

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

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| PROJECT NAME: | MYAN CAFE - PRE-APPLICATION | PROJ #: 24-80000115 |
| APPLICATION FOR: | DR - PRE-APPLICATION DRC | |
| APPLICATION DATE: | 9/09/24 | |
| RELATED NAMES: | EP BRET CROFOOT | |
| PROJECT MANAGER: | ANNE SILLAWAY (407) 665-7936 | |
| PARCEL ID NO.: | 33-21-30-300-021A-0000 | |
| PROJECT DESCRIPTION | PROPOSED SITE PLAN FOR RENOVATIONS ON 0.43 ACRES IN THE C-2 ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF HOWELL BRANCH RD, WEST OF LAKE HOWELL RD | |
| NO OF ACRES | 0.43 | |
| BCC DISTRICT | 4: LOCKHART | |
| CURRENT ZONING | C-2 | |
| LOCATION | ON THE SOUTH SIDE OF HOWELL BRANCH RD, WEST OF LAKE HOWELL RD | |
| FUTURE LAND USE- | COM | |
| APPLICANT: | CONSULTANT: | |
| BRET CROFOOT TERRA FIRMA CONSTRUCTION 2205 LAKESIDE DR ORLANDO FL 32803 (407) 758-5944 BRET@TERRAFIRMACG.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.

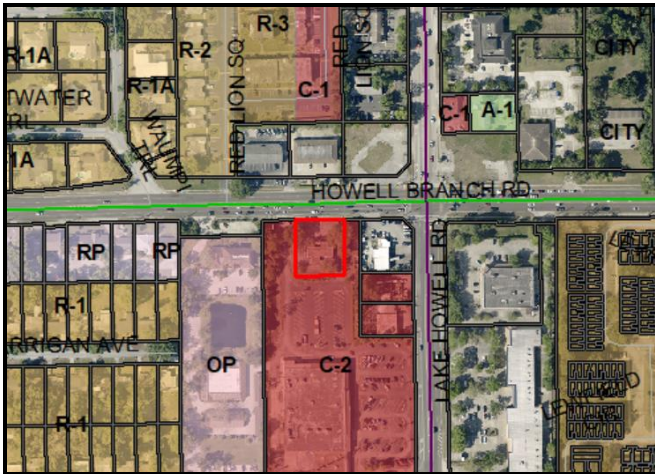
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

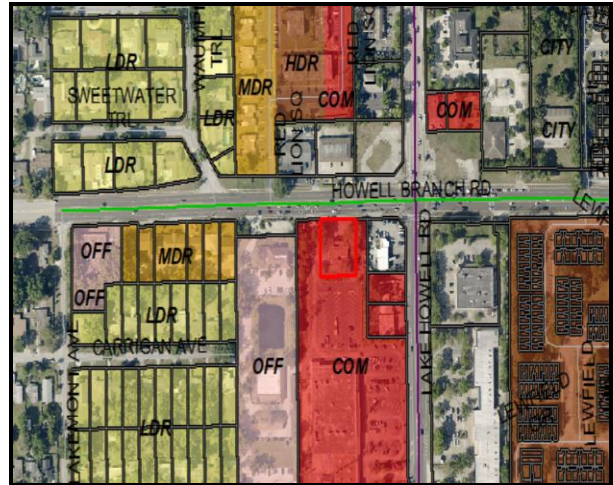
- The subject property has a Future Land Use of Commercial with C-2 (General Commercial) zoning.
- A coffee shop is a permitted use in the C-2 (General Commercial) zoning district.

