

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

|  |  |                     |
|--|--|---------------------|
| PROJECT NAME:  | W SR 434 (2045) - PRE-APPLICATION  | PROJ #: 25-80000050 |
| APPLICATION FOR:   | DR - PRE-APPLICATION DRC   |                     |
| APPLICATION DATE:  | 4/15/25  |                     |
| RELATED NAMES:   | EP GEORGE FONG   |                     |
| PROJECT MANAGER:   | ANNE SILLAWAY (407) 665-7936   |                     |
| PARCEL ID NO.:   | 02-21-29-503-0000-0010   |                     |
| PROJECT DESCRIPTION  | PROPOSED SITE PLAN TO ADD A NEW BUILDING AND TO DO SITE MODIFICATIONS ON 0.80 ACRES IN THE C-2 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF W SR 434, EAST OF COMMERCE PARK DR |                     |
| NO OF ACRES  | 0.80   |                     |
| BCC DISTRICT   | 3: CONSTANTINE   |                     |
| CURRENT ZONING   | C-2  |                     |
| LOCATION   | ON THE NORTH SIDE OF W SR 434, EAST OF COMMERCE PARK DR  |                     |
| FUTURE LAND USE-   | COM  |                     |
| APPLICANT:   | CONSULTANT:  |                     |
| GEORGE FONG<br>GDP DESIGN BUILD LLC<br>601 E COLONIAL DR<br>ORLANDO FL 32803<br>(407) 467-3692<br>GFONG@GDPDESIGNBUILD.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.

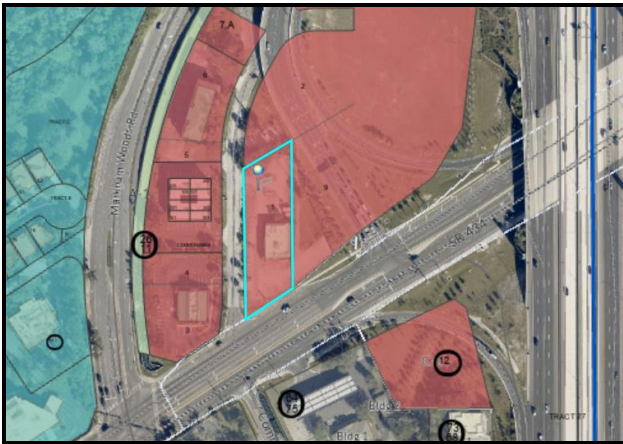
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

## PROJECT MANAGER COMMENTS

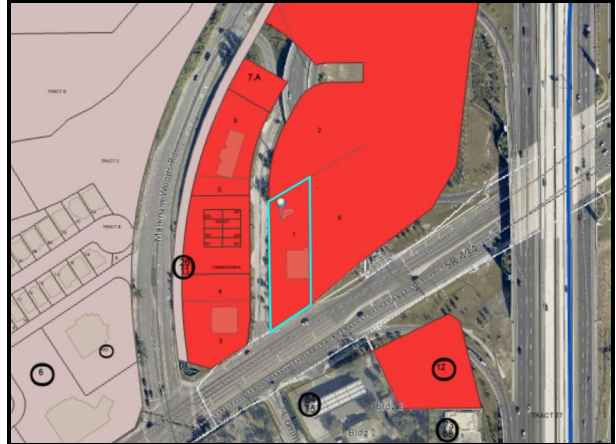
- The subject site has a Future Land Use of Commercial and a C-2 (General Commercial) zoning designation.
- The existing site is nonconforming due to the current drive aisle width and parking space dimensions. If the Applicant chooses to add a new building to the site and a patio to the existing structure, it will increase the nonconformity and require the Applicant to redevelop the site to comply with current zoning and site regulations, including but not limited to off-street parking requirements, building setbacks, open space, and access provisions.

## 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:<br><a href="https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU">https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_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 | Off-site trees do not count toward the landscape buffer requirements.   | Info Only |
| 4.  | Buffers and CPTED | Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.  | Info Only |
| 5.  | Buffers and CPTED | A full buffer review will be done at time of site plan review.  | Info Only |
| 6.  | 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 |
| 7.  | Buffers and CPTED | Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.   | Info Only |
| 8.  | Buffers and CPTED | Based on a preliminary review of the conceptual plan, the Applicant may be required to provide landscape buffer along the west and south portions of the site. The west (along Commerce Park Drive a local road) would require a ten (10) foot wide buffer with a 0.1 opacity, and the south (along SR 434 an arterial roadway) would require a fifteen (15) foot wide landscape buffer with a 0.3 opacity. | Info Only |
| 9.  | 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 |
| 10. | Building Division | Type of use and size of building may require fire sprinklers and fire alarms.   | Info Only |
| 11. | Building Division | Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.   | Info Only |
| 12. | Building Division | Please account for fire resistance rating required for exterior walls due to proposed location of new building and its relation to the lot line. See FBC Table 705.5 and FBC 601 for reference.   | Info Only |
| 13. | 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 |
| 14. | Comprehensive     | Future Land Use of COM allows a maximum FAR of  | Info Only |

