

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](#).

PROJECT NAME:	GRAPEFUL MARKET & LOUNGE - PRE-APPLICATION	PROJ #: 25-80000081
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	7/16/25	
RELATED NAMES:	EP ALEXANDRA SCHATZ	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	03-21-29-300-009B-0000	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION AND SITE PLAN FOR A WINE LOUNGE AND RETAIL BOTTLE SHOP WITH SMALL BITES AND EVENTS	
NO OF ACRES	7.63	
BCC DISTRICT	3: CONSTANTINE	
CURRENT ZONING	C-1	
LOCATION	SOUTHWEST CORNER OF WEKIVA SPRINGS RD, NORTH OF SR 434	
FUTURE LAND USE	COM	
SEWER UTILITY	SUNSHINE WATER SERVICES	
WATER UTILITY	SUNSHINE WATER SERVICES	
APPLICANT:		CONSULTANT:
ALEXANDRA SCHATZ WLD COMPANY LLC 145 WEKIVA SPRINGS RD LONGWOOD FL 32779 (407) 615-9558 ALEXANDRABARONEE@GMAIL.COM		JAMES WHITE JAW CONSTRUCTION 996 BIGHORN ST OVIEDO FL 32765 (321) 696-3253 JWHITE@JAWGROUPFL.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

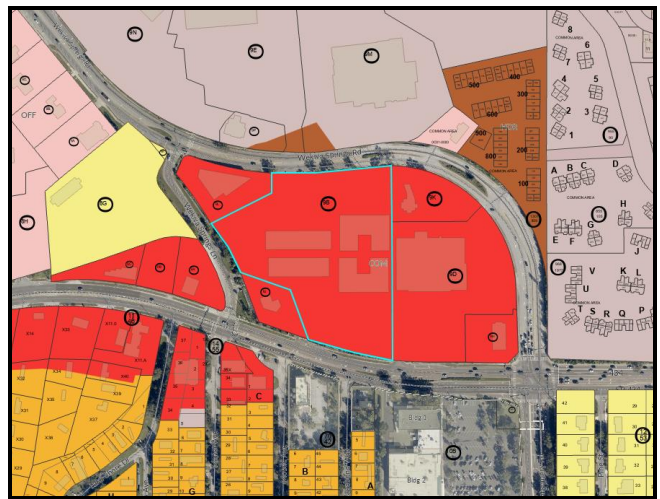
- The subject property has Commercial (COM) Future Land Use and C-1 (Retail Commercial) zoning.
- The proposed alcoholic beverage establishment is located approximately 590 feet from a school. Pursuant to Seminole County Land Development Code (SCLDC) Section 30.6.6.2(d), this request does not meet the 1,000 foot requirement and is not eligible for a Special Exception.

PROJECT AREA ZONING AND AERIAL MAPS

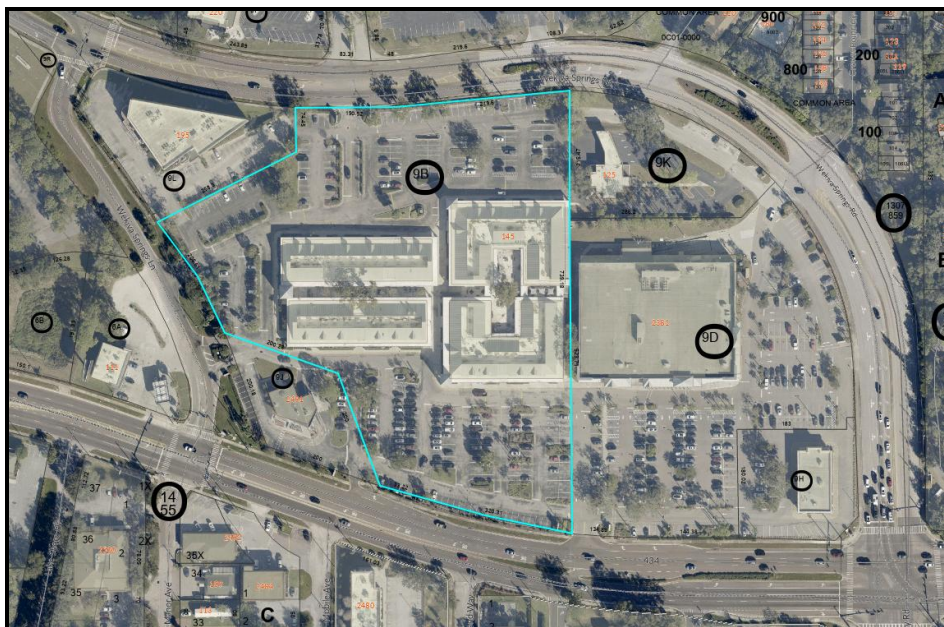
Zoning



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	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.
4	Building Division	SEPARATION - Depending on occupancy of adjacent units, fire separation may be necessary.
5	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.
6	Comprehensive Planning	Site is located in the Urban Corridor. Please note the Comprehensive Plan Policy FLU 4.2.3 Urban Centers and Corridors Overlay section.
7	Comprehensive Planning	Site is located in the Wekiva Study Area. Please note Policy FLU 2.3.12 Wekiva Study Area Natural Resource Protection.
8	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with Sunshine Water Services to service it. No review required.
9	Planning and Development	The subject property has Commercial (COM) Future Land Use and C-1 (Retail Commercial) zoning.
10	Planning and Development	The proposed alcoholic beverage establishment is located approximately 590 feet from a school. Pursuant to Seminole County Land Development Code (SCLDC) Section 30.6.6.2(d), this request does not meet the 1,000 foot requirement and is not eligible for a Special Exception.
11	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.
12	Public Safety - Fire Marshal	This may require a change of use depending on previous occupancy. Also, any changes to the space shall require applicable building permits.

13	Public Works - Engineering	No specific traffic or drainage issues noted.
14	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:

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