

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

Comment Document – Initial Submittal

PROJECT NAME:	LAND ROVER ORLANDO - SSFLUA & REZONE	PROJ #: 25-20000011
APPLICATION FOR:	PZ - REZONE (EXCL PD)	
APPLICATION DATE:	12/19/25	
RELATED NAMES:	Z2025-026; 12.25SS.01	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	19-21-30-501-0000-004A+	
NO OF ACRES	10	
BCC DISTRICT	4-Amy Lockhart	
LOCATION	ON THE EAST SIDE OF S US HWY 17-92, SOUTHEAST OF OBRIEN RD	
FUTURE LAND USE-	MXD	
SEWER UTILITY	CITY OF CASSELBERRY	
WATER UTILITY	CASSELBERRY	
APPLICANT:	CONSULTANT:	
JAKE DOHM LITHIA MOTORS 150 NORTH BARTLETT MEDORD OR 97501 [REDACTED]	LAUREN LAYRER WARE MALCOMB 8750 NW 36TH ST MIAMI FL 33178 (305) 777-9177 [REDACTED]	

County staff members have reviewed the subject development project and offer the following comments. The comments below are a compilation of comments 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.

State Permits that may be required:

FDOT, FDEP- UTILITIES, SJRWMD, ENVIRONMENTAL REPORTS, ARCHEOLOGICAL REPORTS, FDEP- ENVIRONMENTAL, SJRWMD- ENVIRONMENTAL, FFW, IF APPLICABLE.

AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Annie Sillaway	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
2.	Buffers and CPTED Annie Sillaway	Off-site trees do not count toward the landscape buffer requirements.	Info Only
3.	Buffers and CPTED Annie Sillaway	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
4.	Buffers and CPTED Annie Sillaway	A full buffer review will be done at time of site plan review.	Info Only
5.	Buffers and CPTED Annie Sillaway	<p>At the time of site plan review, the Applicant will be required to provide the following information to complete a landscape buffer analysis on site: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.</p> <p>F.A.R. Definition: The floor area ratio (FAR) is the relationship between the total usable floor area of the building and the total net buildable area of the lot on which the building stands.</p> <p>Net Buildable Definitions: Within the area described as the Urban Core, defined as the lands bounded by I4 on the west, and within a mile boundary of U.S. 17/92 on the east, and all land within a mile of SR 436, that any parcel crossed by this boundary is considered wholly within the "Urban Core," the total number of acres within the boundary of a development, excluding natural lakes and wetlands or flood prone areas.</p>	Info Only
6.	Building Division Daniel Losada	Separate demolition permits are required for the demolition of the existing structures.	Info Only
7.	Building Division Daniel Losada	Permitting Requirements for Future Construction- - Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, etc...	Info Only
8.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only

	Daniel Losada		
9.	Building Division Daniel Losada	All site alterations and upgrades must comply with the Florida accessibility code.	Info Only
10.	Environmental Services James Van Alstine	This development is not within Seminole County's utility service area. Please coordinate with the City of Casselberry to service it. No review required.	Info Only
11.	Planning and Development Annie Sillaway	The Applicant needs to provide a capacity letter from the City of Casselberry. The subject site is located within the City of Casselberry Utility service area; please contact the City at 407-262-7700.	Unresolved
12.	Planning and Development Annie Sillaway	Please provide a separate legal description in pdf format of all of the parcel that are shown on the boundary survey to be Rezoned.	Unresolved
13.	Planning and Development Annie Sillaway	Community Meeting Procedures Section 30.3.5.3 • Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. • Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).	Unresolved
14.	Planning and Development Annie Sillaway	The Application is for a Small-Scale Future Land Use Amendment. Please fill in the information listed below in a separate document and uploaded into ePlan. STANDARDS OF REVIEW - CATEGORY I All proposed amendments shall address these criteria, and staff shall evaluate the material submitted by the applicant: A Whether the character of the surrounding area has changed enough to warrant a different land use designation being assigned to the property. B Whether public facilities and services will be available concurrent with the impacts of development at adopted levels of service.	Unresolved