|     |                          |   |           |
|-----|--------------------------|---|-----------|
|     | Planning                 | 0.35  |           |
| 15. | Environmental Services   | This development is not within Seminole County's utility service area. Please coordinate with Sunshine Water Services to service it. No review required.  | Info Only |
| 16. | Natural Resources        | Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)  | Info Only |
| 17. | Natural Resources        | Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)  | Info Only |
| 18. | 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:<br><a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a><br>Seminole County Planning & Development:<br><a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a> | Info Only |
| 19. | Planning and Development | The subject property has a Future Land Use of Commercial and a C-2 (General Commercial) zoning designation.   | Info Only |
| 20. | Planning and Development | The subject site has a Commercial Future Land Use designation which allows a maximum Floor Area Ratio (F.A.R.) of 0.35. F.A.R.<br><br>Definition: The Floor Area Ratio (F.A.R.) 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 |
| 21. | Planning and Development | The subject site is located within the Sunshine Utility service area; please call (866) 842-8432 to discuss utility requirements prior to submitting a formal application with the County for development.  | Info Only |
| 22. | Planning and Development | 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).<br><a href="http://www.seminolecountyfl.gov/core/fileparse.php/4073/urlt/Bear-Management-Ordinance-Final-Approved-Document.pdf">http://www.seminolecountyfl.gov/core/fileparse.php/4073/urlt/Bear-Management-Ordinance-Final-Approved-Document.pdf</a>  | Info Only |
| 23. | Planning and             | The minimum open space requirement for non-   | Info Only |

|     |                          |  |           |
|-----|--------------------------|--|-----------|
|     | Development              | residential open space is twenty-five (25) percent.  |           |
| 24. | Planning and Development | The subject site has a C-2 (General Commercial) zoning classification; the building setbacks for C-2 are: Front Yard: Twenty-five (25) feet; Rear Yard: Ten (10) feet; Side Yard: Zero (0) feet; Side Street: Zero (0) feet.   | Info Only |
| 25. | Planning and Development | The proposed use of a restaurant is permitted in current C-2 (General Commercial) Zoning designation.  | Info Only |
| 26. | 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-development/development-processes-requirements/index.stml">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml</a>  | Info Only |
| 27. | Planning and Development | Off-street parking requirements can be found in SCLDC Part 14, Chapter 30. Parking requirements for the free standing restaurant uses are: Five (5) parking space for every 1,000 square feet.   | Info Only |
| 28. | Planning and Development | If outdoor lighting is proposed, a photometric plan may be required.   | Info Only |
| 29. | Planning and Development | <p>Per Sec. 30.14.13 (a-c) - Parking Lot Landscaping:</p> <p>(a) Landscaping required under this Section shall be installed in planting islands within a parking lot, or in adjacent planting areas not more than eight (8) feet from the edge of parking spaces or driveway aisles. All such planting areas shall be shown on required site plan(s) for the site.</p> <p>(b) A total planting area of thirty (30) square feet per parking space shall be required for any parking area exceeding five (5) spaces. There shall be no more than twenty (20) parking spaces in a continuous row without one or more planting areas as required under this Section. Tree planting islands shall be a minimum of one hundred (100) square feet in size and eight (8) feet in width.</p> <p>(c) Minimum landscaping shall consist of one (1) canopy tree or two (2) understory trees per two hundred (200) square feet of required planting area.</p> | Info Only |
| 30. | Planning and Development | Based on the boundary survey submitted by the Applicant, existing parking infrastructure is encroaching onto adjacent property owned by FDOT. As part of the site redevelopment, the Applicant will be required to relocate the parking areas to within the boundaries of the subject property.  | Info Only |
| 31. | Planning and             | Per Sec. 30.11.6.2 Dimensional requirements of off-  | Info Only |



