

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

PROJECT NAME:	SANFORD RAISING CANES - PRE-APPLICATION	PROJ #: 26-80000038
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	4/08/26	
RELATED NAMES:	EP KOBE SWOPE	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	29-19-30-300-0020-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A QUICK SERVICE RESTAURANT ON 5.17 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE NORTH SIDE OF SR 46, EAST OF HICKMAN DR	
NO OF ACRES	5.17	
BCC DISTRICT	5: HERR	
CURRENT ZONING	PD	
LOCATION	ON THE NORTH SIDE OF SR 46, EAST OF HICKMAN DR	
FUTURE LAND USE-	HIPTI	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
KOBE SWOPE KIMLEY-HORN & ASSOCIATES INC 445 24TH ST STE 200 VERO BEACH FL 32960 (772) 301-0216 [REDACTED]	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.

PROTECT YOURSELF FROM FRAUDULENT INVOICES

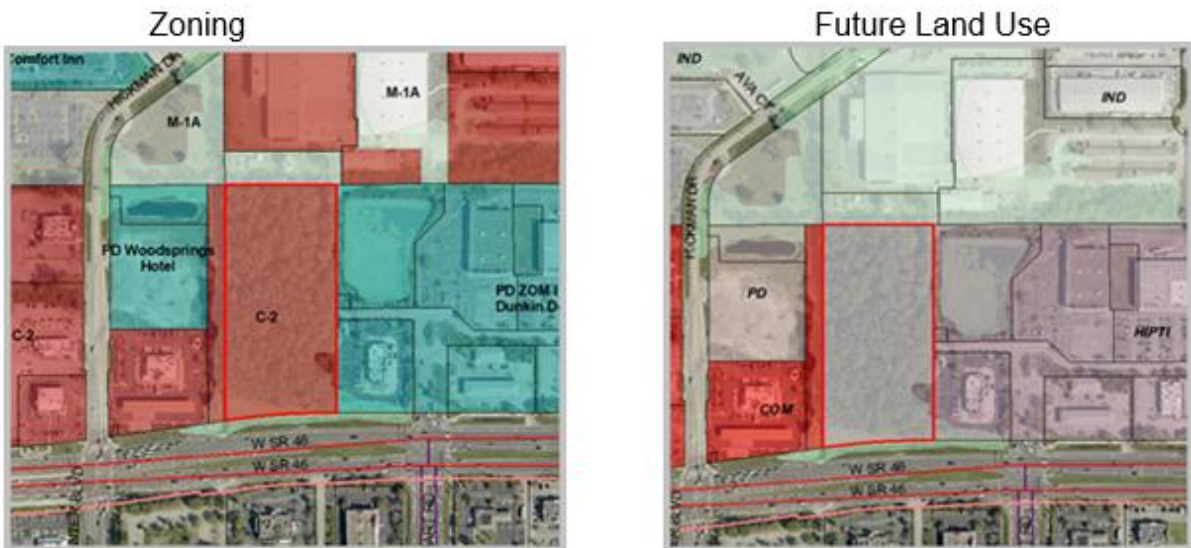
Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County’s logo, address, or terminology. However, they are not legitimate County communications. 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 Higher Intensity Planned Development – Target Industry and PD (Planned Development) zoning.
- The Final Development Plan and Preliminary Subdivision Plan are currently being reviewed by the County. The Applicant should reach out to the Developer to discuss who will be submitting for site plan approval.

PROJECT AREA ZONING AND AERIAL MAPS



Aerial



AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Building Division Daniel Losada	Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, pools, etc...	Info Only
2.	Building Division Daniel Losada	All aspects of construction must meet the minimum requirements of the current Edition of the Florida Building Code	Info Only
3.	Building Division Daniel Losada	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
4.	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
5.	Building Division Daniel Losada	All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only
6.	Comprehensive Planning David German	The subject property has a Higher Intensity Planned Development (HIP-TI) Future Land Use Designation. All development must comply with the FLU designation.	Info Only
7.	Comprehensive Planning David German	The subject property is located in the Urban Centers and Corridors Overlay (Policy FLU 4.2.3 Comprehensive Plan). Per 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.	Info Only
8.	Comprehensive Planning David German	The subject property is within the Interstate 4 High Tech Corridor (Policy FLU 4.5.4 Comprehensive Plan). The growth of high tech industries on this property is highly encouraged.	Info Only

9.	Environmental Services Maliha Rahman	Seminole County Utilities has no objection to the proposed development.	Info Only
10.	Environmental Services Maliha Rahman	This development is within Seminole County's potable water service area and is required to connect. There is a 12" PVC potable water main running up and down along the eastern property line of this development. A connection can be made within the adjacent Seminole County owned parcel (28-19-30-5NQ-0D00-0000) or just to the south of that within the private parcel of 28-19-30-5NQ-0C00-0000. Note that this private parcel has a blanket cross-access and utility easement over it.	Info Only
11.	Environmental Services Maliha Rahman	This development is within Seminole County's sanitary sewer service area and is required to connect. There is an adjacent Seminole County owned parcel (28-19-30-5NQ-0D00-0000) that contains a Seminole County owned public lift station. This development has the option of connecting directly into the wet well of the lift station or to the nearby gravity 8" PVC sanitary sewer main/manhole that flows into the lift station from the southeast.	Info Only
12.	Environmental Services Maliha Rahman	This development is within Seminole County's reclaim water service area but since there are no reclaim water lines nearby, irrigation would be provided by this development's potable water system or by an alternative irrigation source such as a non-potable irrigation well.	Info Only
13.	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
14.	Environmental Services Maliha Rahman	This development must adhere to Seminole County's Industrial Pretreatment Program (IPP). Please have an authorized representative	Info Only

