

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, 3/29/2023, in order to place you on the Wednesday, 04/03/2023 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:	DUNKIN DONUTS/BASKIN ROBBINS - PRE-APPLICATION	PROJ #: 24-80000044
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	3/14/24	
RELATED NAMES:	EP JOHN ROMAN	
PROJECT MANAGER:	TYLER REED (407) 665-7398	
PARCEL ID NO.:	24-21-30-519-0000-0030	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO RENOVATE AN EXISTING BANK FOR A DUNKIN DONUTS/BASKIN ROBBINS STORE ON 0.51 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE NORTHEAST CORNER OF RED BUG LAKE RD, AND DODD RD	
NO OF ACRES	0.51	
BCC DISTRICT	2-JAY ZEMBOWER	
CURRENT ZONING	PD	
LOCATION	ON THE NORTHEAST CORNER OF RED BUG LAKE RD, AND DODD RD	
FUTURE LAND USE-	PD	
APPLICANT:	CONSULTANT:	
STEVE JENKINS HZ COFFEE GROUP 4415 HIGHWAY 6 SOUTH SUGAR LAND TX 77478 (813) 763-8462 SJENKINS@COFFEEHZGROUP.COM	JOHN ROMAN OLIVERI ARCHITECTS 1004 INDIANA AVE PALM HARBOR FL 34683 (727) 781-7525 JOHN@OLIVERIARCHITECTS.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.

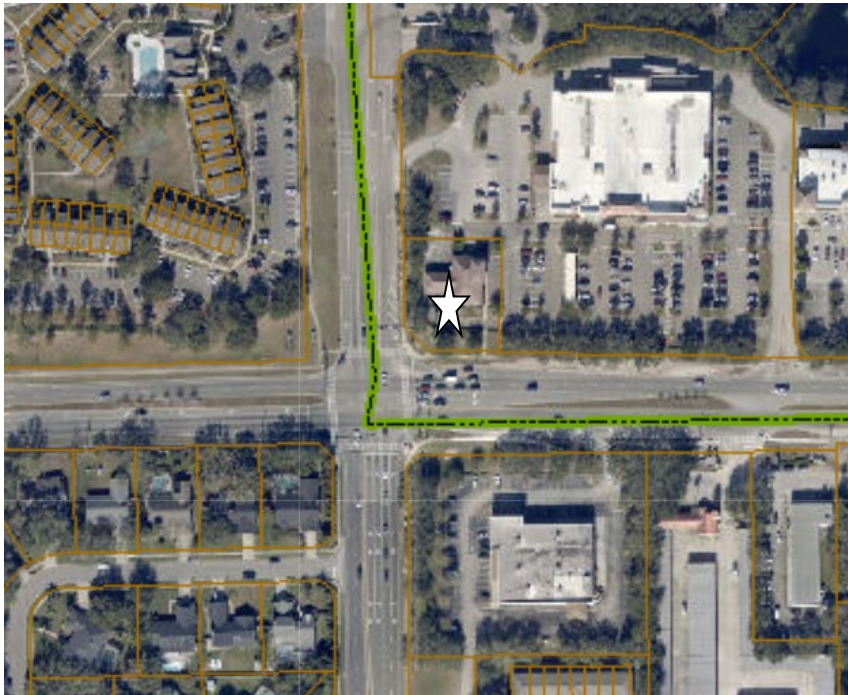
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Aerial



AGENCY/DEPARTMENT COMMENTS

REF #	REVIEWED BY	TYPE	STATUS
1	Buffers and CPTED	The site must utilize the landscape buffers required by the ZOM Red Bug Village Planned Development.	Info Only
2	Buffers and CPTED	Existing landscape buffering should be preserved to meet buffer requirements.	Info Only
3	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
4	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
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.	Info Only
8	Comprehensive	The Future Land Use (FLU) is Planned Development (PD) ZOM Red Bug Village. Site plan should follow regulations set forth in the PD development order.	Info Only
9	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Additional Capacity may be required.	Info Only
10	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. There is a 10" PVC potable water main running along the east side of Dodd Road. There is an existing water meter and water service connection from the west side of the property.	Info Only
11	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 main, manhole, and sanitary sewer service line connection near the northeast corner of the property.	Info Only
12	Environmental	This development is not within any reclaim water service	Info Only

	Services	areas so irrigation would be provided by this development's potable water system or by an alternative irrigation source such as a non-potable irrigation well.	
13	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. See the files "IWS_Short Form" and "priority-pollutant-list-epa" in the Resources folder on eplan. Please complete IWS Short Form and upload the completed form into the documents folder for future eplan submittals. 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.	Info Only
14	Natural Resources	The development of the site shall make the most advantageous use of topography and preserve mature trees and other natural features wherever possible. No site plan shall be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit shall be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Show location, size, and species of trees with minimum DBH of three (3) inches being removed and saved with site plan submission. SCLDC 60.22	Info Only
15	Natural Resources	Show tree preservation procedures for construction and development with site plan submission. SCLDC 60.22(c)	Info Only
16	Natural Resources	Show tree replacement table with site plan submission. SCLDC 60.22(f)	Info Only
17	Natural Resources	Show the required mix of tree species for tree replacement with site plan submission. SCLDC 60.4(h)	Info Only
18	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:	Info Only

		http://www.seminolecountyfl.gov/gm/	
19	Planning and Development	Property is within a PD and shall be developed in accordance with the approved PD Developer's Commitment Agreement and Master Plan/Site Plan.	Info Only
20	Planning and Development	SETBACKS: The setbacks for the C-1 zoning district are: 25' Front Yard, 10' Rear yard, 0' Side Yard.	Info Only
21	Planning and Development	The proposed use is permitted in current Zoning District designation.	Info Only
22	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.shtml	Info Only
23	Planning and Development	Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30. Parking requirements for the subject use are: One (1) parking space for every four (4) seats.	Info Only
24	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)	Info Only
25	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
26	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
27	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 2 1/2 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	Info Only

		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"	
28	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100' Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in. Overall length: 48 ft 6in.	Info Only
29	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
30	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. The site is part of the Red Bug Village Planned Development Drainage Master Plan. If any modifications to the current drainage plan are proposed, it will require re-evaluation of the Stormwater Management Report. The same will apply for any increase of the site impervious area.	Info Only
31	Public Works - Engineering	The internal site traffic queuing will require detailed evaluation to demonstrate that the overall Red Bug Village PD traffic flow is not adversely affected. The preliminary review of the proposed layout identifies critical conflict areas along the north and east sides of the site.	Info Only
32	Public Works - Engineering	A detailed Grading Plan will be required at permitting. It is important to demonstrate that any changes in grade will not adversely affect the surrounding properties and that the site can drain without obstructions per the original drainage design.	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
Buffers and CPTED	Review Complete	Maya Athanas 407-665-7388 Email: mathanas@seminolecountyfl.gov
Building Division	Review Complete	Tony Coleman 407-665-7581 Email: acoleman@seminolecountyfl.gov
Comprehensive Planning	Review Complete	Tyler Reed 407-665-7398 Email: treed@seminolecountyfl.gov
Environmental - Impact Analysis	Review Complete	Becky Noggle 407-665-2143 Email: bnoggle@seminolecountyfl.gov
Environmental Services	Review Complete	James Van Alstine 407-665-2024 Email: jvanalstine@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 Email: sharttung@seminolecountyfl.gov
Planning and Development	Review Complete	Tyler Reed 407-665-7398 Email: treed@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 Email: mmaywald@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Vladimir Simonovski 407-665-5762 Email: vsimonovki@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	William Wharton 407-665-5730 Email: wwharton@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:

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

