

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

Comment Document – Initial Submittal

The DRC meeting allows 20 minutes per project to discuss and clarify any comments of concern. Additional comments or deletion of comments may result from discussions at the DRC meeting. The DRC Agenda can be found [HERE](#).

PROJECT NAME:	OLIVE GARDEN - SITE PLAN	PROJ #: 26-06000004
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	1/12/26	
RELATED NAMES:	EP JANIE SCHAUMBURG	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	19-21-31-514-0000-0020	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO DEMOLISH EXISTING BUILDING AND CONSTRUCT A NEW RESTAURANT ON 1.79 ACRES LOCATED ON THE SOUTH SIDE OF RED BUG LAKE RD, EAST OF MIKLER RD	
NO OF ACRES	1.79	
BCC DISTRICT	1-Bob Dallari	
CURRENT ZONING	PD	
LOCATION	SOUTH SIDE OF RED BUG LAKE RD, EAST OF MIKLER RD	
FUTURE LAND USE-	PD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
BOB FIELDS DARDEN RESTAURANTS 1000 DARDEN CENTER DR ORLANDO FL 32837 (407) 245-4577 [REDACTED]	JANIE SCHAUMBURG JSD PROFESSIONAL SERVICES 1400 EAST TOUHY AVE ROSEMONT IL 60018 (847) 219-1513 [REDACTED]	

County staff members have reviewed the subject development project and offer the following comments. The comments below are a compilation of comments from the ePlan review system. These items need responses with further information, data, explanation or revision of plans and documents before project approval.

Please itemize any and all revisions made to the development plan in addition to those made in response to staff comments; include a statement in your response to comments that no additional revisions have been made to the site plan beyond those stated.

For questions regarding the ePlan process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

See comments within the comment document for any fees due, as fees may be due for different aspects of your development project. Fees showing in ePlan reflect Planning & Development review or revision fees only.

State Permits that may be required:

FDOT, FDEP- UTILITIES, SJRWMD, ENVIRONMENTAL REPORTS, ARCHEOLOGICAL REPORTS, FDEP- ENVIRONMENTAL, SJRWMD- ENVIRONMENTAL, FFW, IF APPLICABLE.

AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	The buffer adjacent to Red Bug Lake Road shall be a minimum width of ten (10) feet with a three (3) foot continuous hedge. Please dimension this buffer on both the site plan and landscape plan pages. Please also show/propose the hedge on the landscape plans.	Unresolved
2.	Buffers and CPTED	Please dimension the twenty-five (25) foot landscape buffer to the south where it exists on this lot.	Unresolved
3.	Comprehensive Planning	The subject property has a Planned Development Future Land Use designation and is located in the Goldeneye PD. Please revise the overall site plan to state the PD FLU as the land use category (it currently states commercial).	Unresolved
4.	Comprehensive Planning	The subject PD limits the floor area ratio to 0.23. Please list the max allowed FAR and the proposed FAR on the overall site plan.	Unresolved
5.	Environmental - Impact Analysis	There is an existing and active Water and Sewer account with Seminole County Utilities.	Info Only
6.	Environmental Services	On Sheet C1.1: Cover Sheet, please update the water list of contacts information to be (407) 665-2024 and contact: Utilities Engineering (match what's listed for sanitary sewer contact information).	Unresolved
7.	Environmental Services	On Sheet C3.1: Site Plan and Sheet C4.1: Utility Plan, please update the legend to specify the relocated fire hydrant as a relocated public fire hydrant.	Unresolved
8.	Environmental Services	Please provide calculations to justify the size of the water meter is suitable for the proposed development (1.5"). Please submit in the form of proposed fixture counts/types with manufacturers specified maximum operating flow (in gpm) for each fixture type. Please include separate water demands in the form of maximum operating flow (in gpm) for any hose bibbs or air conditioning units proposed for the development as well.	Unresolved
9.	Natural Resources	Are the Italian cypress trees on the landscaping plan new or are they existing? Italian cypress is not on the Florida-Friendly Landscaping list. If they are existing, they may remain. New Italian cypress trees will not be approved.	Unresolved
10.	Planning and Development	On page C1.1, please update the Planning reference to Kaitlyn Apgar 407-665-7377 Please also change the Zoning reference to "Impact Fees"	Unresolved
11.	Planning and Development	On page C1.1, the sheet list table indicates the survey and general notes on pages C1.2/C1.3. Those do not seem to be included in the plan set. Please remove reference or upload those pages.	Unresolved
12.	Planning and Development	On page C3.1, please update the site data table to state the PD name (Goldeneye) and update the Land Use to state PD.	Unresolved
13.	Planning and Development	Comment On page C3.1, please state the operational hours. Operating hours for the PD are limited to between 6 AM and 2 AM. Please also notate that any outdoor dining is limited to 11 pm.	Unresolved
14.	Planning and Development	On page C3.0, please dimension the building.	Unresolved