		<p>C Whether the site is suitable for the proposed use and will be able to comply with floodprone regulations, wetland regulations and all other adopted development regulations.</p> <p>D Whether the proposal adheres to other special provisions of law (e.g., the Wekiva River Protection Act).</p> <p>E Whether the proposed future land use is compatible with existing surrounding development and future land uses in accordance with FLU Exhibit: Compatible Transitional Land Uses.</p> <p>F Whether the proposed use furthers the public interest by providing or enabling the provision of:</p> <p>1 Sites for public facilities or facility improvements in excess of requirements likely to arise from development of the site (applicable to Planned Development Future Land Use);</p> <p>2 Dedications or contributions in excess of Land Development Code requirements (applicable to PD Future Land Use);</p> <p>3 A range of attainable housing opportunities and choices, including affordable or workforce housing;</p> <p>4 Economic development (enabling higher paying jobs);</p> <p>5 Reduction in transportation impacts on area-wide roads;</p> <p>6 Mass transit and a variety of transportation choices; or</p> <p>7 Whether the proposed land use designation is consistent with other applicable Plan policies and supports and is consistent with the Central Florida Regional Growth Vision, the Strategic Regional Policy Plan, and the State Comprehensive Plan. (Applicant shall cite applicable Goals, Objectives, or Policies.)</p>	
15.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
16.	Public Safety - Fire Marshal Matthew Maywald	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
17.	Public Safety - Fire Marshal Matthew Maywald	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
18.	Public Safety - Fire Marshal Matthew Maywald	"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	Info Only

		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 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"	
19.	Public Safety - Fire Marshal Matthew Maywald	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
20.	Public Safety - Fire Marshal Matthew Maywald	Hose Lay: Fire Department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first floor of the building is located not more than 150 FT (450 FT if equipped with an AUTOMATIC FIRE SPRINKLER SYSTEM) from Fire Department access roads measured by an approved route around the exterior of the building or facility (Section 18.2.3.2.2 and 18.2.3.2.2.1 NFPA 1)	Info Only
21.	Public Safety - Fire Marshal Matthew Maywald	Additional comments may be generated based on actual site plan submittal.	Info Only
22.	Public Works - County Surveyor Raymond Phillips	Please provide both sheets of the survey, i cannot review just the one. There are errors and omissions on Page one to include no north arrow or graphic scale. It appears that there is no border shown on that plan which makes me think its an incomplete but signed copy. Also, none of the existing buildings are tied to the boundary which also doesn't meet the requirements of an ALTA survey. While i understand that all of the existing buildings are to be torn down the surveyor should review ALTA standards again. Technically what is required is a Boundary survey and this survey doesn't meet the requirements laid out in 5J-17 to meet one.	Unresolved
23.	Public Works - Engineering Stephanie	No objections to the rezone, however, at final engineering site will have to meet current drainage requirements.	Info Only

	Morales		
24.	Public Works - Engineering Stephanie Morales	No objections with the rezone in regard to traffic, at final engineering access locations will have to be evaluated.	Info Only
25.	Public Works - Impact Analysis Arturo Perez	The Traffic Impact Study (TIS) Report is missing analysis needed per our TIS Guidelines and PW Engineering Manual (07/24/2023). The impact area for intersection and roadway segment analysis was not based on the guidelines. A methodology document was never submitted for review and approval prior to starting the TIS Analysis and report preparation. This report cannot be reviewed or approved at this time. Please revise the TIS report to include the missing analysis that is needed.	Unresolved

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies.

DEPARTMENT	STATUS	REVIEWER
Environmental Services	No Review Required	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Public Works - Engineering	Review Complete Recommend Approval	Stephanie Morales 407-665-5572 smorales02@seminolecountyfl.gov
Public Works - County Surveyor	Corrections Required	Raymond Phillips 407-665-5647 rphillips@seminolecountyfl.gov
Public Safety - Fire Marshal	Approved	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Natural Resources	Review Complete Recommend Approval	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Public Works - Impact Analysis	Corrections Required	Arturo Perez 407-665-5716 Aperez07@seminolecountyfl.gov
Planning and Development	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Buffers and CPTED	No Review Required	Annie Sillaway
Comprehensive Planning	Approved	Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov
Building Division	Approved	Daniel Losada 407-665-7468 dlosada@seminolecountyfl.gov

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

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
3/12/26	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Annie, Raymond, Arturo,

The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows:

Major Review (3+ reviewers remaining) – 50% of original application fee

Minor Review (1-2 reviewers remaining) – 25% of original application fee

Summary of Fees: <http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml>

NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)

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	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.scpaf1.org