

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

**Comment Document – Initial Submittal**

**A Development Review Committee meeting will NOT automatically be scheduled for your item; one must be requested. 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](mailto:devrevdesk@seminolecountyfl.gov) or call (407) 665-7372 no later than noon on Friday, November 8, 2024, in order to place you on the Wednesday, November 13, 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 meeting allows 20 minutes per project to discuss and clarify any comments of concern. Additional comments or deletion of comments may result from discussions at the DRC meeting. The DRC Agenda can be found [HERE](#).

<b>PROJECT NAME:</b>	<b>THE CIGAR LOUNGE - SPECIAL EXCEPTION</b>	<b>PROJ #: 24-32000005</b>
APPLICATION FOR:	SPECIAL EXCEPTION - OTHER	
APPLICATION DATE:	9/17/24	
RELATED NAMES:	BS2024-05	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	31-21-31-513-0000-0040	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION TO EXPAND AN ALCOHOLIC BEVERAGE ESTABLISHMENT ON 2.29 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE NORTHEAST CORNER OF SR 426 AND VIA LOMA DR	
BCC DISTRICT	1-DALLARI	
CURRENT ZONING	PD	
LOCATION	ON THE NORTHEAST CORNER OF SR 426 AND VIA LOMA DR	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
RYAN LABARRE ALOMA GROUP LLC 2960 W SR S26 #1032 OVIEDO FL 32765 (570) 807-3414 ISMOKECIGARLOUNGE@GMAIL.COM	N/A	

County staff members have reviewed the subject development project and offer the following comments. The comments below are a compilation of comments and markups from the ePlan review system. These items need responses with further information, data, explanation or revision of plans and documents before project approval.

**Please itemize any and all revisions made to the development plan in addition to those made in response to staff comments; include a statement in your response to comments that no additional revisions have been made to the site plan beyond those stated.**

For questions regarding the ePlan process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

*See comments within the comment document for any fees due, as fees may be due for different aspects of your development project. Fees showing in ePlan reflect Planning & Development review or revision fees only.*

**AGENCY/DEPARTMENT COMMENTS**

#	REVIEWED BY	TYPE	STATUS
1	Building Division Jay Hamm 10/17/24 11:46 AM	All structures that are required to be accessible per the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction, shall show the accessible route from the required accessible parking spaces to the accessible entrance to the structure.	Info Only
2	Building Division Jay Hamm 10/17/24 11:46 AM	In accordance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction, at least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site.	Info Only
3	Building Division Jay Hamm 10/17/24 11:46 AM	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Info Only
4	Building Division Jay Hamm 10/17/24 11:46 AM	A change of occupancy classification will require a permit and possibly an alteration to the existing structure to comply with current code (8th ed. Florida Existing Building Code, Chapter 9.) Example: Business to Mercantile, Residential to Commercial	Info Only
5	Building Division Jay Hamm 10/17/24 11:46 AM	Vertical construction will require a separate Building permit and will be reviewed for, and shall be designed and built in accordance with the 8th ed. Florida Building Code, Chapters 3, 4, 5, 6, 7 and 9, for 1) USE, 2) Height and area limitations, 3) Construction types and horizontal separation distances, 4) Building element protection and 5) Sprinkler and Alarm requirements and all other code requirements.	Info Only
6	Buffers and CPTED Maya Athanas 10/17/24 3:04 PM	A full buffer review will be done at time of site plan review.	Info Only
7	Buffers and CPTED Maya Athanas 10/17/24 3:04 PM	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
8	Public Safety - Fire Marshal Matthew Maywald 10/21/24 10:29 AM	Any changes to the floor plan, lay out, fire alarm or sprinkler (if applicable) shall require a separate permit and review.	Info Only

