

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

PROJECT NAME:	7 BREW COFFEE - PRE-APPLICATION	PROJ #: 26-8000039
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	4/08/26	
RELATED NAMES:	EP EDUARDO CARCACHE	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	07-21-29-300-016E-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A DRIVE THRU RESTAURANT ON 0.99 ACRES IN THE PD ZONIG DISTRICT LOCATED ON THE NORTHWEST CORNER OF E SR 46 AND S HUNT CLUB BLVD	
NO OF ACRES	0.99	
BCC DISTRICT	3-Lee Constantine	
CURRENT ZONING	PD	
LOCATION	ON THE NORTHWEST CORNER OF E SR 436 AND S HUNT CLUB BLVD	
FUTURE LAND USE-	PD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
BRUNO PORTO JAI BREW ORLANDO LLC 6301 N.W. 5TH WAY, STE 2500 FORT LAUDERDALE FL 33309 (561) 997-6002	EDUARDO CARCACHE CKE GROUP INC 17190 ROYAL PALM BLVD, STE 2 WESTON FL 33326 (305) 558-4124	

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.

PROTECT YOURSELF FROM FRAUDULENT INVOICES

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County’s logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use of Planned Development and is in the Foxwood PD (Planned Development).
- The use of a coffee shop is permitted in the Foxwood PD.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



/AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Annie Sillaway	Due to overhead utility lines along the southern portion of the property that faces SR 436, only understory trees and shrubs may be planted.	Info Only
2.	Buffers and CPTED Annie Sillaway	Off-site trees do not count toward the landscape buffer requirements.	Info Only
3.	Buffers and CPTED Annie Sillaway	If the Applicant proceeds with redeveloping the site, the proposed development must comply with the parking lot landscaping requirements set forth in SCLDC Section 30.14.13.	Info Only
4.	Buffers and CPTED Annie Sillaway	A full buffer review will be done at time of site plan review.	Info Only
5.	Building Division	Any necessary or proposed modifications must be properly permitted.	Info Only
6.	Building Division Daniel Losada	Proposed restaurant may require fire sprinkler and fire alarm systems.	Info Only
7.	Building Division Daniel Losada	This proposed use will constitute a Change of Occupancy for this structure.	Info Only
8.	Building Division Daniel Losada	All alterations and required upgrades will require an approved building permit prior to commencing work.	Info Only
9.	Building Division Daniel Losada	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6. Seminole County Code (Municode) Chapter 270 Water and Sewer. Required minimum 750 gallon grease interceptor outside the building. It will be necessary to provide an Acceptance/Approval or Exception Letter from Seminole County Environmental Services, for assistants please email Seminole County Environmental Services at industrialpretreatment@seminolecountyfl.gov	Info Only
10.	Building Division Daniel Losada	All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only
11.	Comprehensive Planning David German	The subject property has a Planned Development Future Land Use (FLU) designation. Please note Comprehensive Plan Objective FLU 4.4 Planned Developments. Changes to the site may require a PD amendment.	Info Only
12.	Comprehensive Planning David German	Per OBJECTIVE FLU 4.4 PLANNED DEVELOPMENTS: The purpose and intent of this land use designation is to implement innovative arrangements of land development features that are not possible with the use of standard land use designations and zoning districts. This land use	Info Only