PROJECT AREA ZONING AND AERIAL MAPS

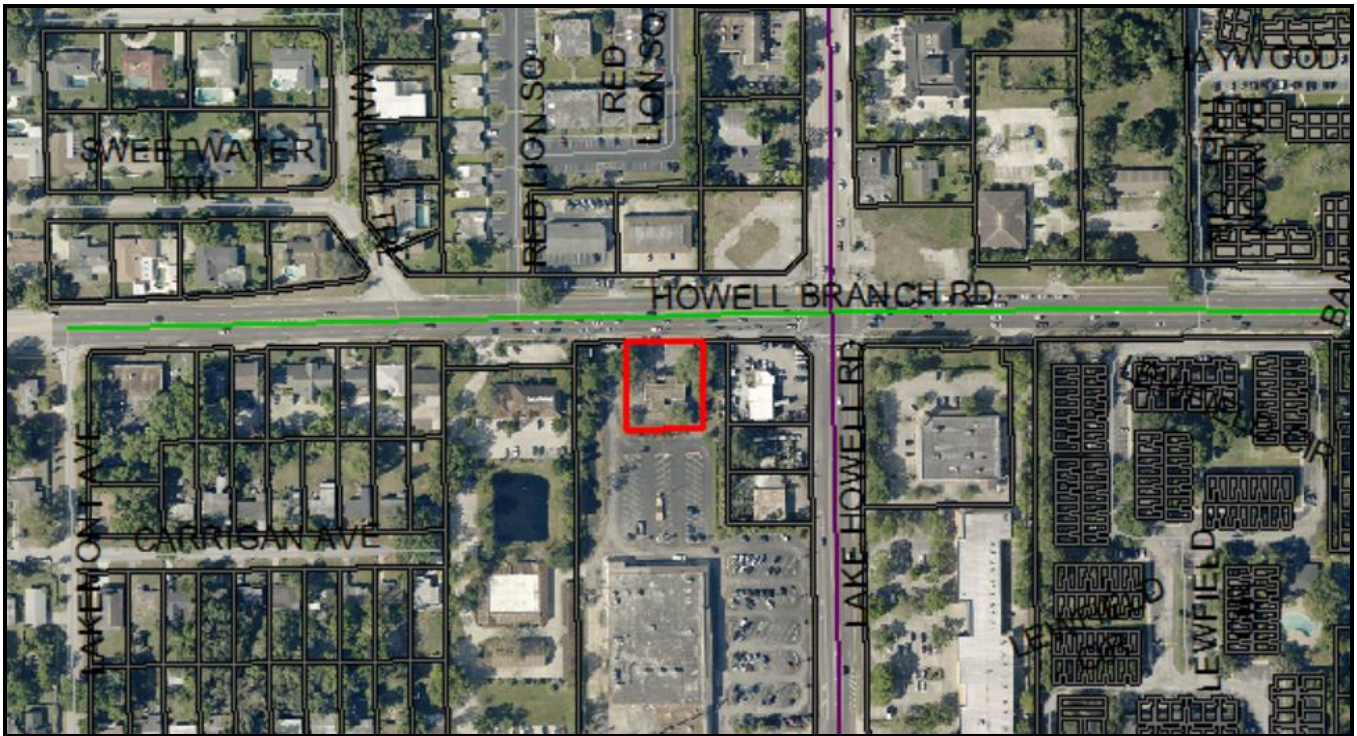
Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

| No. | REVIEWED BY | TYPE | STATUS |
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| 1. | Buffers and CPTED | Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups. | Info Only |
| 2. | Buffers and CPTED | Parking lot landscaping may be required in accordance with SCLDC Sec. 30.14.13. | Info Only |
| 3. | Buffers and CPTED | A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development. | Info Only |
| 4. | 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 |
| 5. | 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 |
| 6. | 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 |
| 7. | Building Division | Conversion of an existing building from one use to another may trigger certain building code requirements that will result in modifications to the structure: 1.) Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction. 2.) A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. 3.) Please note that a conversion of a structure from residential to a commercial use will require modifications and compliance with the 8th edition (2023) Florida Building Code - Existing Building. If no change in use is accurate, this comment can be ignored. | Info Only |
| 8. | Building Division | A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. Depending on nature of remodel if current conditions of accessible route are not within code they will have to be addressed. | Info Only |
| 9. | Comprehensive Planning | The maximum intensity permitted in this designation is .35 floor area ratio. | Info Only |
| 10. | Comprehensive Planning | The future land use (FLU) is Commercial (COM) which allows for a variety of commercial uses and services. The proposed use is allowed. | Info Only |
| 11. | Environmental | This development is not within Seminole County's | Info Only |