15.	Planning and Development	On page C3.1, please state the proposed building height and state the max building height of forty-five (45) feet.	Unresolved
16.	Planning and Development	On page C3.1, please provide parking space dimensions in the site data table.	Unresolved
17.	Planning and Development	On page C3.1, please provide the proposed FAR and state max FAR of 0.23.	Unresolved
18.	Planning and Development	On page C3.1, please place a note that the PD provides twenty-five (25) percent open space between all lots in the PD.	Unresolved
19.	Planning and Development	No variance for signage will be permitted. The standards are a condition of the DO/DCA, not typical code provisions. An amendment to the DO/DCA would be required if varying from the sign regulations. Based on the Lake Mary Corridor standards the total allowed copy area for the wall signs and monument signs is 471.8 sq. ft. (two (2) square feet per one (1) linear foot of building frontage). Please amend signage plan or remove the plans. Please note signage will require a separate building permit.	Unresolved
20.	Planning and Development	Please provide dumpster enclosure details. All solid waste containers shall be enclosed on at least three (3) sides with a six (6) foot screen. The screen shall consist of a brick or masonry wall, or other durable, low-maintenance material. Please see the following link to the code section for more info: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.15SC Please advise, dumpster enclosure will require a separate permit.	Unresolved
21.	Public Safety - Addressing	On the 004-C3.1 SITE PLAN, please correct the adjacent street name from "MICKLER ROAD" to "MIKLER ROAD". Please also correct the address to the right under Site Data from "7132 RED BUG LAKE ROAD" to "7123 RED BUG LAKE ROAD", remove the "#" symbol from the adjacent addresses to the East and to the West; and add the subject lot number within its proper boundary lines.	Unresolved
22.	Public Safety - Addressing	On the 002-C2.1 DEMOLITION AND EROSION CONTROL PLAN, please correct the adjacent street name from "MICKLER ROAD" to "MIKLER ROAD", and add the adjacent and subject lot numbers within their proper boundary lines (the lot to the west is Lot 1, the subject lot is Lot 2, and the lot to the east is Lot 3).	Unresolved
23.	Public Safety - Addressing	(POSTING) Address numbers shall be made of durable weather resistant material, shall be permanently affixed to the structure and posted fronting the street the structure is addressed to. The colors of the numbers shall contrast the surrounding background of the structure, so it stands out and is clearly visible from both directions of the addressed street. SCLDC SEC 90.5(a). Addresses are entered into the 911 database and used directly by the 911 communications call center. *Address numbers are to be permanently installed facing the street the structure is addressed to.	Info Only
24.	Public Safety - Addressing	(POSTING) Commercial address numbers are to be a minimum of six (6) in height and one-half () inch in width. SCLDC 90.5 (1)	Info Only

25.	Public Safety - Addressing	(POSTING) For plazas and commercial type occupancies having multiple addresses, in addition to each building structure being properly posted, the range of the addresses shall be posted on the main plaza or occupancy sign, visible in both directions from the street. SCLDC SEC 90.5(6)	Info Only
26.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) The existing address on the property, parcel 19-21-31-514-0000-0020, is 7123 RED BUG LAKE ROAD, OVIEDO, FL 32765. Once the existing structure is demolished, the new structure will retain the existing address.	Info Only
27.	Public Safety - Addressing	If Fire requires a Life Safety Plan, please ensure the correct address, 7123 RED BUG LAKE ROAD, OVIEDO, FL 32765 is listed on the plan; as well as the correct subject and adjacent lot numbers and adjacent street names.	Info Only
28.	Public Safety - Fire Marshal	Point of service (POS) for automatic sprinkler system is not shown. POS must be indicated and designated in accordance with 633.102(24) State Statute. Point-of-service means the point at which the underground piping for a fire protection system, as defined in section 633.102(24), using water as the extinguishing agent becomes used exclusively for the fire protection system. If the building is sprinklered, location of Point of Service, Backflow Preventer and/or Post Indicating valves, and Fire Department Connection are required on the Site Plan in order to complete the Review (NFPA 1)	Unresolved
29.	Public Safety - Fire Marshal	Provide the required needed fire flow calculations in accordance with Section 18.4 and table 18.4.5.2.1 of NFPA 1 for the fire hydrants. The resulting fire flow shall not be less than 1000 GPM.	Unresolved
30.	Public Safety - Fire Marshal	The requirements below shall be on all site plans as notes for sprinkled buildings: A). At minimum, a Class Five contractor is required to install fire lines. Fire lines shall begin at the point in which the piping is used exclusively for fire protection and end at a point 1-foot above the finished floor. B). The fire line for sprinkled buildings starts at the double detector check valve. C). No other water connection shall be off of the fire line. D). The Fire Department Connection shall be with-in 100 feet of the fire hydrant if standpipe system is provided. E). The only valve allowed in the FDC line is a check valve. F). All fire lines shall be inspected by the Fire Inspection Dept. before being covered.	Unresolved
31.	Public Safety - Fire Marshal	Hydrants shall be located not less than 40 ft (12 m) from the buildings to be protected per NFPA 24, Seciton 7.2.3.	Unresolved
32.	Public Safety - Fire Marshal	DDCVA shall be a minimum 40 ft away from building or as from the building as the height of the wall facing the valve. Please verify per NFPA 24 6.2.9	Unresolved
33.	Public Safety - Fire Marshal	Please place the FDC on the backflow (if possible) as that is the preferred method of SC.	Unresolved
34.	Public Safety - Fire Marshal	NO PARKING Signage and yellow striping for all fire department appliances such as FDC's, fire hydrants and fire department lanes shall be provided in accordance with NFPA 1, 18.2.3.6.1	Unresolved
35.	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section	Unresolved

