

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

<b>PROJECT NAME:</b>	<b>FARM STORES OVIEDO - PRE-APPLICATION</b>	<b>PROJ #: 24-80000073</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/28/24	
RELATED NAMES:	RUBEN PANEQUE	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	11-21-31-508-1100-0120	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A DRIVE-UP CONVENIENCE STORE ON 0.28 ACRES IN THE C-1 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF BATTLE ST, WEST OF 6TH ST	
NO OF ACRES	0.28	
BCC DISTRICT	2-JAY ZEMBOWER	
CURRENT ZONING	C-1	
LOCATION	ON THE NORTH SIDE OF BATTLE ST, WEST OF 6TH ST	
FUTURE LAND USE-	COM	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
RUBEN PANEQUE 1025 OKLAHOMA ST OVIEDO FL 32765 (305) 305-9334 RUBEN.REALTYBIZ@GMAIL.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.

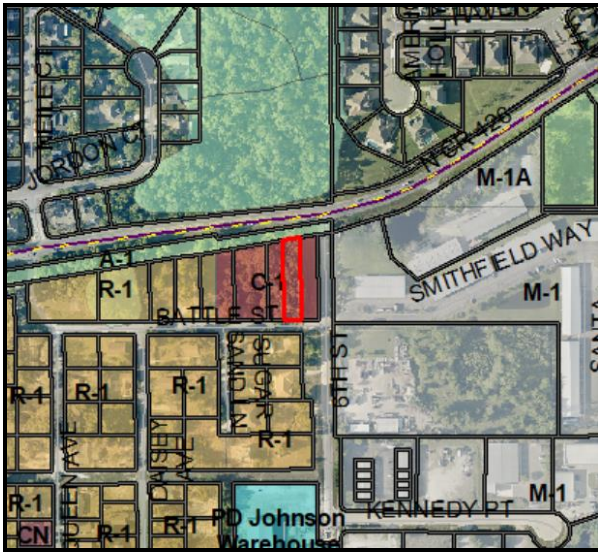
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

## PROJECT MANAGER COMMENTS

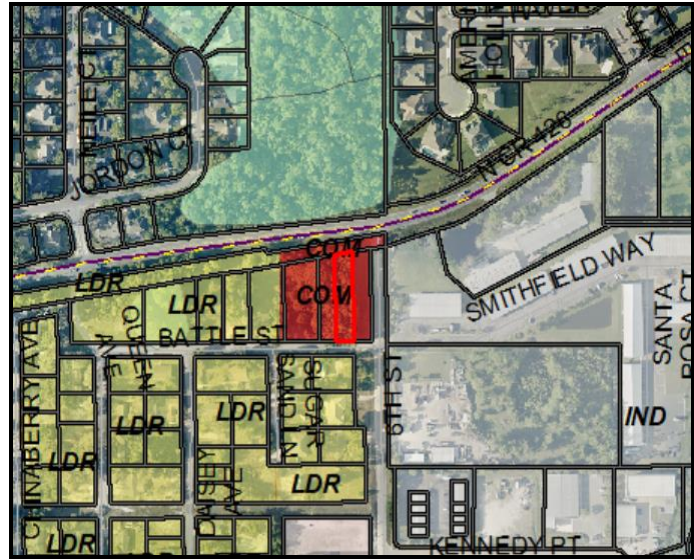
- The subject site has a Commercial Future Land Use with C-1 (Retail Commercial) zoning.
- The proposed use of a convenience store with a drive-thru is a permitted use in the C-1 (Retail Commercial) zoning district.

