

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

PROJECT NAME:	SCOOTERS COFFEE - PRE-APPLICATION	PROJ #: 22-80000173
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	12/13/22	
RELATED NAMES:	EP JOANIE GODSEY	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	31-21-31-522-0000-0020	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR ADRIVE THRU ONLY COFFEE SHOP	
NO OF ACRES	1.06	
BCC DISTRICT	1-Bob Dallari	
CURRENT ZONING	PD	
LOCATION PART 2	NORTHEAST OF WEST STATE ROAD 426 AND AVILA CROSS CIRCLE	
FUTURE LAND USE	COM	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
JOANIE GODSEY 1950 CRAIG ROAD CREVE CEOUR MO 63146 (336) 830-1111 jgodsey@arcv.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.

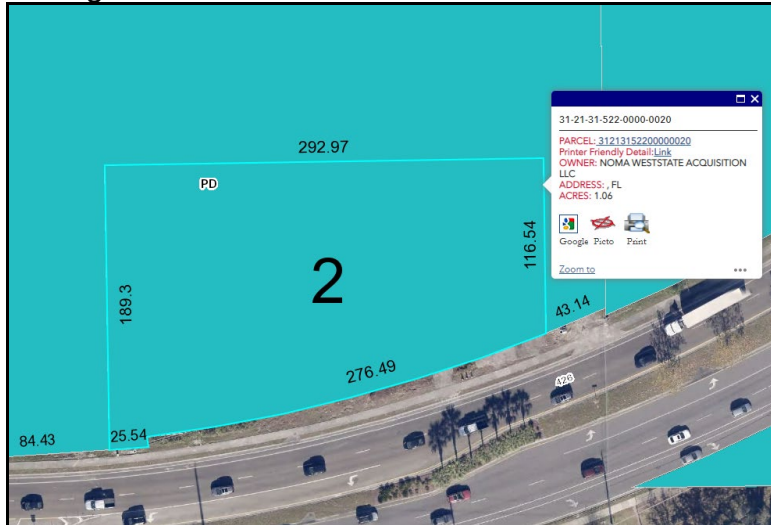
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

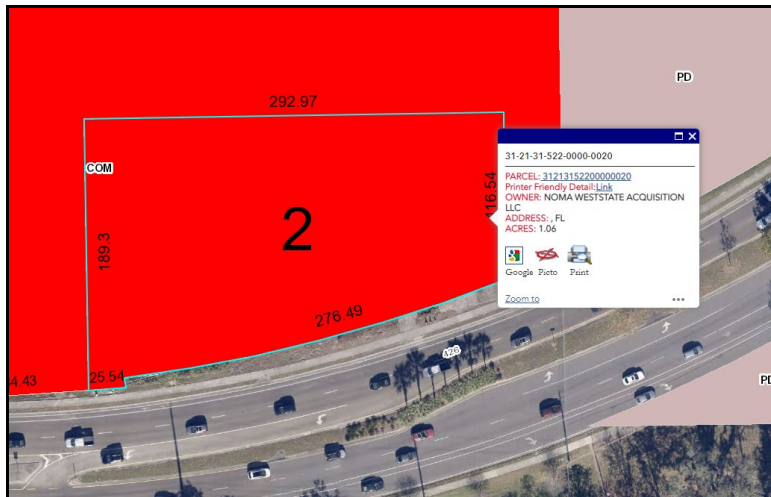
- The Avila (aka Noma) Planned Development (PD) Rezone was approved in 2019, and the Final Development Plan was approved in 2021. The next step for the applicant would be to apply for the Site Plan Approval process.
- The Development Order and the Developer's Commitment Agreement have been sent to the applicant with the comment document.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



AGENCY/DEPARTMENT COMMENTS

No.	Group Name	Reviewer Comment	Status
1.	Buffers and CPTED	The landscape buffers must be consistent with the Noma PD Development Order and approved master development plan, which requires a 15' buffer on the south with an opacity of 0.4, and a 10' buffer on the north and east boundary of the parcel. Buffer components will be determined at final development plan.	Informational
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.	Informational