		18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100' Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 4.68 inches Tread Width: 16.3 inches Chassis Overhang: 78 inches Additional Bumper Depth: 26 inches Front Overhang: 137.6 inches Wheelbase: 266 inches Overall length: 576 inches Calculated Turning Radius: Inside Turn: 25 ft. 4 in. Curb to Curb: 41 ft. 1 in. Wall to Wall: 48 ft. 1 in. Overall length: 48 ft	
36.	Public Safety - Fire Marshal	Additional comments may be generated based on resubmittal.	Unresolved
37.	Public Works - Engineering	There are concerns with the access to the dumpsters and the extent of the concrete in the drive aisle. Please remove the concrete from the driving path of the drive aisle. Please move the dumpsters in or to a new location as to not block the drive aisle.	Unresolved
38.	Public Works - Engineering	Please revise the Handicapped parking space sign to F.S> 316.1955 on the detail sheet.	Unresolved
39.	Public Works - Engineering	Please provide a SJRWMD permit or letter of exemption at the pre-construction meeting.	Unresolved
40.	Public Works - Engineering	There appears to be a drainage narrative that was overwritten by a note page. Please provide a detailed stormwater narrative showing that the revised plan does not increase the drainage or that the site was designed for any increase. The narrative seems to indicate that you are submitting for a 10-2. It is staffs understanding that a 10-2 cannot be submitted if it has a master SJRWMD permit. Please provide documentation that the 10/2 is acceptable or submit to SJRWMD for a permit or exemption.	Unresolved
41.	Public Works - Engineering	Please provide a hydraulic analysis of the downspouts. The County does not generally allow less than 10" drainage pipes unless a hydraulic analysis is provided. Please do not have pipes less than 6" no matter what.	Unresolved
42.	Public Works - Engineering	While the handicapped spaces seem to work, please add the surveyed elevation for the area around the handicapped spaces and ADA path to the ROW to ensure the spaces and path to the ROW meet ADA requirements.	Unresolved
43.	Public Works - Impact Analysis	The Trip Generation information provided is helpful, but we need to see what the difference between the proposed building and the existing building Net External Trips is. If the difference is less than 50 VPH during the PM Peak hour, a Full-Blown Traffic Impact Study (TIS) will not be needed. Contact Arturo J. Perez, P.E. at (407) 665-5716 or via email at aperez07@seminolecountyfl.gov for additional information.	Info Only

Agency / Department Reviewers 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	Contact	Status
Public Safety - Addressing	Lily Kay	lkay@seminolecountyfl.gov	407-665-5045	Corrections Required
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764	Corrections Required
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014	Corrections Required
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143	Approved
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177	Corrections Required
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391	Corrections Required
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388	Corrections Required
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Public Works - Impact Analysis	Arturo Perez	aperez07@seminolecountyfl.gov	407-665-5716	No Review Required
Building Division	Phil Kersey	pkersey@seminolecountyfl.gov	407-665-7460	Approved

The next submittal, as required below, will be your:

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
2/5/2026	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Kaitlyn Apgar, Maya Athanas, Lily Kay, Matthew Maywald, Jim Potter, Sarah Harttung, James Van Alstine

The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows:

Major Review (3+ reviewers remaining) – 50% of original application fee

Minor Review (1-2 reviewers remaining) – 25% of original application fee

Summary of Fees: <http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml>

NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)

Upon completion of your plan review process, Planning and Development staff must authorize and stamp plans for construction use. Once you receive an approval letter from Seminole County, the site contractor must contact Seminole County Planning and Development Inspections to schedule a pre-construction conference prior to the start of any site work. Upon issuance of the site permit, your approved drawings and/or documents will be released to you through the ePlan System. For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

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