## PROJECT AREA ZONING AND AERIAL MAPS

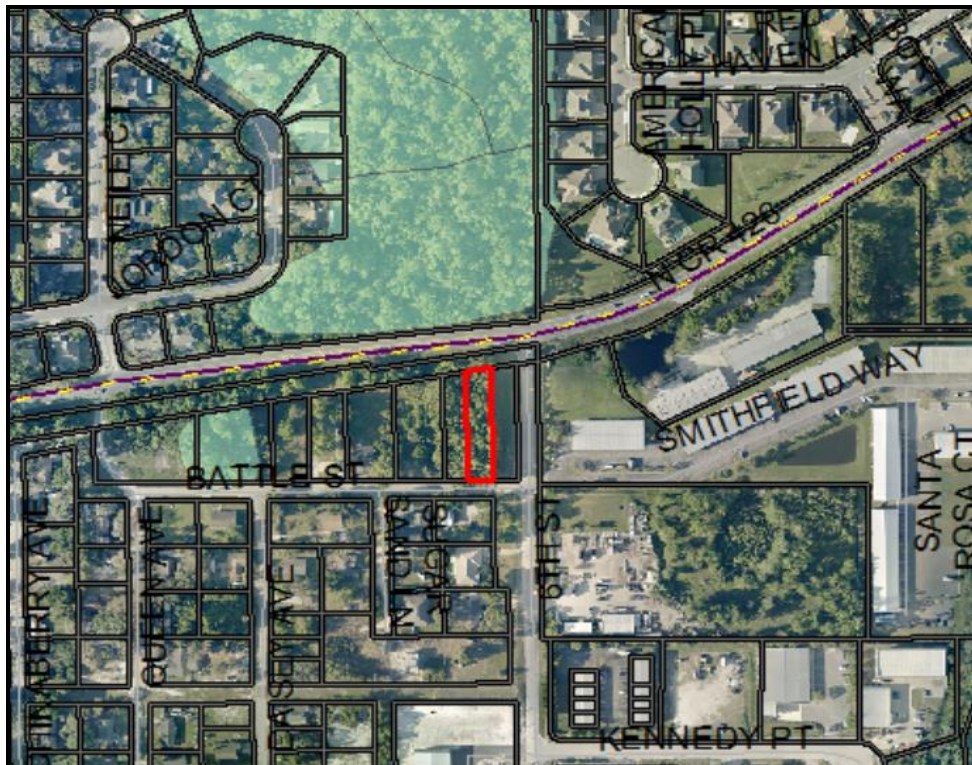
Zoning



Future Land Use



Aerial



**AGENCY/DEPARTMENT COMMENTS**

No.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: <a href="https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADE_CO_CH30ZORE_PT67LASCBU">https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADE_CO_CH30ZORE_PT67LASCBU</a>	Info Only
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3.	Buffers and CPTED	Parking lot landscaping may be required in accordance with SCLDC Sec. 30.14.13.	Info Only
4.	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
5.	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
6.	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
7.	Buffers and CPTED	The subject property is within the Scenic Corridor Overlay Zoning District. Please see Sec. 30.10.2 of the Seminole County Land Development Code.	Info Only
8.	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
9.	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.	Info Only
10.	Building Division	Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.	Info Only
11.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
12.	Comprehensive	The subject property has a Commercial (COM) Future	Info Only

	Planning	Land Use designation. The purpose and intent for this land use is to identify locations for a variety of commercial uses including neighborhood and community shopping centers, convenience stores, retail sales, highway oriented commercial, and other commercial services. This land use should be located at the intersections of major roadways and along major roadways as infill development where this use is established. The maximum intensity permitted in this designation is 0.35 floor area ratio.	
13.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Oviedo to service it.	Info Only
14.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
15.	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
16.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
17.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
18.	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
19.	Natural Resources	Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7)	Info Only
20.	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 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)	Info Only
21.	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