3.	Buffers and CPTED	Buffer information can be found here: http://www.seminolecountyfl.gov/core/fileparse.php/3295/urlt/bufferinbooklet.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/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASC_BU	Informational
4.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30. 1292.	Informational
5.	Buffers and CPTED	In order for staff to conduct a full buffer analysis, please provide the floor area ratio, building height, and hours of operation.	Informational
6.	Buffers and CPTED	Approved plant species list. All plant material proposed to be installed on a site must be site appropriate and selected for the Approved Plan Species List set forth in Figure 1 of Part 64 of the SCLDC Sec. 30.1236. Use of any other species shall require prior approval by the Planning Manager. The plants listed in Figure 1 have been demonstrated to grow and thrive in the Central Florida Area.	Informational
7.	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
8.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Informational
9.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Informational
10.	Comprehensive Planning	The future land use (FLU) is Commercial (COM) which allows for a variety of commercial uses and services. The proposed use of a drive-thru coffee establishment is compatible with the FLU.	Informational
11.	Comprehensive Planning	The maximum intensity permitted in this future land use (FLU) designation is 0.35 floor area ratio.	Informational
12.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Informational
13.	Impact Analysis Coordination	A traffic impact study (TIS) is required for this development prior to final approval. The TIS should be prepared in accordance with the Seminole County Traffic Impact Study Guidelines. A proposed TIS methodology is to be submitted to staff for review and approval prior to submittal of the TIS itself.	Informational
14.	Natural Resources	The development of the site shall make the most advantageous use of topography and preserve mature trees and other natural features wherever possible. No site plan shall be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit shall be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Show location, size, and species of trees with minimum DBH of three (3) inches being removed and saved with site plan submission. SCLDC 60.22	Informational
15.	Natural Resources	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.	Informational

16.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	Informational
17.	Planning and Development	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/	Informational
18.	Planning and Development	The proposed use of coffee shop/drive-thru is permitted in current Zoning District designation.	Informational
19.	Planning and Development	The setbacks for the Avila PD are perimeter setback of thirty-five (35) feet along the south perimeter, and ten (10) feet along the north, west, and east perimeter of commercial parcels.	Informational
20.	Planning and Development	The next step for proposed project will be the 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.shtml	Informational
21.	Planning and Development	The commercial out parcel must meet the required 25% open space based on the gross square feet of the commercial parcel.	Informational
22.	Planning and Development	Each phase in the Avila PD will be required to meet all storm water, open space, and parking requirements, and will required engineered site plan review.	Informational
23.	Planning and Development	This commercial out parcel will be required to meet the parking ratio requirement per the Seminole County Land Development Code. Per Sec. 30.1221 (3)(b) - Restaurant or Other Eating Establishments. One (1) space for each four (4) seats.	Informational
24.	Planning and Development	The project signage will comply with the Seminole County Land Development Code.	Informational
25.	Planning and Development	The off-street parking space requirement for the commercial out parcel is 10'x20'.	Informational
26.	Planning and Development	The maximum floor area ratio for the commercial out parcel is 0.30	Informational
27.	Planning and Development	During site plan review, the applicant will be required to provide a pedestrian circulation system giving access to all portions of the development as well as connecting to existing sidewalks outside of the development.	Informational
28.	Planning and Development	A drive-thru is permitted through the C-1 zoning that is permitted within the Noma PD.	Informational
29.	Planning and Development	The maximum building height for the commercial outparcel is thirty-five (35) feet.	Informational
30.	Planning and Development	The commercial outparcels must be physically integrated into the multi-family parcel providing internal pedestrian and automobile access.	Informational

31.	Public Safety - Fire Marshal	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.	Informational
32.	Public Safety - Fire Marshal	This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.4 (FFPC 7th ED. 2020)	Informational
33.	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
34.	Public Safety - Fire Marshal	Additional comments may be generated based on actual Site submittal	Informational
35.	Public Works - Engineering	No specific Traffic issues for the pre-app. Please note that the access is required to be off the internal driveway and not access will be allowed off SR 426 per the PD.	Informational
36.	Public Works - Engineering	No specific issues with drainage for the pre-app. Please note that the site is part of a master system and will be required to meet the conditions of that master drainage permit.	Informational
37.	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 www.sjrwmd.com .	Informational
38.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	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
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	Review Complete	Jim Potter 407 665 5764
Planning and Development	Annie Sillaway	asillaway@seminolecountyfl.gov	Review Complete	407-665-7936

Public Safety - Fire Marshal	Diane Gordon	dgordon@seminolecountyfl.gov	Review Complete	407.665.2681
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	Review Complete	
Impact Analysis Coordination	William Wharton	wwharton@seminolecountyfl.gov	Review Complete	
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	Review Complete	(407) 665-7388
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	Review Complete	
Environmental Services		Comments under separate cover		
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	Review Complete	(407) 665-7388
Building Division	Tony Coleman	acoleman@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