

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

PROJECT NAME:	FIRST WATCH - PRE-APPLICATION	PROJ #: 24-80000019
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	2/26/24	
RELATED NAMES:	EP SARAH OKERSTROM	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	24-21-30-300-020G-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR AN OPEN-AIR PATIO AND ACCESSIBLE PARKING ON 10.10 ACRES IN THE C-1 ZONING DISTRICT LOCATED ON THE WEST SIDE OF TUSKAWILLA RD, SOUTH OF RED BUG LAKE RD	
NO OF ACRES	10.10	
BCC DISTRICT	1-Bob Dallari	
CURRENT ZONING	C-1	
LOCATION	ON THE WEST SIDE OF TUSKAWILLA RD, SOUTH OF RED BUG LAKE RD	
FUTURE LAND USE-	COM	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
SARAH OKERSTROM CDS DEVELOPMENT 16775 ADDISON RD, STE 550 ADDISON TX 75001 (469) 897-5897 SOKERSTROM@CDSDEVELOPMENT.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.

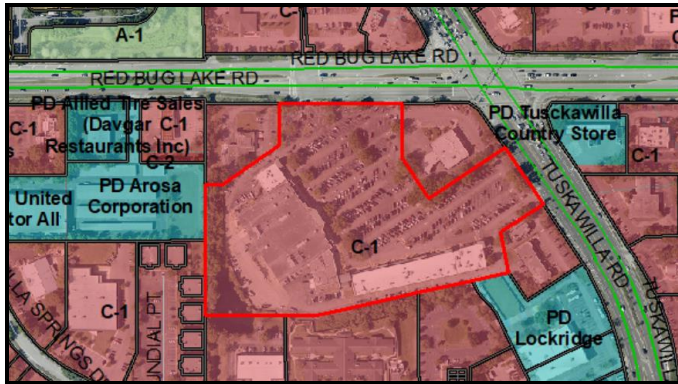
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

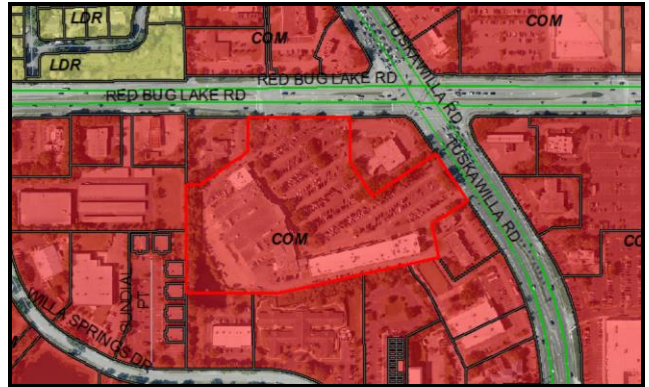
- The subject site has a Commercial Future Land Use with C-1 (Retail Commercial) zoning. The Commercial Future Land Use allows a maximum Floor Area Ratio (F.A.R.) of 0.35.
- The proposed covered patio will require approval of a Small Site Plan.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: http://www.seminolecountyfl.gov/core/fileparse.php/3295/urlt/bufferingbooklet.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_PT67LASCBU	Info Only
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.	Info Only
3.	Buffers and CPTED	A full buffer review will be done at time of site plan review.	Info Only
4.	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
5.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
6.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Info Only
7.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. The accessible parking spaces as shown do not meet the minimum requirements of the 8th Ed. 2023 FBC Accessibility sec. 208 and 502.	Info Only
8.	Building Division	Additional restroom fixtures may be required based upon the total occupant load of the structure with the new exterior seating. 2023 FPC.	Info Only
9.	Environmental Services	There appears to be a sanitary sewer manhole that was mistakenly paved over in the past. This manhole (called sanitary sewer manhole No.2 in the attached file) will need to be brought up to grade as a part of the site improvements of this project. It is located near the eastern end of the "no parking, fire lane" striped area in front of the proposed First Watch location. Please see the file "Willa Springs Addition Panera Bread 2003" in the Resources folder on eplan for reference.	Info Only
10.	Planning and Development	The proposed additional seating may require additional parking. At the time of Site Plan review the Applicant must demonstrate compliance with the Seminole County Land Development parking requirements by providing a parking calculation	Info Only

		breakdown.	
11.	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/	Info Only
12.	Planning and Development	The proposed project is subject to 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.html	Info Only
13.	Planning and Development	Parking requirements for the subject use are: 1 parking space for every 250 square feet of gross floor area. Please refer to the Parking and landscaping requirement can be found in SCLDC (Seminole County Land Development Code) Part 64 Chapter 30.	Info Only
14.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
15.	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
16.	Public Works - Engineering	No issues noted with traffic. Please note that ADA access will have to be evaluated and any no compliant ADA will have to be addressed.	Info Only
17.	Public Works - Engineering	No specific issues noted for stormwater as long as there is no new impervious area proposed. Any new impervious areas will have to be addressed for stormwater.	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 Works - Impact Analysis	No Review Required	William Wharton
Environmental Services	Review Complete	James Van Alstine
Planning and Development	Review Complete	Annie Sillaway
Comprehensive Planning	No Review Required	Tyler Reed
Environmental - Impact Analysis	No Review Required	Becky Noggle
Public Safety - Fire Marshal	Review Complete	Matthew Maywald
Public Works - Engineering	Review Complete	Jim Potter
Buffers and CPTED	Review Complete	Maya Athanas
Natural Resources	No Review Required	Sarah Harttung
Building Division	Review Complete	Tony Coleman

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