22.	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
23.	Natural Resources	According to the county wetland maps, wetlands are possibly located throughout the property. ***Please be advised the county wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. **	Info Only
24.	Natural Resources	Wetland boundaries need to be delineated by a wetlands specialist and approved by Seminole County and staff of SJRWMD if in a Commercial plat. The plat must show the approved wetland line and provide the date and name of the SJRWMD reviewer.	Info Only
25.	Natural Resources	A 25-foot minimum, 50-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only
26.	Natural Resources	Conservation easements dedicated to Seminole County will be required over the wetlands and required buffers, and all property within the 100 year flood plain.	Info Only
27.	Natural Resources	Resources for wetland information: St. Johns River Water Management District: <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> Florida Department of Environmental Protection: <a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a> Seminole County Map Resources: <a href="http://www.seminolecountyfl.gov">www.seminolecountyfl.gov</a> Wetland and Flood Prone: Under ONLINE SERVICES / Interactive Maps / Information Kiosk Quadrangles: DEPARTMENTS/ Information Technologies / GIS / Maps available for viewing / Wetland quadrangle maps. Seminole County Property Appraiser Map Resources: <a href="http://www.scpafl.org">http://www.scpafl.org</a> Zoning, Future Land Use, FEMA, Aerials	Info Only
28.	Natural Resources	The proposed development is partially contained within the Econlockhatchee River Protection Overlay. Please see SCLDC 30.10.4.5 for regulations pertaining to this overlay.	Info Only
29.	Planning and Development	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	Info Only

		time of review. Seminole County Land Development Code: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>	
30.	Planning and Development	The subject site has a Commercial Future Land Use with C-1 (Retail Commercial) zoning.	Info Only
31.	Planning and Development	Due to the site requirements of landscape buffers, open space, parking, drainage and building setbacks, the subject property maybe too small to place a convenience store.	Info Only
32.	Planning and Development	Convenience market definition based on the updated Seminole County Land Development Code: A facility typically open from fifteen (15) to twenty-four (24) hours daily selling primarily a limited assortment of food, food preparation and wrapping materials and household cleaning and servicing items. Convenience markets may also sell fuel for motor vehicles.	Info Only
33.	Planning and Development	The building setbacks for the C-1 (Retail Commercial) zoning district are: Front Yard: Twenty-five (25) feet, Rear yard: Ten (10) feet; unless, a rear lot line abuts property assigned a residential zoning classification or land use designation, Side Yard: Zero (0) feet, Side Street: Zero (0) feet.	Info Only
34.	Planning and Development	Based on Table 5.2 Seminole County Land Development Code (Permitted Uses) - The proposed use of a convenience store with a drive-thru is permitted in the C-1 (Retail Commercial) zoning district.	Info Only
35.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: <a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml</a>	Info Only
36.	Planning and Development	Parking and landscaping requirement can be found in Table 11.3-A -Minimum Parking Required in the Seminole County Land Development Code: Food and Beverage (Free-standing) - 5 spaces/ 1000 sq. ft.	Info Only
37.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required.	Info Only
38.	Planning and Development	Based on preliminary aerial photo and County wetland map analysis, the subject property may contain wetlands. Compliance with the Seminole County Land Development Code regarding development within and around wetland areas is required prior to the issuance of any site plan and/or building permits.	Info Only

39.	Planning and Development	Conservation easements, dedicated to Seminole County, will be required over the wetlands and required buffers.	Info Only
40.	Planning and Development	The subject property is a parcel of record in the 1971 Tax Roll.	Info Only
41.	Planning and Development	The maximum Floor Area Ratio (F.A.R.) on the subject property is 0.35.	Info Only
42.	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
43.	Planning and Development	The required open space for the C-1 (Retail Commercial) is twenty-five (25) percent of the total gross area of the subject property.	Info Only
44.	Planning and Development	The maximum allowable building height is 35 feet.	Info Only
45.	Public Safety - Fire Marshal	Please be advised that the property you reference is within Oviedo, but you reference Sanford multiple times within the pre-app.	Info Only
46.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
47.	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
48.	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, 16.4.3.1). 4. Where underground water mains and hydrants are to be provided, 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	Info Only

