

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 or call (407) 665-7372 no later than noon on Friday, November 1, 2024, in order to place you on the Wednesday, November 6, 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](#).

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| PROJECT NAME: | JONES AVE (345) - SPECIAL EXCEPTION | PROJ #: 24-3200004 |
| APPLICATION FOR: | SPECIAL EXCEPTION - OTHER | |
| APPLICATION DATE: | 8/12/24 | |
| RELATED NAMES: | BS2024-04 | |
| PROJECT MANAGER: | HILARY PADIN (407) 665-7331 | |
| PARCEL ID NO.: | 12-20-30-509-0000-037A | |
| PROJECT DESCRIPTION | PROPOSED SPECIAL EXCEPTION FOR AN EMPLOYEE DWELLING UNIT AT AN EXISTING ALCOHOLIC BEVERAGE ESTABLISHMENT ON 0.52 ACRES IN THE C-1 ZONING DISTRICT | |
| BCC DISTRICT | 5-HERR | |
| CURRENT ZONING | C-1 | |
| LOCATION | SOUTHWEST CORNER OF SANFORD AVE AND JONES AVE | |
| APPLICANT: | CONSULTANT: | |
| WILLIAM RAMIREZ LOS CAMPOS DE AMERICA 3640 SANFORD AVENUE SANFORD FL 32773 (407) 666-4232 LOSCAMPOSDEAMERICA@AOL.COM | ROBERT HARNOUSS 2012 BLOSSOM TERRACE ORLANDO FL 32839 (407) 701-4740 HARNOUSS@AIM.COM | |

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 10/7/24 8:34 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 |
| 2 | Building Division Jay Hamm 10/7/24 8:34 AM | Not more than 25 percent of the total roof area or roof section of any existing building or structure shall be repaired, replaced or recovered in any 12-month period unless the roof covering on the entire existing roof system or roof section is replaced or recovered to conform to the requirements of this code. FBC Existing Building 706 | Info Only |
| 3 | Public Safety - Fire Marshal Matthew Maywald 10/8/24 10:11 AM | Separate building permit for any modification shall be applied for through the Seminole County Building Department. | Info Only |
| 4 | Public Safety - Fire Marshal Matthew Maywald 10/8/24 10:11 AM | All existing fire safety features shall remain in place. | Info Only |
| 5 | Public Safety - Fire Marshal Matthew Maywald 10/8/24 10:12 AM | If proposed use of the home is for SFR only and not for business, it shall remain as is. If any modifications or change of use to the structure is proposed, a change of use permit shall be applied for. | Info Only |
| 6 | Public Works - Engineering Jim Potter 10/22/24 8:36 PM | Traffic and drainage do not have a specific issue with the proposed special exception to allow the residence on a commercial property. However, the plan shows additions to the commercial area. Any improvement to the site will require the site to be brought into compliance with drainage, parking, ADA and access standards. The site does not currently meet any of these items. Please remove any improvements to the site from the plan. | Unresolved |

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| 7 | Planning and Development Hilary Padin 10/25/24 9:26 AM | The site plan provided shows an addition to the bar structure on the property. If there will be an addition to the bar, you will need to apply for another special exception to expand the bar. Please remove it off of the site plan for the single-family dwelling as it will not be considered as part of this special exception request. | Unresolved |
| 8 | Planning and Development Hilary Padin 10/25/24 9:30 AM | Upon satisfactorily meeting all of staff's comments, you are required to hold a community meeting before this will be scheduled to go to the first public hearing, the Planning and Zoning Commission (P&Z). Please see the following Community Meetings link for the requirements that you must meet: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urIt/Community-Meeting-Procedure.pdf Please see the following Public Notification Procedures link for the requirements: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urIt/Public-Notice-Amendment-Procedures.pdf | Unresolved |
| 9 | Planning and Development Hilary Padin 10/25/24 10:08 AM | Please be advised that pursuant to Section 30.6.2.3 of the Seminole County Land Development Code, the living quarters is only to be occupied by the owner, operator of the business or an employee. It is not to be utilized as rental property. | Info Only |
| 10 | Planning and Development Hilary Padin 10/31/24 8:48 AM | On behalf of the City of Sanford: If the facility will discharge to City sewers and if there will be ANY type of mechanical repairs (including fleet maintenance) and/or vehicle/equipment washing and/or the potential for employees to come in contact with petroleum products onsite including employee handwashing at a designated handwashing sink, an appropriately sized oil water separator(s) will be required. Please contact Hope Duncan at 407-688-5000 x5512 or duncanh@sanfordfl.gov with any questions. | Info Only |
| 11 | Planning and Development Hilary Padin 10/31/24 9:00 AM | On behalf of the City of Sanford: If the facility will discharge to City of Sanford sewers and if there will be any type of cooking/beverage prep and/or catering onsite, an appropriately sized grease interceptor/trap will be required. Please contact Hope Duncan at 407-688-5000 x5512 or duncanh@sanfordfl.gov with any questions. | Info Only |

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

1st RESUBMITTAL

| DATE | RESUBMITTAL FEE DUE | ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW: |
|----------|---------------------|--|
| 10/31/24 | <i>NONE</i> | 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:

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| 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:

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

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| Flood Prone Areas | www.seminolecountyfl.gov/gm/building/flood/index.aspx |
| Watershed Atlas | www.seminole.wateratlas.usf.edu |
| Seminole Co. Property Appraiser | www.scpafl.org |