

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

PROJECT NAME:	LAND ROVER ORLANDO - PRE-APPLICATION	PROJ #: 25-80000095
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	8/29/25	
RELATED NAMES:	EP LAUREN LEYRER	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-77936	
PARCEL ID NO.:	19-21-30-501-0000-004A+++	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO REDEVELOP AN EXISTING DEALERSHIP ON 10 ACRES IN THE C-2 AND C-3 ZONING DISTRICTS LOCATED ON THE EAST SIDE OF S US HIGHWAY 17-92, SOUTHEAST OF OBRIEN ROAD	
NO OF ACRES	10	
BCC DISTRICT	4: LOCKHART	
CURRENT ZONING	C-2	
LOCATION	ON THE EAST SIDE OF S US HIGHWAY 17-92, SOUTHEAST OF OBRIEN ROAD	
FUTURE LAND USE-	MXD	
SEWER UTILITY	CITY OF CASSELBERRY	
WATER UTILITY	CASSELBERRY	
APPLICANT:	CONSULTANT:	
JAKE DOHM LITHIA MOTORS 150 NORTH BARTLETT MEDORD OR 97501 JACOBDOHM@LITHIA.COM	LAUREN LAYRER WARE MALCOMB 3520 PIEDMONT RD NE ATLANTA GA 30305 (470) 426-8783 LLEYRER@WAREMALCOMB.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.

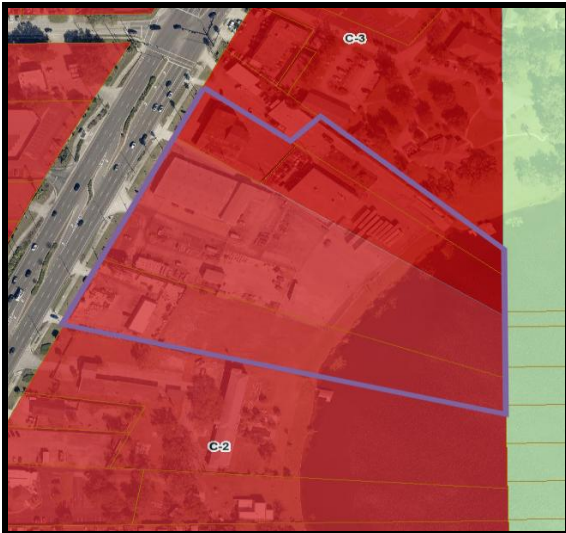
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [here](#).

PROJECT MANAGER COMMENTS

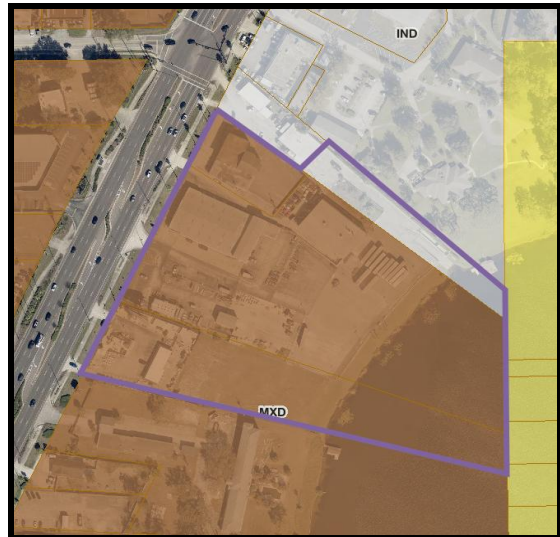
- The subject property has a Future Land Use of Mixed-Use Development with C-2 (General Commercial) and C-3 (Heavy Commercial and Very Light Industrial) zoning.
- To proceed with the proposed Auto Sales and Service Repair development, the Applicant must amend the Future Land Use designation from Mixed-Use Development to Industrial and a Rezone from C-2 (General Commercial) to C-3 (Heavy Commercial and Very Light Industrial) zoning.
- Staff would support amending the current Future Land Use designation from Mixed-Use Development to Industrial and a Rezone from C-2 (General Commercial) to C-3 (Heavy Commercial and Very Light Industrial).

