

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

Please review the comments below. If you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee, please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, April 11, 2025, in order to place you on the Wednesday, April 16, 2025 meeting agenda.

MEETINGS ARE HELD IN A HYBRID FORMAT (IN-PERSON AND VIRTUALLY). IF YOU WOULD LIKE TO REQUEST A MEETING, YOU MUST INDICATE WHETHER YOU WOULD LIKE TO ATTEND THE MEETING IN-PERSON OR VIRTUALLY.

The DRC Agenda can be found [HERE](#).

PROJECT NAME:	BOJANGLES APOPKA - PRE-APPLICATION	PROJ #: 25-80000039
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	3/26/25	
RELATED NAMES:	EP ELLA ACKERMAN	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	07-21-29-300-022B-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR BUILDING RENOVATIONS ON 0.82 ACRES IN THE C-1 ZONING DISTRICT LOCATED ON THE EAST SIDE OF E SR 426, EAST OF BALMY BEACH DR	
NO OF ACRES	0.82	
BCC DISTRICT	3: CONSTANTINE	
CURRENT ZONING	C-1	
LOCATION	ON THE SOUTH SIDE OF E SR 436, EAST OF BALMY BEACH DR	
FUTURE LAND USE	COM	
APPLICANT:	CONSULTANT:	
HILARY MCKONE BOJANGLES RESTAURANTS INC 9432 SOUTHERN PINE BLVD CHARLOTTE NC 28273 (985) 778-8185 HMCKONE@BOJANGLES.COM	ELLA ACKERMAN HFA-AE, LTD 1705 S WALTON BLVD STE 3 BENTONVILLE AR 72712 (479) 273-7780 ELLA.ACKERMAN@HFA-AE.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.

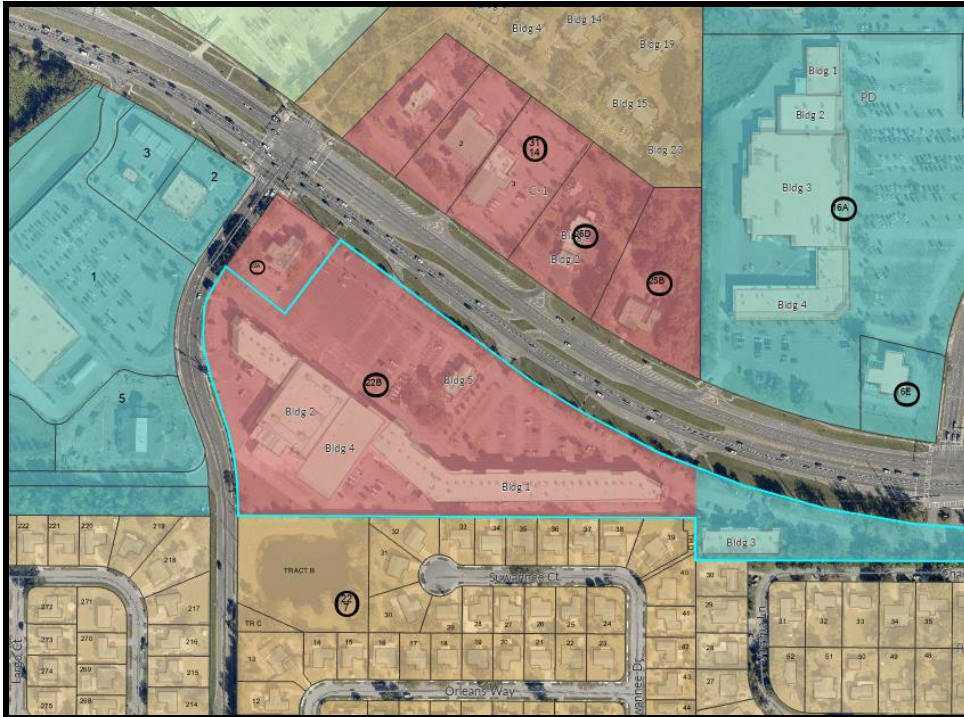
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

