

SEMINOLE COUNTY GOVERNMENT
1101 EAST FIRST STREET, 2ND FLOOR, WEST WING
SANFORD, FLORIDA 32771

Comment Document – Initial Submittal

A Development Review Committee (DRC) meeting will NOT automatically be scheduled for your item; you must request it. Please review the comments below. If you determine that you would like to be scheduled for a 20 minute DRC meeting, please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, May 16, 2025, in order to place you on the Wednesday, May 21, 2025 meeting agenda.

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

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](#).

PROJECT NAME:	MIYAJI SUSHI & HIBACHI - SPECIAL EXCEPTION	PROJ #: 25-32000008
APPLICATION FOR:	SPECIAL EXCEPTION - OTHER	
APPLICATION DATE:	4/25/25	
RELATED NAMES:	BS2025-08	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	18-20-30-511-0000-001A	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR A RESTAURANT ON 9.51 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF W LAKE MARY BLVD, EAST OF SUN DR	
BCC DISTRICT	4: LOCKHART	
CURRENT ZONING	PD	
LOCATION	ON THE SOUTH SIDE OF W LAKE MARY BLVD, EAST OF SUN DR	
APPLICANT:		CONSULTANT:
JOE SCHLOSSER LAKE MARY STATION LLC 11501 N LAKE DR CINCINNATI OH 45249 (513) 514-1110 JSCHLOSER@PHILLIPEDISON.COM		WEN ZHENG EJ MIYAJI INC 4265 W LAKE MARY BLVD LAKE MARY FL 32746 (321) 948-6990 MIYAJI4265@GMAIL.COM

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.

AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE	STATUS
1	Planning and Development	Please provide a floor plan for the restaurant showing all seating, inside and outside (if any).	Unresolved
2	Planning and Development	Please rewrite your narrative to include information about the business operations: <ul style="list-style-type: none"> - Hours of operation - Restaurant square footage - Seating capacity, indoor and outdoor - Any other specific information about the business that you may want to provide to the Board with your request 	Unresolved
3	Planning and Development	In the narrative that you submitted, you provided comments in response to criteria that is based on a different process, not the special exception process. In the revised narrative, please remove those responses in your rewritten narrative. If you would like to provide responses to the special exception criteria, these are the criteria for the Board of County Commissioners to consider: (1) Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area; and (2) Does not have an unduly adverse effect on existing traffic patterns, movements and volumes; and (3) Is consistent with the County's comprehensive plan; and (4) Will not adversely affect the public interest.	Unresolved
4	Planning and Development	In the narrative, please explain that your Special Exception request is for a beer and wine (2COP) alcohol license for your restaurant that falls 544 feet from a school, which does not meet the 1,000 foot requirement.	Unresolved
5	Planning and Development	Seminole County requires community meetings for all Special Exceptions. Please see the following link for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf	Unresolved
6	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
7	Public Works - Engineering	No specific issues with traffic or drainage for the special exception to allow alcohol sales. Please note that outside seating would be allowed on the sidewalk.	Info Only

8	Review Coordinator	Although the digital signature isn't accessible, the drawing was accepted. The Building Department provided the drawing in a physical format to the applicant where Planning and Zoning then scanned it into ePlan for them.	Info Only
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AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

DEPARTMENT	STATUS	REVIEWER
Buffers and CPTED	No Review Required	Hilary Padin hpadin@seminolecountyfl.gov
Building Division	No Review Required	Jay Hamm jhamm@seminolecountyfl.gov
Environmental - Impact Analysis	No Review Required	Becky Noggle bnoggle@seminolecountyfl.gov
Natural Resources	No Review Required	Sarah Harttung sharttung@seminolecountyfl.gov
Planning and Development	Corrections Required	Hilary Padin hpadin@seminolecountyfl.gov
Public Safety - Fire Marshal	Approved	Matthew Maywald mmaywald@seminolecountyfl.gov
Public Works - Engineering	Review Complete Recommend Approval	Jim Potter jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	William Wharton wwharton@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:
5/15/2025	<i>No resubmittal fee for special exceptions</i>	Planning and Development

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>