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Annie Sillaway	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
2.	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
3.	Buffers and CPTED Annie Sillaway	Off-site trees do not count toward the landscape buffer requirements.	Info Only
4.	Buffers and CPTED Annie Sillaway	Buffers can overlap into a retention area.	Info Only
5.	Buffers and CPTED Annie Sillaway	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
6.	Buffers and CPTED Annie Sillaway	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
7.	Buffers and CPTED Annie Sillaway	Per Sec. 30.14. 4 (c) - Required buffers shall not contain parking, including vehicle overhang areas in adjacent parking spaces. Driveways and other vehicular maneuvering areas shall not be permitted in a buffer, except that access points to adjacent roads may cross a buffer with minimum possible interference with the buffering function, as determined by the Development Services Director.	Info Only
8.	Buffers and CPTED Annie Sillaway 9/8/25 3:03 PM	Library Comment A full buffer review will be done at time of rezone.	Info Only
9.	Building Division Review Coordinator Phil Kersey	9/2/25: Separate Building permits are required for each structure and element such as the main building, dumpster enclosures, signage, site lighting, stand-alone structure, etc...	Info Only
10.	Comprehensive Planning David German	Comprehensive Plan Policy FLU 4.2.2 Mixed-Use Developments (MXD) Land Use Designation states the following: Existing single use developments in place prior to the designation of the land as Mixed Development (MXD) remain legal conforming uses, in accordance with the current zoning district standards	Info Only

		applicable to the property. However, new and/or additional development on a site must conform to this Policy. A minimum of two uses are required within a MXD development unless special circumstances apply, but no mandatory minimum percentage of each use shall be established.	
11.	Comprehensive Planning David German	Per MXD Policy FLU 4.2.2 Mixed-Use Developments (MXD) Land Use Designation: The maximum floor area ratio (FAR) for nonresidential uses shall be 1.0 FAR, with a potential FAR bonus. An FAR bonus of .20 is available for projects that qualify as a workforce housing development. In no case shall the FAR exceed 1.4 inclusive of any applicable bonuses.	Info Only
12.	Comprehensive Planning David German	Per MXD Policy FLU 4.2.2 Mixed-Use Developments (MXD) Land Use Designation: (F)(5) that the use is being expanded more than 20 percent and will require a land use amendment.	Info Only
13.	Comprehensive Planning David German	Site is located in the Urban Centers and Corridors Overlay, please note Policy FLU 4.2.3 Urban Centers and Corridors Overlay and see below: Infill development and redevelopment projects that are located along major arterial roadways included within the Urban Centers and Corridors Overlay must be planned as pedestrian-oriented, either with requirements to build to a sidewalk located on the corridor, or with minimal setbacks from that sidewalk or pedestrian path. Such redevelopment and infill projects must share vehicle access from the arterial and may not be designed to provide multiple individual vehicle accesses for each individual use.	Info Only
14.	Comprehensive Planning David German	Future Land Use of MXD (Mixed Use) and a portion of the proposed site has Future Land Use of IND (Industrial). A Future Land Use amendment to consolidate to one designation is required. The proposed use is not consistent with the MXD Future Land Use and would require a Future Land Use Amendment.	Info Only
15.	Comprehensive Planning David German	Since portion of the site is IND Future Land Use, please see the following: Policy FLU 5.3.4 Industrial: The maximum intensity permitted in this designation is 0.65 floor area ratio. Uses A Light manufacturing industry; B Distribution and terminals; C Automobile repair shops; D Warehousing; E Wholesale greenhouses; F Lumberyards and machinery sales; G Paint and body shops; H Trade shops and schools; I Medical clinics; J Publishing plants; K Public buildings; L Stockyards; M Public elementary schools, public middle schools and public high schools; N Special exceptions such as utilities, service stations, hospitals, nursing homes, heliports,	Info Only

		and airports; and O Adult entertainment establishments and sexually oriented businesses Special Provisions Industrial uses in proximity to residential areas should be light industrial uses to protect residences from smoke, fumes, vibrations, odors, and noise.	
16.	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
17.	Natural Resources Sarah Harttung	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
18.	Natural Resources Sarah Harttung	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
19.	Natural Resources Sarah Harttung	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
20.	Natural Resources Sarah Harttung	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
21.	Natural Resources Sarah Harttung	The canopy trees listed in Chapter 30 Part 14 Approved Plant List Table or from the Florida Friendly Landscaping Guide may be used as replacement stock without prior approval. SCLDC 60.9(a)	Info Only
22.	Natural Resources Sarah Harttung	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
23.	Planning and Development Annie Sillaway	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	Info Only

		<p>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/</p>	
24.	Planning and Development Annie Sillaway	To proceed with the proposed Auto Sales and Service Repair development, the applicant must amend the Future Land Use designation from Mixed-Use Development to Industrial and a Rezone from C-2 (General Commercial) to C-3 (Heavy Commercial and Very Light Industrial) zoning.	Info Only
25.	Planning and Development Annie Sillaway	<p>Straight Rezone Process:</p> <p>Step 1 – Rezoning: Requires a recommendation from the Planning and Zoning Commission and final approval or denial by the Board of County Commissioners.</p> <p>Step 2 – Site Plan/Final Engineering: Approval of the Site Plan or Final engineering plans that is reviewed administratively.</p>	Info Only
26.	Planning and Development Annie Sillaway	A Small Scale Future Land Use Amendment & Rezone may take between 4 – 5 months and involves a public hearing with the Planning & Zoning Commission Board and two public hearings with the Board of County Commissioners. A Rezone may take between 3 - 4 months and involves a public hearing with the Planning & Zoning Commission followed by a public hearing with the Board of County Commissioners.	Info Only
27.	Planning and Development Annie Sillaway	<p>All proposed Future Land Use Amendments shall address the Standards of Review Criteria – Category I, and staff shall evaluate the criteria submitted by the Applicant.</p> <p>A Whether the character of the surrounding area has changed enough to warrant a different land use designation being assigned to the property.</p> <p>B Whether public facilities and services will be available concurrent with the impacts of development at adopted levels of service.</p> <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> <ol style="list-style-type: none"> 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); 2. Dedications or contributions in excess of Land Development Code requirements (applicable to PD Future Land Use); 3. A range of attainable housing opportunities and choices, including affordable or workforce housing; 4. Economic development (enabling higher paying jobs); 5. Reduction in transportation impacts on area-wide roads; 6. Mass transit and a variety of transportation choices; or 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.) 	
28.	Planning and Development Annie Sillaway	The subject site has an C-3 (Heavy Commercial and Very Light Industrial) zoning classification; the building setbacks for C-3 are as follows: Front Yard – Twenty-five (25) feet; Side Yard – Zero (0) feet; Rear Yard – Ten (10) feet.	Info Only
29.	Planning and Development Annie Sillaway	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-	Info Only

		development/development-processes-requirements/index.shtml	
30.	Planning and Development Annie Sillaway	The subject site is within the Urban Centers and Corridor Overlay. Policy FLU 4.2.3 Urban Centers and Corridors Overlay A. Purpose. The purpose of the Overlay is to encourage phased development, infill development, and/or redevelopment of these areas into a more compact, walkable land development pattern that allows for a balance of jobs to housing and the use of multiple modes of transportation. The Overlay is a land use strategy that enables the County to implement its multimodal mobility strategy for the urban area, and is also a method of incentivizing the provision of affordable housing by the private sector. The performance framework in this Policy will determine how redevelopment may occur.	Info Only
31.	Planning and Development Annie Sillaway	If outdoor lighting is proposed, a photometric plan may be required.	Info Only
32.	Planning and Development Annie Sillaway	Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link in the Resources tab located at the top of your ePlan task window or below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf	Info Only
33.	Planning and Development Annie Sillaway	The subject site has an Industrial Future Land Use designation which allows a maximum Floor Area Ratio (F.A.R.) of 0.65.	Info Only
34.	Planning and Development Annie Sillaway	The proposed site is within 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. 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.	Info Only
35.	Planning and Development Annie Sillaway	Sec. 30.14.2.1(d) The amount of open space required for development shall be determined by the zoning district, development order, or other provisions of this Code applicable to the subject property. If not otherwise specified, the minimum open space shall	Info Only

		be twenty-five (25) percent of the gross site area.	
36.	Planning and Development Annie Sillaway	The maximum allowable building height is thirty-five (35) feet.	Info Only
37.	Planning and Development Annie Sillaway	Sec. 30.14.15. – Screening (Dumpster) https://library.municode.com/fl/seminole_county/code_s/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.15SC	Info Only
38.	Planning and Development Annie Sillaway	Parking requirements can be found in SCLDC, Part 11 Chapter 30. 30.11.6.2, Dimensional requirements of off-street parking spaces. (a) Except where otherwise specified in this Code or Federal or State law, a minimum of twenty (20) percent of required off-street parking space shall consist of a minimum net area of two hundred (200) square feet with a minimum width of ten (10) feet and a minimum length of twenty (20) feet, exclusive of access drives or aisles thereto. (b) Up to eighty (80) percent of spaces provided may have a minimum net area of one hundred and sixty-two (162) square feet, a minimum width of nine feet (9), and a minimum length of eighteen feet (18). Parallel parking spaces may be reduced to nine feet (9) in stall width.	Info Only
39.	Planning and Development Annie Sillaway	Off -street parking requirement for the proposed use would be: General Business/Retail/ Office - First 10,000 sq. ft. - 4 spaces/ 1,000 sq. ft. and Above 10,000 sq. ft. - 3 spaces / 1,000 sq. ft.	Info Only
40.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
41.	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
42.	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
43.	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	Info Only

		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 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"	
44.	Public Works - Engineering Jim Potter	Based on FEMA FIRM Map the site or portions of the site appear to lie in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation.	Info Only
45.	Public Works - Engineering Jim Potter	The proposed project is located within the Howell Creek drainage basin.	Info Only
46.	Public Works - Engineering Jim Potter	Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the pre development rate of discharge for the 25-year,24-hour storm event.	Info Only
47.	Public Works - Engineering Jim Potter	Based on 1 ft. contours, the topography of the site appears to slope east.	Info Only
48.	Public Works - Engineering Jim Potter	Based on a preliminary review, the site appears to outfall to Lake of the Woods which is impaired and has known downstream drainage issues. The proposed improvements, reduction of impervious and addition of drainage pond should be sufficient to help.	Info Only
49.	Public Works - Engineering Jim Potter	A detailed drainage analysis will be required at final engineering.	Info Only
50.	Public Works - Engineering Jim Potter	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov	Info Only

51.	Public Works - Engineering Jim Potter	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
52.	Public Works - Engineering Jim Potter	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
53.	Public Works - Engineering Jim Potter	Driveway location/separation is not in accordance with the County Access Management Standards. The separation is required to be 330' on a Collector or Arterial roadway. The 3 accesses proposed should be reduced to 2 accesses unless otherwise shown to be imperative.	Info Only
54.	Public Works - Impact Analysis Arturo Perez	A Traffic Impact Study (TIS) may be required for this project if the new net external trip generation for the Auto Dealership generates more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th Ed. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo Perez, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov .	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

This section shows the reviewers of this project from the various departments.

DEPARTMENT	STATUS	REVIEWER
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 aperez@seminolecountyfl.gov
Environmental Services	No Review Required	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Jim Potter 407-665-7936 jpotter@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

https://library.municode.com/fl/seminole_county/codes/land_development_code

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/>

Seminole County Property Appraiser Maps:

<https://map.scpafl.org/>

Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml>

Wekiva Consistency form:

<https://www.seminolecountyfl.gov/docs/default-source/pdf/WekivaRiverAreaConsistencyFormNovember2024ADA.pdf>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8150	www.altamonte.org
Casselberry	(407) 262-7751	www.casselberry.org
Lake Mary	(407) 585-1369	www.lakemaryfl.com
Longwood	(407) 260-3462	www.longwoodfl.org
Oviedo	(407) 971-5775	www.cityofoviedo.net
Sanford	(407) 688-5140	www.sanfordfl.gov
Winter Springs	(407) 327-5963	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) 665-3605	www.floridahealth.gov

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu