Permitted Uses) - The proposed use of a convenience store with a drive-thru is a permitted use in the C-1 (Retail Commercial) zoning district.	Info Only
18.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: <a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-</a>	Info Only

		<a href="https://www.seminolecountyfl.gov/development/development-processes-requirements/index.shtml">development/development-processes-requirements/index.shtml</a>	
19.	Planning and Development	Parking and landscaping requirements can be found in Table 11.3-A - Minimum Parking Required in the Seminole County Land Development Code: Food and Beverage (Free-standing) - 5 spaces/ 1000 sq. ft.	Info Only
20.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)	Info Only
21.	Planning and Development	The maximum Floor Area Ratio (F.A.R.) on the subject property is 0.35.	Info Only
22.	Planning and Development	F.A.R. Definition: The floor area ratio (FAR) is the relationship between the total usable floor area of the building and the total area of the lot on which the building stands.	Info Only
23.	Planning and Development	The required open space for the C-1 (Retail Commercial) is twenty-five (25) percent of the total gross area of the subject property.	Info Only
24.	Planning and Development	The maximum allowable building height is 35 feet.	Info Only
25.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
26.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
27.	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 18.2.3.5.1.1	Info Only
28.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads 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 AHJ if the response time for emergency is exceeded per NFPA 1, Section 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	Info Only

		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 2 1/2 in. NFPA 1, 18.5.7. 7. Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8. Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	
29.	Public Safety - Fire Marshal	Future building shall require: Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
30.	Public Works - Engineering	The proposed project is located within the Midway drainage basin.	Info Only
31.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils.	Info Only
32.	Public Works - Engineering	The drainage for the site is not clear. An appropriate outfall will need to be demonstrated or the site will have to hold one of the following as applicable; The entire 25-year, 24-hour storm event volume if the site is not land locked or entire 100-year, 24-hour storm event onsite without discharge if not able to discharge to FDOT.	Info Only
33.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site is fairly flat. It appears to slope generally toward SR46.	Info Only
34.	Public Works - Engineering	Based on a preliminary review, the drainage outfall for the site is not clear. It appears to outfall to SR46 which is the FDOT right-of-way (ROW). If drainage is connected to SR 46 an FDOT Drainage Connection Permit would be required.	Info Only
35.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering. The plan does not currently show a retention pond. A pond is required. Underground retention would most likely not work due to generally high-water table in the area.	Info Only
36.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .	Info Only
37.	Public Works - Engineering	The Dolarway road does not appear to meet the Minimum 20' width. The structure of the road may also	Info Only

		not be to County Standard. Both will have to be shown to be to County Standard or brought to County Standard for both width and structure. This information can be found in the Public Works Engineering Manual found online.	
38.	Public Works - Engineering	Driveway location/separation is not in accordance with the County Access Management Standards. The separation is required to be 200-foot on a local roadway. 330' on a Collector or Arterial roadway. Access to FDOT would not be supported. One access to the site would be allowed off of Dolarway as far to the north as reasonably possible.	Info Only
39.	Public Works - Engineering	Dedication of additional right-of-way shall be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements. The Dolarway ROW is only 40' and would be required to be 50'. A 15' x 15' corner clip will be required as well.	Info Only
40.	Public Works - Engineering	The sidewalk along the property frontage does not appear to be to County Standards for size, slope and clear zone requirements. Sidewalks shall be required in accordance with the code. The sidewalk will most likely have to be redone and moved into the site. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	Info Only

## 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	STATUS	REVIEWER
Buffers and CPTED	Review Complete	Maya Athanas 407-665-7388 <a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a>
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 <a href="mailto:mmaywald@seminolecountyfl.gov">mmaywald@seminolecountyfl.gov</a>
Public Works - Engineering	Review Complete	Jim Potter 407-665-5764 <a href="mailto:jpotter@seminolecountyfl.gov">jpotter@seminolecountyfl.gov</a>
Environmental Services	No Review Required	James Van Alstine 407-665-2014 <a href="mailto:jvanalstine@seminolecountyfl.gov">jvanalstine@seminolecountyfl.gov</a>
Public Works - Impact Analysis	No Review Required	William Wharton 407-665-5730 <a href="mailto:wwharton@seminolecountyfl.gov">wwharton@seminolecountyfl.gov</a>
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 <a href="mailto:asillaway@seminolecountyfl.gov">asillaway@seminolecountyfl.gov</a>
Comprehensive Planning	Review Complete	Maya Athanas 407-665-7388 <a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a>
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>
Building Division	Review Complete	Jay Hamm 407-665-7468 <a href="mailto:jhamm@seminolecountyfl.gov">jhamm@seminolecountyfl.gov</a>



## 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](http://www.fema.gov)

<b>Cities:</b>		
Altamonte Springs		(407) 571-8150 <a href="http://www.altamonte.org">www.altamonte.org</a>
Casselberry		(407) 262-7751 <a href="http://www.casselberry.org">www.casselberry.org</a>
Lake Mary		(407) 585-1369 <a href="http://www.lakemaryfl.com">www.lakemaryfl.com</a>
Longwood		(407) 260-3462 <a href="http://www.longwoodfl.org">www.longwoodfl.org</a>
Oviedo		(407) 971-5775 <a href="http://www.cityofoviedo.net">www.cityofoviedo.net</a>
Sanford		(407) 688-5140 <a href="http://www.sanfordfl.gov">www.sanfordfl.gov</a>
Winter Springs		(407) 327-5963 <a href="http://www.winterspringsfl.org">www.winterspringsfl.org</a>
<b>Other Agencies:</b>		
Florida Dept of Transportation	<b>FDOT</b>	<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100 <a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800 <a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3621
<b>Other Resources:</b>		
Flood Prone Areas		<a href="http://www.seminolecountyfl.gov/gm/building/flood/index.aspx">www.seminolecountyfl.gov/gm/building/flood/index.aspx</a>
Watershed Atlas		<a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>
Seminole Co. Property Appraiser		<a href="http://www.scpafl.org">www.scpafl.org</a>