		designation provides for a variety of densities and/or intensities arranged within a development site to facilitate flexible and creative site design. These considerations shall be paramount in any given project utilizing the Planned Development land use designation; an increase in density/intensity alone shall not justify an alternative to conventional future land use designations such as LDR, MDR, etc.	
13.	Comprehensive Planning David German	Site is located in the Urban Corridor. Please note Policy FLU 4.2.3 Urban Centers and Corridors Overlay. Infill development and redevelopment projects that are located along major arterial roadways included within the Urban Centers and Corridors Overlay must be planned as pedestrian-oriented, either with requirements to build to a sidewalk located on the corridor, or with minimal setbacks from that sidewalk or pedestrian path. Such redevelopment and infill projects must share vehicle access from the arterial and may not be designed to provide multiple individual vehicle accesses for each individual use. Please note this if there is proposed redevelopment.	Info Only
14.	Comprehensive Planning David German	Site is located in the Wekiva Study Area. Please note Comprehensive Plan Policy FLU 2.3.14 Wekiva Study Area Incorporated Objective and Policies.	Info Only
15.	Environmental Services Maliha Rahman	This development is within Seminole County's potable water service area and will be required to connect. There is already an existing water service connection with meter near the southeast corner of the site that can be potentially reused. If not, we have an existing 10" PVC water main running along the north side of SR 436 as well as an existing 8" water main running along the northern property line of this site available for connection.	Info Only
16.	Environmental Services Maliha Rahman	This development is within Seminole County's sanitary sewer service area and will be required to connect. There is already an existing sewer lateral connection to the northwest corner of the site that can be potentially reused. If not, there is an existing 8" VCP gravity sewer main running along the northern property line of this site available for connection.	Info Only
17.	Environmental Services Maliha Rahman	If this development is unable to connect to gravity sewer, then there is an 8" PVC force main running along the west side of Hunt Club Blvd as well as a 6" PVC force main running along the north side of SR 436 available for connection also. The developer would have to build a private pump station to pressurize the sanitary sewer discharge to connect to our force main system.	Info Only
18.	Environmental	This development must adhere to Seminole County's	Info Only

	Services Maliha Rahman	Industrial Pretreatment Program (IPP). Please have an authorized representative complete a short IPP survey for us to evaluate the pretreatment requirements for this facility. The survey can be found at the following link: https://survey123.arcgis.com/share/cc933b86b7524bd7a67106dc1bc70730 . You may contact the Seminole County Industrial Pretreatment Program by email at industrialpretreatment@seminolecountyfl.gov if you have any questions/concerns about the program applicability to this development. Our IPP website can be found at the following link: https://www.seminolecountyfl.gov/departments-services/utilities/wastewater/industrial-pretreatment-program.stml .	
19.	Environmental Services Maliha Rahman	Be advised that SR 436 is an FDOT right of way so any utility construction work within this area will require an FDOT utility permit.	Info Only
20.	Environmental Services Maliha Rahman	This development is not within any reclaim irrigation service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
21.	Environmental Services Maliha Rahman	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml . This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. Be advised that licensed professional engineer or professional surveyor will be required to provide their credentials for access. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	Info Only
22.	Environmental Services Maliha Rahman	I've attached any relevant record drawings that we have within your project area. See the "Amerifirst Federal Wekiva Office 1981" file in the Resources folder on eplan for reference.	Info Only
23.	Planning and Development Annie Sillaway	All commercial uses shall comply with requirements contained in C-1 Zoning District as shown in the Seminole county Zoning Ordinance. A coffee shop is a permitted use in the C-1 Zoning District.	Info Only
24.	Planning and Development Annie Sillaway	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	Info Only

		<p>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>	
25.	<p>Planning and Development Annie Sillaway</p>	<p>The setbacks for the Foxwood Planned Development are: The setback will comply with the C-1 Zoning District. Front: Yard Twenty-five (25) feet, Side Yard: Zero (0) feet, Rear: Ten (10) feet. Footnote 6 for side yard: Side yard setback may be reduced to zero (0) feet except when a side lot line abuts property assigned a residential zoning classification or land use designation.</p>	Info Only
26.	<p>Planning and Development Annie Sillaway</p>	<p>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.stm!</p>	Info Only
27.	<p>Planning and Development Annie Sillaway</p>	<p>Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30. Parking requirements for the subject use are: Food and Beverage (free-standing) 5 spaces / 1,000 sq. ft.</p>	Info Only
28.	<p>Planning and Development Annie Sillaway</p>	<p>If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)</p>	Info Only
29.	<p>Planning and Development Annie Sillaway</p>	<p>The maximum building height is thirty-five (35) feet.</p>	Info Only
30.	<p>Planning and Development Annie Sillaway</p>	<p>If the Applicant decides to redevelop the site the Applicant will be required to show that the site meets the minimum open space for the subject property is twenty-five (25) percent.</p>	Info Only
31.	<p>Planning and Development Annie Sillaway</p>	<p>The subject site was approved for a plat waiver PW81-15 in 1981.</p>	Info Only
32.	<p>Planning and Development Annie Sillaway</p>	<p>The signage requirement of the subject property would be required to follow Chapter 30, Part 13.</p>	Info Only
33.	<p>Public Safety - Fire Marshal Matthew</p>	<p>Any modifications to the building including change of use, alterations etc will require the appropriate building permits.</p>	Info Only

