

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

Comment Document – Initial Submittal

PROJECT NAME:	COFFEE SHOP - SITE PLAN	PROJ #: 24-06000073
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	11/26/24	
RELATED NAMES:	EP RYAN FALLIN	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	19-21-31-514-0000-0010	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A DRIVE-THRU RESTAURANT ON 0.89 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE SOUTHEAST CORNER OF RED BUG LAKE RD AND MIKLER RD	
NO OF ACRES	0.89	
BCC DISTRICT	1-Bob Dallari	
CURRENT ZONING	PD	
LOCATION	ON THE SOUTHEAST CORNER OF RED BUG LAKE RD AND MIKLER RD	
FUTURE LAND USE-	PD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
BRETT ANZ CWS-OVIEDO DEVELOPMENT LLC 8909 REGENTS PARK DR STE 420-2 TAMPA FL 33647 (214) 415-2378 BRETT.ANZ@TRADECORLLC.COM	RYAN FALLIN AVID GROUP, LLC 1337 S INTERNATIONAL PKWY STE TAMPA FL 33647 (727) 789-9500 RYAN.FALLIN@AVIDGROUP.COM	

County staff members have reviewed the subject development project and offer the following comments. The comments below are a compilation of comments and markups 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

NO.	REVIEWED BY	TYPE	STATUS
1.	Building Division	All structures that are required to be accessible per the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction, shall show the accessible route from the required accessible parking spaces to the accessible entrance to the structure.	Info Only
2.	Building Division	In accordance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction, at least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site.	Info Only
3.	Building Division	The location of accessible parking spaces, loading zones, sidewalks, and exit ramps shall meet requirements of the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.	Info Only
4.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Info Only
5.	Building Division	All site lighting on Commercial parcels require a building permit prior to commencement of work. This is a standalone permit separate from all other required permits.	Info Only
6.	Building Division	Vertical construction will require a separate Building permit and will be reviewed for, and shall be designed and built in accordance with the 8th ed. Florida Building Code, Chapters 3, 4, 5, 6, 7 and 9, for 1) USE, 2) Height and area limitations, 3) Construction types and horizontal separation distances, 4) Building element protection and 5) Sprinkler and Alarm requirements and all other code requirements.	Info Only
7.	Environmental - Impact Analysis	No Agreement needed. However, Capacity will need to be purchased at the time of permitting. Please submit capacity needs to Becky Noggle 407-665-2143	Info Only
8.	Planning and Development	INFORMATIONAL: You must submit a revision of your site plan based upon comments of the various reviewers. This will be your first revision. Two revisions are included in the site plan application fee.	Info Only
9.	Planning and Development	The zoning classification on the property is PD and must be in compliance with the Developers Commitment Agreement (DCA) and/or the Development Order (DO) as well as the Final Development Plan. On the horizontal control plan under the site data, please state that the site will be developed in accordance with the Development Order #20-20500028 and the Developer' Commitment Agreement # 11-20500018.	Unresolved
10.	Planning and	On the horizontal control plan, please provide the	Unresolved

	Development	maximum allowable F.A.R. and the proposed F.A.R. for the proposed development.	
11.	Planning and Development	Per the Developer's Commitment Agreement for the Golden Eye PD, operating hours shall be limited to hours between 6 a.m. and 2 a.m.; however, drive-thru facilities for fast casual restaurants shall be limited to the hours between 6 a.m. and 10 p.m. On the horizontal control plan, please provide the hours of operation.	Unresolved
12.	Planning and Development	Show all existing and proposed building restriction lines (i.e., highway setback lines, easements, covenants, rights-of-way, and building setback lines, if different than those specified by the zoning regulations). In addition, state any commitments, such as, contributions to offset public facilities impacts.	Unresolved
13.	Planning and Development	Per the Developer's Commitment Agreement for the Golden Eye PD, outdoor dining is limited to 11pm for Lot 1. On the horizontal control plan, if there is outdoor seating, please demonstrate the location of the outdoor seating area.	Unresolved
14.	Planning and Development	Signage shall be in accordance with the Lake Mary Boulevard Gateway Corridor Overlay Standards of the Seminole County Land Development Code, Section 30.1068. Please note that a separate building permit is required for all signage.	Info Only
15.	Planning and Development	Please note that the site plan will need to maintain the performance standards, for example, the applicant will need to maintain the noise level for the site. Sound attenuation may be achieved through creative site design such as locating the drive-thru speaker box between buildings, and/or providing additional landscaping around the drive-thru land and speaker box. On the horizontal control plan, please show the location of the drive-thru speaker box and provide additional landscaping around the drive-thru speaker box to alleviate the sound from the speaker box.	Unresolved
16.	Planning and Development	On the horizontal control plan, please show the location of the required pick up window for call ahead orders.	Unresolved
17.	Planning and Development	Please move the site data from the coversheet to the horizontal control plan.	Unresolved
18.	Planning and Development	On the coversheet, please provide the legal description.	Unresolved
19.	Planning and Development	Signage: Building frontage follows the property address. All parcels in the Goldeneye PD front Red Bug Lake Rd. Building frontage is used to determine sign copy area. On the horizontal control plan, please show the location of the	Unresolved