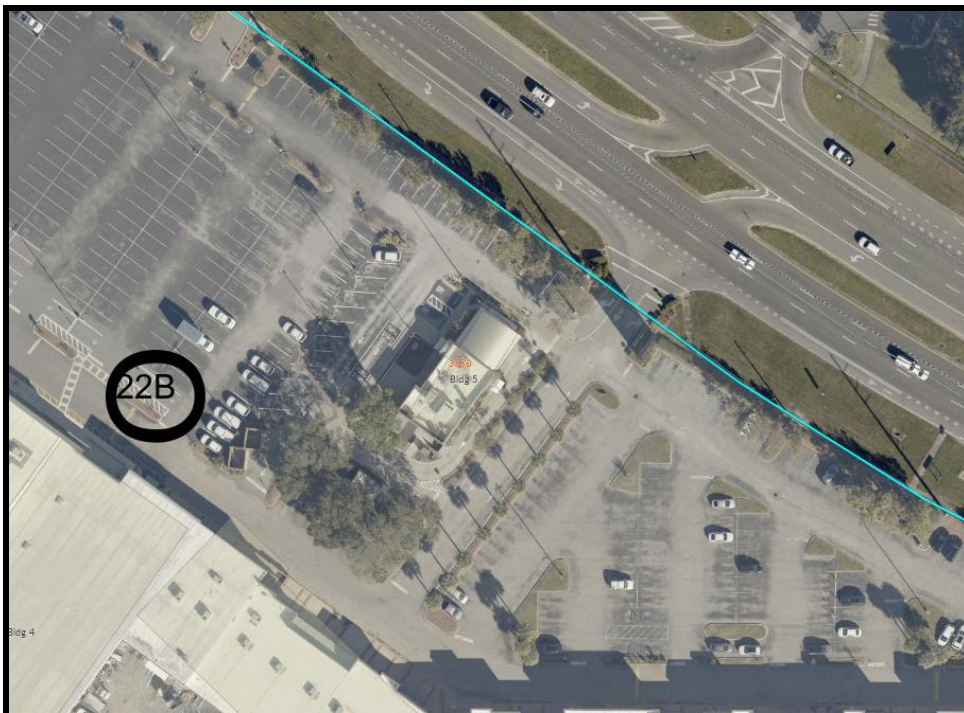
- This property has a Commercial Future Land Use and C-1 (Retail Commercial) zoning. The proposed use of a fast-food restaurant is permitted.
- Since there are no site modifications being made to the existing fast-food site, you may proceed to building permitting.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Aerial



AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE
1	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.
2	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.
3	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.
4	Comprehensive Planning	Proposed use is consistent with Future Land Use COM. Future Land Use of COM has maximum FAR 0.35
5	Environmental Services	Seminole County Utilities will continue to be the water/sewer service provider for this development. Further review will be reserved for future site/engineering plan.
6	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/
7	Planning and Development	This property has a Commercial Future Land Use and C-1 (Retail Commercial) zoning. The proposed use of a fast-food restaurant is permitted.
8	Planning and Development	Parking requirement can be found in SCLDC Chapter 30 Part 11. Parking requirements for the subject use are: 5 parking spaces for every 1,000 square feet
9	Planning and Development	Buffer regulations can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU
10	Planning and Development	Since there are no site modifications being made to the existing fast-food site, you may proceed to building permitting.
11	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.
12	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.
13	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

14	Public Works - Engineering	At Site Plan application, please demonstrate no net increase in impervious area. Otherwise, the site may need to meet additional requirements for stormwater.
15	Public Works - Engineering	Please ensure ADA signage meets County requirements per detail T-19 of the County Public Works Manual.
16	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	STATUS	REVIEWER
Buffers and CPTED	No Review Required	Hilary Padin hpadin@seminolecountyfl.gov
Building Division	Review Complete	Jay Hamm jhamm@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German dgerman@seminolecountyfl.gov
Environmental - Impact Analysis	No Review Required	Becky Noggle bnoggle@seminolecountyfl.gov
Environmental Services	Review Complete	James Van Alstine jvanalstine@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung sharttung@seminolecountyfl.gov
Planning and Development	Review Complete	Hilary Padin hpadin@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald mmaywald@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Jennifer Goff jgoff@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	William Wharton wwharton@seminolecountyfl.gov

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) 571-8150	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) 665-3621	

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