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| | Services | utility service area. Please coordinate with the City of Casselberry for any utility service changes/inquiries. No review required. | |
| 12. | Environmental Services | Requirements for sanitary sewer pretreatment such as grease traps are determined based off of the building use. Although it may have been determined that the current building use does not warrant the need for a grease trap (exemption letter), please understand that the proposed renovations and change of use to restaurant would likely require a grease trap to be installed. | Info Only |
| 13. | Natural Resources | Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1) | Info Only |
| 14. | Natural Resources | Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f) | Info Only |
| 15. | Natural Resources | Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h) | Info Only |
| 16. | Natural Resources | Barriers for the designated protected trees must be in place prior to any land clearing occurring near protected trees designated to remain. The property owner shall guarantee survival of retained or replacement trees for one (1) year from the issuance of a certificate of completion, or until the issuance of a certificate of occupancy on single-family residential lots. SCLDC 60.8(b) | Info Only |
| 17. | Natural Resources | Protective barriers shall be placed at points not closer than six (6) feet from the base of the tree or at the radius of distance of one (1) foot radius for everyone (1) inch of diameter of tree or stand of trees, whichever is greater to a maximum of twenty four (24) feet from the center of the tree. If circumstances exist that require encroachment of the drip-line, the Development Services Director, or designee may use discretion in allowing the barriers to be placed closer to the tree trunk. No attachments or wires other than those of a protective or nondamaging nature shall be attached to any tree. SCLDC 60.8(c) | Info Only |
| 18. | Natural Resources | Protective barriers shall consist of three (3) foot tall temporary fencing with posts spaced six (6) feet apart and linked together with brightly colored net fence fabric. SCLDC 60.8(d) | Info Only |
| 19. | Natural Resources | In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or | Info Only |

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| | | both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2) | |
| 20. | Natural Resources | Each application for a permit to remove, relocate or replace trees covered under this Chapter 60 must be accompanied by a written statement indicating the reasons for removal, relocation or replacement of trees. SCLDC 60.10(d) | Info Only |
| 21. | Natural Resources | The proposed development is wholly contained within the Econlockhatchee River Protection Overlay. Please see SCLDC 30.10.4.5 for regulations pertaining to this overlay. | Info Only |
| 22. | 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. | Info Only |
| 23. | Planning and Development | F.A.R. Definition: The floor area ratio (FAR) is the relationship between the total usable floor area of the building and the total area of the lot on which the building stands. | Info Only |
| 24. | Planning and Development | Open space: Any portion of a parcel, or area of land or water, which is open and unobstructed from the ground to the sky, including areas maintained in a natural and undisturbed character and areas which are permeable in nature; portions of the Seminole County Trail System whether pervious or impervious; and, in the case of infill development, mixed use development or redevelopment, common areas intended as active or passive amenities. | Info Only |
| 25. | Planning and Development | Per Sec. 30.7.3.2 – Open Space - The amount of open space required for a development shall be determined by the zoning district, in this Code applicable to the subject property. The minimum open space shall be twenty-five (25) percent of gross site area. | Info Only |
| 26. | Planning and Development | The maximum allowable building height is 35 feet. | Info Only |
| 27. | Planning and Development | Outdoor Lighting will require a separate permit. Outdoor lighting must comply with Seminole County Land Development Code Sec. 30.1234. – Outdoor Lighting Requirements. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_C_H30ZORE_PT64OREPALOLARE_S30.1234OULIRE | Info Only |
| 28. | Planning and Development | The subject site has an C-2 (General Commercial) zoning classification; the building setbacks for C-2 are as follows: Front Yard – Twenty-five (25) feet; Side Yard – Zero (0) feet*; Side Street – Zero (0) feet*; Rear Yard – Ten (10) feet. *The side yard setback | Info Only |