|     |                              |   |           |
|-----|------------------------------|---|-----------|
|     | Development                  | <p>street parking spaces.</p> <p>(a) Except where otherwise specified in this Code or Federal or State law, a minimum of twenty (20) percent of required off-street parking space shall consist of a minimum net area of two hundred (200) square feet with a minimum width of ten (10) feet and a minimum length of twenty (20) feet, exclusive of access drives or aisles thereto.</p> <p>(b) Up to eighty (80) percent of spaces provided may have a minimum net area of one hundred sixty-two (162) square feet, a minimum width of nine feet (9), and a minimum length of eighteen feet (18). Parallel parking spaces may be reduced to nine feet (9) in stall width.</p>  |           |
| 32. | Public Safety - Fire Marshal | Type of use and size of building may require fire sprinklers and fire alarms.   | Info Only |
| 33. | 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 |
| 34. | 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 |
| 35. | Public Safety - Fire Marshal | <p>"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 21/2 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</p> | Info Only |

|     |                            |  |           |
|-----|----------------------------|--|-----------|
|     |                            | SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"   |           |
| 36. | Public Works - Engineering | All site driveways and parking are required to meet County requirements. This would include but not limited to drive aisle width and parking space dimensions (10'x20' for 90-degree angle). Please see the Seminole County Land Development Code Chapter 30 Part 11 for requirements. The layout proposed does not meet these requirements.   | Info Only |
| 37. | Public Works - Engineering | The site does not meet current drainage requirements. Any new or revised design would require the site to meet current water quality requirements. Please contact Jim Potter (407 665 5765) to discuss directly if there are other retention or agreements for the drainage that staff is not aware of.  | Info Only |
| 38. | Public Works - Engineering | The site is in a high recharge area. While this is an existing site, the nature of the changes and the fact there was a taking from the property by FDOT, would facilitate stormwater and recharge requirements to be met as the site does not meet current County requirements. The recharge requirements are a maximum 65-percent impervious which would most likely require a reduction in the existing impervious. | Info Only |
| 39. | Public Works - Engineering | Unless there is an agreement with FDOT to allow the existing parking and drive aisle to be used by this site, the County would want the connection to the FDOT property to be removed. You would need to provide something from FDOT showing that this area is allowed to be used by this site.  | Info Only |
| 40. | Public Works - Engineering | There is some concern with the existing south entrance to the site. It is too close to State Road 434. Please either remove this connection or make it into a right in only.   | Info Only |

**AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS**

This section shows the reviewers of this project from the various County agencies.

| DEPARTMENT                     | REVIEWER   |
|--------------------------------|--|
| Environmental Services         | James Van Alstine 407-665-2014<br><a href="mailto:jvanalstine@seminolecountyfl.gov">jvanalstine@seminolecountyfl.gov</a>         |
| Comprehensive Planning         | David German 407-665-7386<br><a href="mailto:dgerman@seminolecountyfl.gov">dgerman@seminolecountyfl.gov</a>                      |
| Public Works - Engineering     | Jim Potter 407-665-5764<br><a href="mailto:jpotter@seminolecountyfl.gov">jpotter@seminolecountyfl.gov</a>                        |
| Public Works - Impact Analysis | William Wharton 407-665- 5730<br><a href="mailto:wwharton@seminolecountyfl.gov">wwharton@seminolecountyfl.gov</a>                |
| Public Safety - Fire Marshal   | Matthew Maywald 407-665-5177<br><a href="mailto:mmaywald@seminolecountyfl.gov">mmaywald@seminolecountyfl.gov</a>                 |
| Natural Resources              | Sarah Harttung 407-665-7391<br><a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>                |
| Planning and Development       | Annie Sillaway 407-665-7936<br><a href="mailto:asillaway@seminolecountyfl.gov">asillaway@seminolecountyfl.gov</a>                |
| Buffers and CPTED              | Annie Sillaway Annie Sillaway 407-665-7936<br><a href="mailto:asillaway@seminolecountyfl.gov">asillaway@seminolecountyfl.gov</a> |
| Public Works - County Surveyor | Raymond Phillips 407-665-5647<br><a href="mailto:rphillips@seminolecountyfl.gov">rphillips@seminolecountyfl.gov</a>              |
| Building Division              | Jay Hamm 407-665-7468<br><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.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](http://www.fema.gov)

### Cities:

|                   |                |  |
|-------------------|----------------|--|
| 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> |

### Other Agencies:

|                                   |               |                |  |
|-----------------------------------|---------------|----------------|--|
| 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 |  |

### Other Resources:

|                                 |  |
|---------------------------------|--|
| 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>   |