		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 .	
15.	Planning and Development Annie Sillaway	Within the area described as the "Urban Core," defined as the lands bounded by I4 on the west, and within a ¼ mile boundary of U.S. 17/92 on the east, and all land within a ¼ mile of SR 436, that any parcel crossed by this boundary is considered wholly within the "Urban Core," the total number of acres within the boundary of a development, excluding natural lakes and wetlands or flood prone areas. F.A.R. Definition: The floor area ratio (FAR) is the relationship between the total usable floor area of the building and the total net buildable area of the lot on which the building stands.	Info Only
16.	Planning and Development Annie Sillaway	The maximum allowable building height is 35 feet.	Info Only
17.	Planning and Development Annie Sillaway	The subject property is located in the State Road 46 Gateway Corridor and must comply with Sec. 30.10.11 of the Seminole County Land Development Code.	Info Only
18.	Planning and Development Annie Sillaway	The maximum Floor Area Ratio (F.A.R.) is 1.5.	Info Only
19.	Planning and Development Annie Sillaway	A restaurant with a drive-thru is a permitted use in the Sanford Commercial Planned Development (PD).	Info Only
20.	Planning and Development Annie Sillaway	The minimum parking stall size shall be nine (9) feet by eighteen (18) feet.	Info Only
21.	Planning and Development Annie Sillaway	At the time of site plan review, parking lot landscaping will be required in accordance with the Seminole County Land Development Code on the site plan.	Info Only
22.	Planning and Development Annie Sillaway	The external building setback is: North: Zero (0) foot setback, South (facing SR 46): Fifty (50) feet, East: Ten (10) feet, West: Fifteen (15) feet. Internal Setbacks will be determined during the Final	Info Only

		Development Plan, which is still in for review.	
23.	Planning and Development Annie Sillaway	The outdoor lighting requirements shall conform with Part 15 of the Seminole County Land Development Code.	Info Only
24.	Planning and Development Annie Sillaway	The Applicant will need to get in touch with the Developer, Bryan Schultz at 813-760-2621 or b.schultz@oceanbleugroup.com to discuss who will be submitting for the site plan approval.	Info Only
25.	Planning and Development Annie Sillaway	<p>The Developers Final Development Plan is currently under review alongside the Preliminary Subdivision Plan. The proposal divides the property into Lot 1, Lot 2, and Tract A. There are a few steps that still need to be completed before a site plan can be submitted.</p> <p>1st Step (developer is completing): Approval of the Final Development Plan (FDP) and Developers Commitment Agreement which is approved administratively. (Per Sec. 30.8.5.9 If Substantial Development has not occurred within 8 years of approval of the Master Development Plan, the entitlements expire, and a rezone shall be required).</p> <p>2nd Step (developer is completing since the property is being subdivided) Approval of the Preliminary Subdivision Plan (PSP) which must be approved by the Planning & Zoning Board as a technical review item. (Per Sec. 35.13 (f)- A Plat must be submitted within 2 years of the PSP approval, otherwise the PSP will expire. An extension to the two-year limit may be considered by the planning and zoning commission, upon written request by the applicant prior to the expiration date, showing cause for such an extension).</p> <p>Step 3 Site Plan/Final Engineering: Approval of the Site Plan or Final engineering plans that are reviewed administratively.</p> <p>Step 4 Final Plat (developer will be submitting for plat): If the subject site is being subdivided, the Final Plat must be submitted and reviewed by staff and approved by the Board of County Commissioners as a consent agenda item.</p>	Info Only
26.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only

28.	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
29.	Public Safety - Fire Marshal Matthew Maywald	"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 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"	Info Only
30.	Public Safety - Fire Marshal Matthew Maywald	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
31.	Public Works - Engineering Andrew Broxton	Based on FEMA FIRM Map the site or portions of the site appear to lie in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation.	Info Only
32.	Public Works - Engineering Andrew	The proposed project is located within the Lake Monroe drainage basin.	Info Only

	Broxton		
33.	Public Works - Engineering Andrew Broxton	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils.	Info Only
34.	Public Works - Engineering Andrew Broxton	Based on a preliminary review, the site has known drainage issues, therefore the site will be required to retain up to the entire 25-year, 24-hour storm event volume onsite without discharge. Unless rate and/or volume of discharge is substantially reduced and accepted by Seminole County.	Info Only
35.	Public Works - Engineering Andrew Broxton	Conservation easements, dedicated to Seminole County, will be required over all property within the post-development 100 year flood plain.	Info Only
36.	Public Works - Engineering Andrew Broxton	Based on 1 ft. contours, the topography of the site appears to slope towards the north and west.	Info Only
37.	Public Works - Engineering Andrew Broxton	Based on a preliminary review, the site appears to outfall to existing ditch on west side of site.	Info Only
38.	Public Works - Engineering Andrew Broxton	A detailed drainage analysis will be required at final engineering.	Info Only
39.	Public Works - Engineering Andrew Broxton	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov	Info Only
40.	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
41.	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
42.	Public Works - Engineering Andrew Broxton	Sidewalks shall be required in accordance with the code. 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

43.	Public Works - Engineering Andrew Broxton	Please ensure ADA requirements are met. Specifically, ADA parking should be as close to main entrance as possible and ADA accessible path to Right-of-Way does not appear to be correct.	Info Only
44.	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
Natural Resources	Review Complete	Sarah Harttung
Public Works - Engineering	Review Complete	Andrew Broxton 407-665-0311 abroxton@seminolecountyfl.gov
Buffers and CPTED	No Review Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 aperez07@seminolecountyfl.gov
Environmental - Impact Analysis	No Review Required	Becky Noggle 407-665-2143 bnoggle@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
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
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