		than 21/2 in. NFPA 1, 18.5.7. 7. Hydrant shall be marked with a blue reflector 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"	
49.	Public Safety - Fire Marshal	Future building shall require: Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
50.	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
51.	Public Works - Engineering	The proposed project is located within the Lake Jesup drainage basin.	Unresolved
52.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils.	Unresolved
53.	Public Works - Engineering	The drainage for the site is not clear. An appropriate outfall will need to be demonstrated or the site will have to hold one of the following as applicable; The entire 25-year, 24-hour storm event volume if the site is not land locked or entire 100-year, 24-hour storm event onsite without discharge if it is determined to be land locked.	Unresolved
54.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope to the north. There is a low area on the site.	Unresolved
55.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to this site and potentially across County Road 426.	Unresolved
56.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Unresolved
57.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .	Unresolved
58.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Unresolved
59.	Public Works - Engineering	Direct access to County Road 426 would not be allowed. It also appears that there is a CSX ROW on the north side of the property.	Unresolved



60.	Public Works - Engineering	EDIT COMMENT: The roadway geometry meets County standards. The roadway structure meets County standards.	Unresolved
61.	Public Works - Engineering	Driveway location/separation is not in accordance with the County Access Management Standards. The separation is required to be 200-foot on a local roadway. 330' on a Collector or Arterial roadway.	Unresolved
62.	Public Works - Engineering	Dedication of additional right-of-way shall be required prior to plan approval to facilitate the required improvements on Battle Street. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements. Note that the ROW is only 40' and is required to be 50'. At least 10' of ROW would be required along the property frontage. Commercial access may not be allowed unless the ROW is not a minimum 50' to the nearest County Standard ROW.	Unresolved
63.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	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
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>
Comprehensive Planning	Review Complete	Maya Athanas 407-665-7388
Buffers and CPTED	Review Complete	Maya Athanas 407-665-7388 <a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a>
Public Works - Engineering		Jim Potter 407-665-5764 <a href="mailto:jpotter@seminolecountyfl.gov">jpotter@seminolecountyfl.gov</a>
Public Works - Impact Analysis	No Review Required	William Wharton 407-665-5730 <a href="mailto:wwharton@seminolecountyfl.gov">wwharton@seminolecountyfl.gov</a>
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 <a href="mailto:asillaway@seminolecountyfl.gov">asillaway@seminolecountyfl.gov</a>
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 <a href="mailto:mmaywald@seminolecountyfl.gov">mmaywald@seminolecountyfl.gov</a>
Environmental Services	No Review Required	James Van Alstine 407-665-2014 <a href="mailto:jvanalstine@seminolecountyfl.gov">jvanalstine@seminolecountyfl.gov</a>
Building Division	Review Complete	Jay Hamm 407-665-7468 <a href="mailto:jhamm@seminolecountyfl.gov">jhamm@seminolecountyfl.gov</a>

## 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](http://www.fema.gov)

### **Cities:**

Altamonte Springs	(407) 571-8150	<a href="http://www.altamonte.org">www.altamonte.org</a>
Casselberry	(407) 262-7751	<a href="http://www.casselberry.org">www.casselberry.org</a>
Lake Mary	(407) 585-1369	<a href="http://www.lakemaryfl.com">www.lakemaryfl.com</a>
Longwood	(407) 260-3462	<a href="http://www.longwoodfl.org">www.longwoodfl.org</a>
Oviedo	(407) 971-5775	<a href="http://www.cityofoviedo.net">www.cityofoviedo.net</a>
Sanford	(407) 688-5140	<a href="http://www.sanfordfl.gov">www.sanfordfl.gov</a>
Winter Springs	(407) 327-5963	<a href="http://www.winterspringsfl.org">www.winterspringsfl.org</a>

### **Other Agencies:**

Florida Dept of Transportation	<b>FDOT</b>		<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3621	

### **Other Resources:**

Flood Prone Areas	<a href="http://www.seminolecountyfl.gov/gm/building/flood/index.aspx">www.seminolecountyfl.gov/gm/building/flood/index.aspx</a>
Watershed Atlas	<a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>
Seminole Co. Property Appraiser	<a href="http://www.scpafl.org">www.scpafl.org</a>

