

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

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

<b>PROJECT NAME:</b>	<b>CAFE SOHOS - PRE-APPLICATION</b>	<b>PROJ #: 24-80000141</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	12/13/24	
RELATED NAMES:	EP VITALY AVRAM	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	19-21-30-300-0400-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A RESTAURANT IN A SHOPPING CENTER ON 8.87 ACRES IN THE C-2 ZONING DISTRICT LOCATED ON THE WEST SIDE OF US HWY 17-92, NORTH OF RIDGE RD	
NO OF ACRES	8.87	
BCC DISTRICT	4: LOCKHART	
CURRENT ZONING	C-2	
LOCATION	ON THE WEST SIDE OF US HWY 17-92, NORTH OF RIDGE RD	
FUTURE LAND USE-	MXD	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
VITALY AVRAM THE SOHOS ENTERPRISES LLC 315 S RONALD REAGAN BLVD LONGWOOD FL 32750 (407) 970-7746 MAXANDMEME@YAHOO.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.

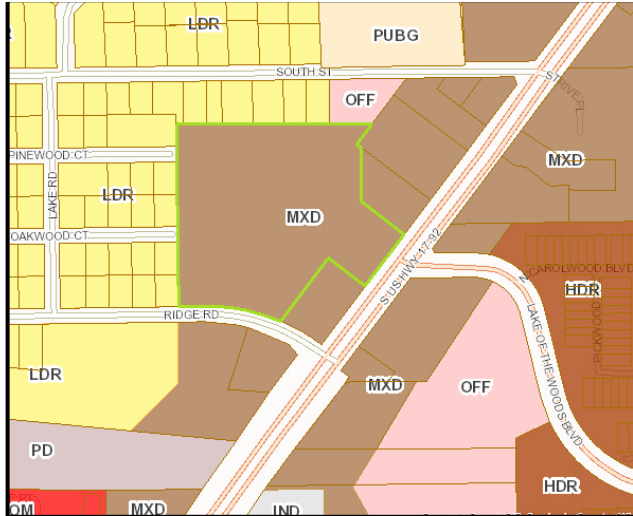
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

## PROJECT MANAGER COMMENTS

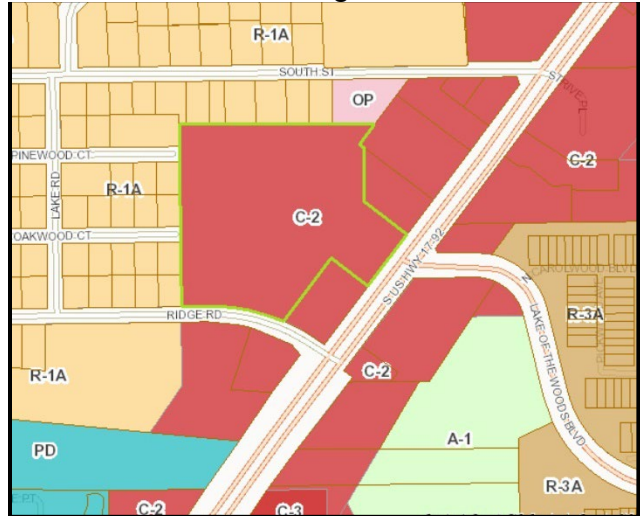
- The subject property has a Future Land Use (FLU) designation of Mixed Use (MXD) and has a zoning designation of C-2, General Commercial.
- This project is subject to the Site Plan standards located within Chapter 40 of the Seminole County Land Development Code if any addition to building square footage is proposed.

## PROJECT AREA ZONING AND AERIAL MAPS

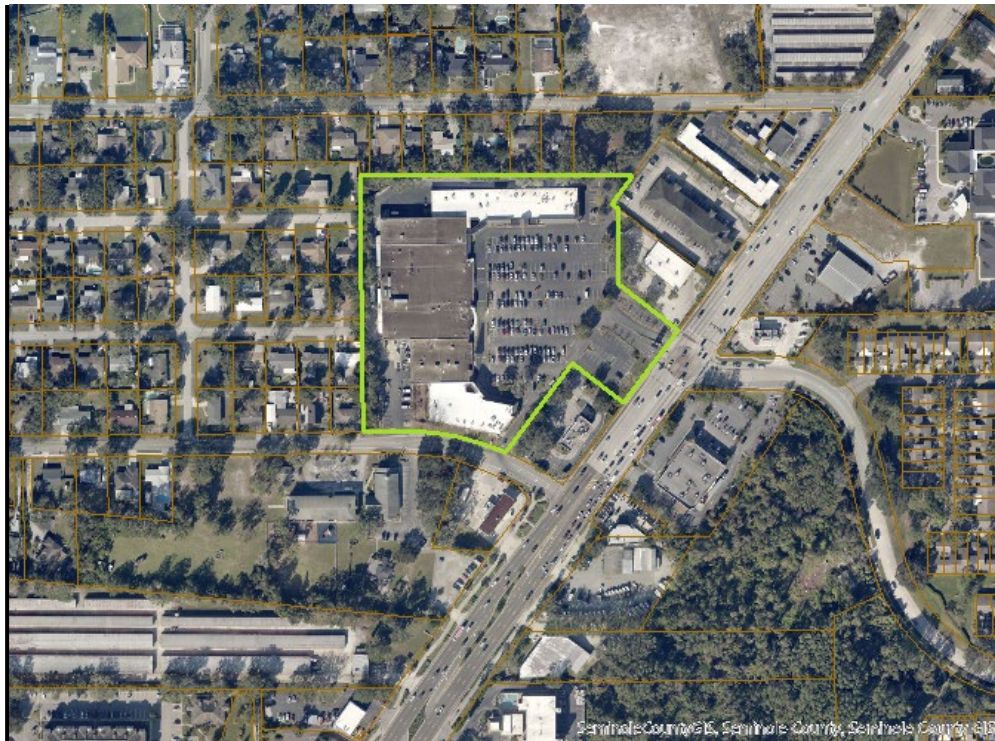
FLU: MXD



Zoning: C-2



Aerial



## AGENCY/DEPARTMENT COMMENTS

REVIEWED BY	TYPE	STATUS
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
Buffers and CPTED	A full buffer review will be done at time of site plan review, if required.	Info Only
Comprehensive Planning	The subject property has a Future Land use designation of Mixed Use (MXD). The proposed installation of a grease trap does not appear to conflict with the FLU.	Info Only
Environmental Services	Seminole County will be the water/sewer provider for this development.	Info Only
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: <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>	Info Only
Planning and Development	The proposed use of a cafe/restaurant is permitted in C-2 Zoning District designation.	Info Only
Planning and Development	The proposed project would require an interior alteration permit. A small site plan would be required in order to depict the connections for the grease trap, please see the following application <a href="https://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/SITE-PLAN-DREDGE-AND-OR-FILL-05-2023ada.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/SITE-PLAN-DREDGE-AND-OR-FILL-05-2023ada.pdf</a>	Info Only
Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
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
Public Safety - Fire Marshal	Separate permit and review for building modifications and any fire protection work needed do to this scope of work.	Info Only
Public Works - Engineering	The proposed installation of a grease trap does not appear to conflict with the existing stormwater management system or internal roadway system.	Info Only

## AGENCY/DEPARTMENT REVIEWERS AND CONTACT

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Vladimir Simonovski	vsimonovski@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	William Wharton	wwharton@seminolecountyfl.gov	407-665-5730

## 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>