9	Public Safety - Fire Marshal Matthew Maywald 10/21/24 10:29 AM	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
10	Public Works - Engineering Jim Potter 11/6/24 3:18 PM	The outdoor seating may block the ADA path along the frontage of the site. Please show that there is sufficient space for an ADA path. Minimum 36" - 42" clear. If it is not wide enough the outdoor seating will need to be removed.	Unresolved
11	Planning and Development Hilary Padin 11/7/24 2:09 PM	Seminole County requires community meetings for all Special Exceptions. Please see the Community Meetings link below for the requirements that the applicant must meet: <a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf</a>	
12	Planning and Development Hilary Padin 11/7/24 2:09 PM	New Public Notification Procedures are required for all Special Exceptions. Please see the Public Notification Procedures link below for the requirements: <a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf</a>	Info Only
13	Planning and Development Hilary Padin 11/7/24 2:20 PM	The prior Special Exception for this location from 2010 stated that the square footage of the establishment was 1,330 square feet with 20 seats. Please verify that the precise square footage of the establishment is 2,500 square feet and 25 total seats (including any outdoor seating). If those numbers differ, please amend the narrative that you submitted to include those numbers.	Unresolved
14	Planning and Development Hilary Padin 11/7/24 2:23 PM	The original Special Exception from 2010 stated that the business hours for the establishment is only allowed from noon to 10 pm. On the narrative provided, you stated 10 am to 10 pm. Please verify those business hours are correct as that will also need to be modified through this process. If those hours differ from what you have on the existing narrative, please be sure to amend it to reflect that.	Unresolved
15	Planning and Development Hilary Padin 11/7/24 2:27 PM	The Special Exception from 2010 did not account for outdoor seating, but on the drawing provided, you show outdoor seating. Please confirm that you would like to add the outdoor seating to your Special Exception and how many seats there will be. Also, you must demonstrate that the outdoor seating still provides for an adequate ADA compliant walkway. Note: The added outdoor seating area will trigger an additional small site plan process after the Special Exception process has been completed.	Unresolved
16	Planning and Development Hilary Padin 11/7/24 2:28 PM	The 2010 Special Exception only permits beer and wine sales at the establishment. Please amend your narrative to explain what type of licensing you are applying for.	Unresolved
17	Planning and Development Hilary Padin 11/7/24 2:29 PM	There is an open area in the parking lot directly in front of this establishment. Please explain its purpose and how it is used.	Unresolved

## AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

DEPARTMENT	STATUS	REVIEWER
Planning and Development	Corrections Required	Hilary Padin
Public Works - Engineering	Corrections Required	Jim Potter
Environmental - Impact Analysis	No Review Required	Becky Noggle
Natural Resources	No Review Required	Sarah Harttung
Public Works - Impact Analysis	No Review Required	William Wharton
Buffers and CPTED	Approved	Maya Athanas
Public Safety - Fire Marshal	Approved	Matthew Maywald
Building Division	Review Complete Recommend Approval	Jay Hamm

The next submittal, as required below, will be your:

1<sup>st</sup> RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
11/7/24	N/A	P&D & PW ENGINEERING

Upon completion of your plan review process, Planning and Development staff must authorize and stamp plans for construction use. Once you receive an approval letter from Seminole County, the site contractor must contact Seminole County Planning and Development Inspections to schedule a pre-construction conference prior to the start of any site work. Upon issuance of the site permit, your approved drawings and/or documents will be released to you through the ePlan System. For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

### Cities:

Altamonte Springs	(407) 571-8000	<a href="http://www.altamonte.org">www.altamonte.org</a>
Casselberry	(407) 262-7700	<a href="http://www.casselberry.org">www.casselberry.org</a>
Lake Mary	(407) 585-1449	<a href="http://www.lakemaryfl.com">www.lakemaryfl.com</a>
Longwood	(407) 260-3440	<a href="http://www.longwoodfl.org">www.longwoodfl.org</a>
Oviedo	(407) 971-5555	<a href="http://www.cityofoviedo.net">www.cityofoviedo.net</a>
Sanford	(407) 688-5000	<a href="http://www.sanfordfl.gov">www.sanfordfl.gov</a>
Winter Springs	(407) 327-1800	<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>