		sign.	
20.	Planning and Development	On the horizontal control plan under the site data, please provide the required open space and proposed open space and state what will be counted toward open space. In order for the areas on the commercial site to be counted toward open space, the Applicant must show a bench or a picnic table in the area of open space.	Unresolved
21.	Planning and Development	Please revise the off-street parking requirements to the updated parking code for food and beverage (free-standing) - 5 spaces / 1,000 sq. ft.	Unresolved
22.	Planning and Development	On the horizontal control plan, please show where the mechanical units will be located on site and demonstrate how they will be screened from the surrounding right of ways.	Unresolved
23.	Planning and Development	If there is site lighting that is being proposed on site a photometric plan will be required to be submitted during site plan review. Please refer to Sec. 30.15.1 for the site lighting requirements.	Unresolved
24.	Planning and Development	On the irrigation plan, please provide the radius of throw and the location of the backflow preventer on site.	Unresolved
25.	Planning and Development	On the landscape plan, please provide a table with the total number and percentage of landscape that are low water usage and the total number and percentage of landscaping that are high water usage.	Unresolved
26.	Planning and Development	On the site plan sheet, please provide building setback dimensions from all parcel boundaries.	Unresolved
27.	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
28.	Public Safety - Addressing	(POSTING) Commercial address numbers are to be a minimum of six (6) in height and one-half (1/2) inch in width. SCLDC 90.5 (1)	Info Only
29.	Public Safety - Addressing	(Development Name) Please clarify the intended name of the site will be "Coffee Shop @ 7111 Red Bug Lake Road". Will this facility name be on a monument sign? The approved name shall be the only conspicuous name posted or advertised on signage. Following approval of the site or final engineering plan, the applicant shall have one	Unresolved

		(1) year to commence construction. If no site construction has commenced within (1) one year, the project is considered expired and any approved development name, including street names, that have been reserved, will be removed from the reserve list and considered void. (90.10(b)(c)(e)),(177.051)	
30.	Public Safety - Addressing	(Development Name) To avoid duplicate or similar names, the name by which a new development shall be legally known in the County, shall be submitted for compliance review to the E911 Administration, Attn: Addressing (email:addressing@seminolecountyfl.gov). Addressing checks the proposed name against the Seminole County Property Appraiser facility & subdivision names along with project names that are on reserve within the County. Potential names will be reviewed during Site Plan or Preliminary Subdivision Plan. The approved name shall be the only conspicuous name posted or advertised on signage and shall also be the title on the proposed plat (if applicable). Following approval of the site or final engineering plan, the applicant shall have one (1) year to commence construction. If no site construction has commenced within (1) one year, the project is considered expired and any approved development name, including street names, that have been reserved, will be removed from the reserve list and considered void. (90.10(b)(c)(e)),(Florida Statute 177.051)	Info Only
31.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) The existing address on the vacant property, parcel 19-21-31-514-0000-0010 is 7111 Red Bug Lake RD, Oviedo, FL 32765. The address will be released upon the issuance of a building permit.	Info Only
32.	Public Safety - Addressing	(POSTING) If the main entrance to the building or the building structure is set back and not readily visible from the street, address numbers shall be posted on the structure and at the entrance street or adjacent driveway to the building on both sides of a fence, mailbox or post. Numbers shall be visible from both directions of the street. SCLDC SEC 90.5(7)	Info Only
33.	Public Safety - Fire Marshal	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, 16.5.3.1). 4. Where underground water mains and hydrants are to be provided,	Unresolved

		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 that is placed 6" 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.	
34.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) will be required for the proposed use as it is a small high trip generator project. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines, and a TIS methodology is to be submitted to Staff for review and approval prior to submittal of the TIS itself. Contact Arturo Perez, PE at 407-665-5716, or aperez07@seminolecountyfl.gov to discuss the methodology.	Unresolved
35.	Environmental Services	On Sheet 9.0: Utility Plan, please update all fire hydrant callouts to specify them as public fire hydrants such as "existing public fire hydrant". Both within the plan view and within the fire hydrant distances detail.	Unresolved
36.	Environmental Services	On Sheet 9.0: Utility Plan, please callout the 15' wide utility easement (dedicated to Seminole County PB 75, PG 79). I see the linework is there but please provide a callout for it.	Unresolved
37.	Environmental Services	On Sheet 1.0: Cover Sheet, please update our contact information for water/sewer to the following: SEMINOLE COUNTY UTILITIES DEPARTMENT 500 WEST LAKE MARY BLVD SANFORD, FL 32773 UTILITIES ENGINEERING PHONE: (407) 665-2024	Unresolved
38.	Environmental Services	On Sheet 16.0: Utility Details, please add the following standard details (SDs): SD 104, SD 207, SD 208, and SD 301. Please remove SD 308.	Unresolved
39.	Environmental Services	On Sheet 9.0: Utility Plan, it's my understanding that there is an existing 1-1/2" water meter and 1-1/2" rpzbfp but the plan calls out installing a proposed 2" water meter/rpzbfp. Is the proposal to remove and replace the existing 1-1/2" water meter/rpzbfp? If so, please update the callout accordingly such as "remove/replace existing 1-1/2" water meter/rpzbfp with proposed 2" water meter/rpzbfp".	Unresolved
40.	Environmental	On Sheet 9.0: Utility Plan, please provide inverts for each	

	Services	cleanout. Also please note that the minimum slope allowed for commercial single sanitary sewer laterals is 1% (the section with 0.55% slope would not be acceptable). Please revise accordingly.	
41.	Environmental Services	On Sheet 9.0: Utility Plan, please specify material of the 3/4" water service for the hose bib. Will this be PE as well?	Unresolved
42.	Environmental Services	I've attached any relevant record drawings that we have within your project area. See the "CA Stone 2007" file in the Resources folder on eplan for reference.	Info Only

AGENCY/DEPARTMENT MARK UP COMMENTS

Comments within this section of the comdoc are from mark-ups on the individual plan sheets or documents in the ePlan system that correspond with the file identified in column "File Name".

43.	Public Safety - Fire Marshal	Truck appears to run over curb in this area. Please revise.	005 C5 HORIZONTAL CONTROL PLAN.pdf	Unresolved
44.	Planning and Development	Please provide the length of the covered patio.	005 C5 HORIZONTAL CONTROL PLAN.pdf	Unresolved
45.	Planning and Development	The percentages provided do not add up to 100% please revise.	001 C1 COVER SHEET.pdf	Unresolved
46.	Planning and Development	The pervious and impervious areas so not add up to the total site area.	001 C1 COVER SHEET.pdf	Unresolved

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	STATUS	REVIEWER
Buffers and CPTED	Approved	Maya Athanas
Public Safety - Addressing	Corrections Required	Amy Curtis 47-665-5191 acurtis@seminolecountyfl.gov
Public Safety - Fire Marshal	Corrections Required	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	<u>Comments will be under separate cover.</u>	
Public Works - Impact Analysis	Corrections Required	William Wharton 407-665-5730 wwharton@seminolecountyfl.gov
Environmental Services	Corrections Required	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Environmental - Impact Analysis	Approved	Becky Noggle
Natural Resources	Approved	Sarah Harttung
Planning and Development	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Building Division	Review Complete Recommend Approval	Jay Hamm

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

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
12/19/2024	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Annie, William, Matthew, Amy, James
<p>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</p> <p>Summary of Fees: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml</p> <p>NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)</p>		

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.scpaf.org