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| | | may be reduced to zero (0) feet except when a side lot line abuts property assigned a residential zoning classification or land use designation. | |
| 29. | Planning and Development | The subject property has a Future Land Use of Commercial with C-2 (General Commercial) zoning. | Info Only |
| 30. | Planning and Development | The subject site is located within the City of Casselberry Utility service area; please contact the City at 407-262-7700 to discuss utility requirements and a pre-annexation agreement prior to submitting a formal application with the County for development. | Info Only |
| 31. | Planning and Development | Based on the change of use from retail to restaurant, the Applicant must demonstrate that the required parking ratio for a free standing restaurant is provided. If the current parking layout does not meet the parking requirements, the site shall be reconfigured for compliance. At minimum, submittal and approval of a Small Site Plan shall be required. The Small Site Plan must demonstrate compliancy with all applicable Land Development Code requirements. Parking requirements for Food and Beverage (free-standing): 5 spaces / 1,000 sq. ft. | Info Only |
| 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 | The change occupancy will require a change of use building permit and be reviewed under FFPC 8th edition with any applicable code references. | Info Only |
| 36. | Public Works - Engineering | Based on the FEMA FIRM Map the site is not located in the floodplain. The site is located in Zone X - Area of Minimal Flood Hazard. There is no wetlands designated area on the site. | Info Only |
| 37. | Public Works - Engineering | The proposed project is located within the Little Econlockhatchee Drainage Basin. | Info Only |
| 38. | Public Works - Engineering | Based on the preliminary review, the subject property appears to be built in 1982 as an outparcel of the Howell Branch Plaza (built in 1981). There is no St. Johns River Water Management District (SJRWMD) Environmental Resource Permit recorded, considering the development was built before the establishment of | Info Only |

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| | | <p>this agency. Based on the available data, it appears that the rainfall runoff from this development is primarily treated in a dry detention pond located on the south side of the parcel, as well as in another dry detention pond located in a Howell Branch Plaza tract, along the east side of the subject property. The Howell Branch Plaza Stormwater Management System consists of several interconnected detention ponds that ultimately discharge into the Seminole County Stormwater Conveyance System, located along the west side of Lake Howell Road. Considering that the proposed redevelopment of the site does not include addition of impervious area, there is no need for revision of the existing Stormwater Management System. It appears, however, that the two existing concrete flumes and energy dissipaters, conveying runoff from the parking to the south and east detention pond, are poorly maintained, and require detailed restoration. Please note that any increase in the impervious area will require a detailed reevaluation of the Stormwater Management System. A detailed Drainage Plan will be required at permitting, while a detailed Drainage Analysis will be required at Final Engineering.</p> | |
| 39. | Public Works - Engineering | <p>Based on the preliminary review, it appears that the parking pavement markings are in poor condition and the site may require complete restriping at redevelopment. The site internal traffic circulation is not clear and it seems incompatible with the proposed drive-through; therefore, it will require complete redesign at redevelopment. Finally, it appears that the subject property is being utilized by a stationary Food Truck. It is not clear if the operation of this business is permitted.</p> | Info Only |
| 40. | Public Works - Engineering | <p>At Final Engineering approval, a note to the plans that states "Any sidewalk less than 5 feet wide (6 feet along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with the Seminole County regulations. Concrete sidewalks must be constructed with minimum 3,000 (psi) concrete. Sidewalk must be a minimum of five (5) feet in width (six (6) feet on arterials & collectors) and four (4) inches thick (six (6) inches thick in driveways and in front of common areas). On sidewalks and alternative path systems, all sidewalk ramps must be constructed in compliance with current ADA requirements and must include detectable warning device (truncated domes). Dead end sidewalks must have signage to indicate the end of the sidewalk.</p> | Info Only |

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 |
|--------------------------------|--------------------|--|
| Public Safety - Fire Marshal | Review Complete | Matthew Maywald 407-665-5177 Mmaywald@seminolecountyfl.gov |
| Public Works - Impact Analysis | No Review Required | William Wharton 407-665-5730 wwharton@seminolecountyfl.gov |
| Comprehensive Planning | Review Complete | Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov |
| Planning and Development | Review Complete | Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov |
| Public Works - Engineering | Review Complete | Vladimir Simonovski 407-665-5762 vsimonovski@seminolecountyfl.gov |
| Natural Resources | Review Complete | Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov |
| Environmental Services | No Review Required | James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov |
| Buffers and CPTED | Review Complete | Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov |
| Building Division | Review Complete | Jay Hamm 407-665-7468 jhamm@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.stml>

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.stml>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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| 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:

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|-----------------------------------|---------------|----------------|--|
| 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:

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| 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 |