	Maywald		
34.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
35.	Public Safety - Fire Marshal Matthew Maywald	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
36.	Public Safety - Fire Marshal Matthew Maywald	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
37.	Public Works - Engineering Andrew Broxton	The proposed project is located within the Little Wekiva drainage basin.	Info Only
38.	Public Works - Engineering Andrew Broxton	Based on SCS Soil Survey GIS overlays, the site generally has well drained, class A soils.	Info Only
39.	Public Works - Engineering Andrew Broxton	Based on 1 ft. contours, the topography of the site appears to slope North.	Info Only
40.	Public Works - Engineering Andrew Broxton	Based on a preliminary review, the site appears to outfall to a landlocked lake with known flooding issues.	Info Only
41.	Public Works - Engineering Andrew Broxton	A detailed drainage analysis will be required at final engineering.	Info Only
42.	Public Works - Engineering Andrew Broxton	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 www.sjrwmd.com .	Info Only
43.	Public Works - Engineering Andrew Broxton	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
44.	Public Works - Engineering Andrew Broxton	Based on preliminary review, the site is considered to be land locked. The site will be required to hold water quality and retain the entire 100-year, 24-hour storm event onsite without discharge. If the site was part of a previously approved drainage system, it must be shown to meet current standards.	Info Only

45.	Public Works - Engineering Andrew Broxton	ADA access from designated parking areas may be impaired by drive through lanes during peak traffic. Please review alternate placement or design of ADA spaces to address this issue.	Info Only
46.	Public Works - Engineering Andrew Broxton	There is no pedestrian access to the site. Consider installing sidewalks from Hunt Club Blvd or SR 436 to allow for ADA access to public right-of-way.	Info Only
47.	Public Works - Engineering Andrew Broxton	The landscaping and curb on the north side of the property is being altered to provide space for a dumpster; however, leader notes on the demolition plan state that the existing curb and landscaping will remain. Please adjust for final engineering review.	Info Only
48.	Public Works - Engineering Andrew Broxton	Access to the site from the eastern drive isle is undesirable. Pavement marking and signage to indicate that the eastern driveway is exit only is recommend.	Info Only
49.	Public Works - Impact Analysis Arturo Perez	A Traffic Impact Study (TIS) will be required for this project's land Use (i.e., fast food restaurant) based on Seminole County's Traffic impact Study (TIS) Guidelines dated 12-18-2025, section 2.0. *** VERY IMPORTANT***: A Methodology document for the TIS must be submitted in ePlan for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo Perez, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov .	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

This section shows the reviewers of this project from the various departments.

DEPARTMENT	STATUS	REVIEWER
Public Works - Engineering	Review Complete	Andrew Broxton 407-665-7334 abroxton@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 aperez07@seminolecountyfl.gov
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Environmental Services	Review Complete	Maliha Rahman 407-665-2033 mrahman@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Environmental - Impact Analysis	No Review Required	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung
Building Division	Review Complete	Daniel Losada 407-665-7468 dlosada@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

https://library.municode.com/fl/seminole_county/codes/land_development_code

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/>

Seminole County Property Appraiser Maps:

<https://map.scpafl.org/>

Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml>

Wekiva Consistency form:

<https://www.seminolecountyfl.gov/docs/default-source/pdf/WekivaRiverAreaConsistencyFormNovember2024ADA.pdf>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8150	www.altamonte.org
Casselberry	(407) 262-7751	www.casselberry.org
Lake Mary	(407) 585-1369	www.lakemaryfl.com
Longwood	(407) 260-3462	www.longwoodfl.org
Oviedo	(407) 971-5775	www.cityofoviedo.net
Sanford	(407) 688-5140	www.sanfordfl.gov
Winter Springs	(407) 327-5963	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) 665-3605	www.floridahealth.gov

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu