

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Please review the comments below. If upon reviewing the comments you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7374 no later than noon on Friday, August 1, 2025, in order to place you on the Wednesday, August 6, 2025 meeting agenda.

MEETINGS ARE HELD IN A HYBRID FORMAT (IN-PERSON AND VIRTUALLY). IF YOU REQUEST A MEETING, PLEASE INDICATE WHETHER YOU WOULD LIKE TO ATTEND THE MEETING IN-PERSON OR VIRTUALLY.

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

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| PROJECT NAME: | KNIGHT OF CUPS - PRE-APPLICATION | PROJ #: 25-80000082 |
| APPLICATION FOR: | DR - PRE-APPLICATION DRC | |
| APPLICATION DATE: | 7/17/25 | |
| RELATED NAMES: | EP TIMOTHY LEASE | |
| PROJECT MANAGER: | HILARY PADIN (407) 665-7331 | |
| PARCEL ID NO.: | 34-21-30-300-009F-0000 | |
| PROJECT DESCRIPTION | PROPOSED SPECIAL EXCEPTION FOR AN ALCOHOLIC BEVERAGE ESTABLISHMENT | |
| NO OF ACRES | 1.64 | |
| BCC DISTRICT | 4: LOCKHART | |
| CURRENT ZONING | C-2 | |
| LOCATION | SOUTH SIDE OF HOWELL BRANCH RD, EAST OF SR 436 | |
| FUTURE LAND USE | COM | |
| SEWER UTILITY | CITY OF CASSELBERRY | |
| WATER UTILITY | CASSELBERRY | |
| APPLICANT: | CONSULTANT: | |
| TIMOTHY LEASE TAROT INC LLC. 201 TWELVE LEAGUE CIR CASSELBERRY FL 32707 (321) 609-1886 TIMLEASETATTOOS@GMAIL.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

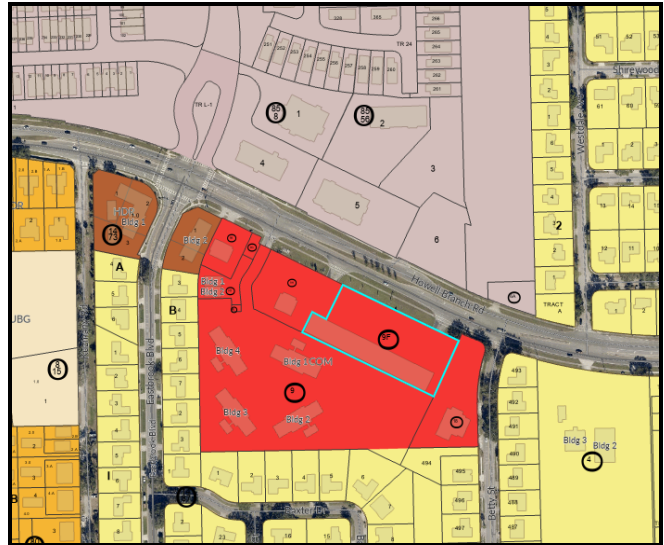
- The subject property has a Commercial (COM) Future Land Use and C-2 (General Commercial) zoning.
- The proposed alcoholic beverage establishment is located approximately 509 feet away from a church and 239 feet from a school. Pursuant to Seminole County Land Development Code (SCLDC) Section 30.6.6.2(d), this does not meet the 1,000 foot requirement and is not eligible for a Special Exception.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

| # | REVIEWED BY | TYPE |
|----|------------------------|--|
| 1 | 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. |
| 2 | 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. |
| 3 | Building Division | Type of use and size of building may require fire sprinklers and fire alarms. |
| 4 | Building Division | Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6. |
| 5 | Building Division | Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction. |
| 6 | Building Division | A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. |
| 7 | Comprehensive Planning | Site is located in the Econlockhatchee (Econ) Protection Area. Please note Comprehensive Plan Policy FLU 2.2.6 Econlockhatchee River Basin Protection. |
| 8 | Comprehensive Planning | Future Land Use of COM (Commercial). Please note Future Land Use Policy FLU 5.3.3 Commercial, which states: Uses J Special exceptions such as contractor, alcoholic beverage, drive-in restaurants, flea markets, mechanical garages, paint and body shops, service stations, lumberyards, public utilities, hospitals, and nursing homes. Site will require a special exception based on the application indicating an alcoholic beverage service at the establishment. The maximum intensity permitted in this designation is 0.35 floor area ratio. |
| 9 | Environmental Services | This development lies within the City of Casselberry's service area. However, this property when developed was originally and continues to be serviced by Seminole County for water and sanitary sewer. |
| 10 | Environmental Services | This development may be required to install an appropriate wastewater pretreatment system and to be registered with and monitored by the Seminole County Industrial Pretreatment Program (IPP) if deemed appropriate due to the proposed distillery use which has the potential to generate hazardous wastewater. You may contact the Seminole County Industrial Pretreatment Program by email at industrialpretreatment@seminolecountyfl.gov or by phone at 407-665-2842 if you have any questions/concerns about the program's applicability to this development. |

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| 11 | Planning and Development | The subject property has a Commercial (COM) Future Land Use and C-2 (General Commercial) zoning. |
| 12 | Planning and Development | The proposed alcoholic beverage establishment is located approximately 509 feet away from a church and 239 feet from a school. Pursuant to Seminole County Land Development Code (SCLDC) Section 30.6.6.2(d), this does not meet the 1,000 foot requirement and is not eligible for a Special Exception. |
| 13 | Public Safety - Fire Marshal | Type of use and size of building may require fire sprinklers and fire alarms. |
| 14 | Public Safety - Fire Marshal | This may require a change of use/alteration permit. Any alterations to the space shall require a permit through the SC building department. Applicable FFPC 8th edition requirements shall be met during permitting. |
| 15 | Public Works - Engineering | No specific issues noted with respect to drainage and traffic. |
| 16 | Public Works - Impact Analysis | A Traffic Impact Study (TIS) may be required for this project if the new net external trip generation for the proposed use 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 . |

DEPARTMENT PROJECT STATUS AND CONTACT

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

| DEPARTMENT | REVIEWER |
|--------------------------------|--|
| Buffers and CPTED | Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov |
| Building Division | Jay Hamm (407) 665-7468 jhamm@seminolecountyfl.gov |
| Comprehensive Planning | David German (407) 665-7377 dgerman@seminolecountyfl.gov |
| Environmental Services | Bill White (407) 665-2021 wwhite@seminolecountyfl.gov |
| Natural Resources | Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov |
| Planning and Development | Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov |
| Public Safety - Fire Marshal | Matthew Maywald (407) 665-5177 mmaywald@seminolecountyfl.gov |
| Public Works - Engineering | Jim Potter (407) 665-5764 jpotter@seminolecountyfl.gov |
| Public Works - Impact Analysis | Arturo Perez (407) 665-5716 aperez07@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:

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|-------------------|----------------|--|
| 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:

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