

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

Please review the comments below. If you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee, **please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372** no later than noon on Friday, 04/19/2024, in order to place you on the Wednesday, 04/24/2024 meeting agenda.

MEETINGS ARE NOW BEING HELD IN A HYBRID FORMAT (IN-PERSON AND VIRTUALLY ON ZOOM). IF YOU REQUEST A MEETING, YOU MUST INDICATE WHETHER YOU WOULD LIKE TO ATTEND THE MEETING IN-PERSON OR REMOTELY VIA ZOOM.

The DRC Agenda can be found [HERE](#).

PROJECT NAME:	MISSION BBQ LAKE MARY - PRE-APPLICATION	PROJ #: 24-80000052
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	3/28/24	
RELATED NAMES:	EP MATTHEW D'ANGELO	
PROJECT MANAGER:	MAYA ATHANAS (407) 665-7388	
PARCEL ID NO.:	18-20-30-511-0000-0040	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO EXPAND THE BUILDING AND ADD MORE PARKING AND SEATING ON 0.57 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF W LAKE MARY BLVD, EAST OF SUN DR	
NO OF ACRES	0.57	
BCC DISTRICT	4-AMY LOCKHART	
CURRENT ZONING	PD	
LOCATION	ON THE SOUTH SIDE OF W LAKE MARY BLVD, EAST OF SUN DR	
FUTURE LAND USE-	COM	
APPLICANT:	CONSULTANT:	
MATTHEW D'ANGELO CPH LLC 2216 ALTAMONT AVE FORT MYERS FL 33901 (239) 332-5499 MDANGELO@CPHCORP.COM	MATTHEW D'ANGELO CPH LLC 2216 ALTAMONT AVE FORT MYERS FL 33901 (239) 332-5499 MDANGELO@CPHCORP.COM	

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.

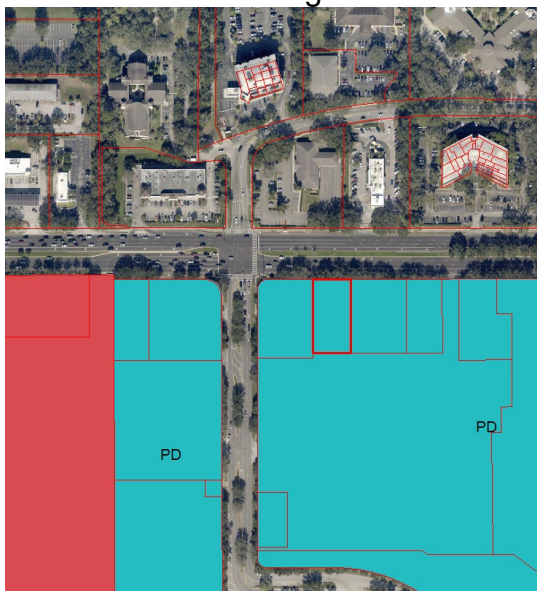
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

- Property is within the Etor PD and shall be developed in accordance with the approved Developer's Commitment Agreement and Development Order 90-1047 and Master Plan/Site Plan. The DCA and DO are attached for your reference.
- The proposed use of a restaurant is permitted on the subject parcel. The parcel is known as parts of lots 4 and 5 in tract D of the Etor Planned 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.shtml>

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



FLU



Aerial



AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE
1.	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.
2.	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.
3.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.
4.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.
5.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.
6.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. There is a 12" PVC potable water line running west-east within the 15 ft landscape buffer/utility easement on the north side of the property. There is an 8" PVC potable water line running west-east approximately 20 ft away from the south side of the property. Record drawings show that there are already an existing 1 1/2" potable water meter, 1 1/2" backflow preventer, and 1 1/2" potable water service line servicing this development off of the 12" PVC potable water line on the north side of the property.
7.	Environmental Services	This development is within Seminole County's sanitary sewer service area and is required to connect. There is a gravity 8" PVC sanitary sewer line running west-east approximately 30 ft away from the south side of the property. Record drawings show that there is already an existing gravity 6" PVC sanitary sewer lateral servicing this development.

8.	Environmental Services	This development is within Seminole County's reclaim water service area but there are no reclaim water lines nearby. Irrigation would be provided by this development's potable water system. Record drawings show that there are already a 1" potable water irrigation meter, 1" backflow preventer, and a 1" potable water irrigation service line servicing this development off of the 8" PVC potable water line running west-east approximately 20 ft away from the south side of the property. Also, record drawings incorrectly show these as reuse/reclaim irrigation service lines, but these are actually potable water irrigation service lines.
9.	Environmental Services	Please verify that the existing water meters are located within utility easements. If they are not, the existing water meters will need to be relocated or new utility easements will need to be provided for them.
10.	Environmental Services	Due to the type of waste that will be generated by large scale cooking/kitchen activities, this development will need to install a sewer pretreatment system such as a grease trap as well as be registered with and monitored by Seminole County's Industrial Pretreatment Program. You may contact the Seminole County Industrial Pretreatment Program by email at industrialpretreatment@seminolecountyfl.gov if you have any questions/concerns about the program applicability to this development.
11.	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)
12.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.
13.	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.
14.	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

15.	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 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"
16.	Buffers and CPTED	The Etor PD requires a 15' width buffer on the north.
17.	Buffers and CPTED	Staff recognizes the proposed project does not intend on impacting the landscape buffers. However, any impact to landscaping during construction will be required to be replaced to be in compliance with the Seminole County Land Development Code buffer requirements, and those of the Etor PD.
18.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30. 1292 if the site does not currently meet these requirements.
19.	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.stml
20.	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/

21.	Planning and Development	Property is within the Etor PD and shall be developed in accordance with the approved Developer's Commitment Agreement and Master Plan/Site Plan.
22.	Planning and Development	The Etor PD requires a 50' building setback from Lake Mary Blvd.
23.	Planning and Development	The proposed use of a restaurant with no drive through is permitted on the subject parcel. The parcel is known as parts of lots 4 and 5 in tract D of the Etor Planned Development.
24.	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.
25.	Public Works - Engineering	The proposed project is the former Boston Market restaurant and part of an existing Planned Development. Proposed site improvements will require submittal of a site plan for engineering review. If any additional impervious area is added, the applicant will need to demonstrate that there is sufficient capacity in the Stormwater Management Master System to accommodate the additional impervious area. Alternatively, a new Stormwater Management System will need to be provided onsite to accommodate the additional impervious area. The proposed project is located within the Soldiers Creek Drainage Basin.
26.	Public Works - Engineering	Any changes to the site internal traffic flow or reconfiguration of the parking lots will need to be clearly identified on the Site Plan and will require approval by the Development Review Engineering.

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

DEPARTMENT	REVIEWER	CONTACT INFORMATION
Planning and Development	Maya Athanas	Phone: 407-665-7388 Email: mathanas@seminolecountyfl.gov
Public Works - Engineering	Vladimir Simonovski	Phone: 407-665-75762 Email: vsimonovski@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald	Phone: 407-665-5177 Email: mmaywald@seminolecountyfl.gov
Natural Resources	Sarah Harttung	Phone: 407-665-7391 Email: sharttung@seminolecountyfl.gov
Impact Analysis Coordination	William Wharton	Phone: 407-665-5730 Email: wwharton@seminolecountyfl.gov
Comprehensive Planning	Tyler Reed	Phone: 407-665-7398 Email: treed@seminolecountyfl.gov
Buffers and CPTED	Maya Athanas	Phone: 407-665-7388 Email: mathanas@seminolecountyfl.gov
Environmental - Impact Analysis	Becky Noggle	Phone: 407-665-2143 Email: bnoggle@seminolecountyfl.gov
Building Division Review Coordinator	Tony Coleman	Phone: 407-665-7581 Email: acoleman@seminolecountyfl.gov
Environmental Services	James Van Alstine	Phone: 407-665-2024 Email: jvanalstine@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.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