

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

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

PROJECT NAME:	ENTERPRISE CAR RENTAL - PRE-APPLICATION	PROJ #: 25-80000103
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	9/17/25	
RELATED NAMES:	EP JULIE FARR	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	33-20-30-506-0000-0010	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR MINOR RENOVATIONS FOR A CAR RENTAL FACILITY ON 1.21 ACRES IN THE C-2 ZONING DISTRICT LOCATED ON THE SOUTHEAST CORNER OF N US HWY 17-92 AND FLORIDA AVE	
NO OF ACRES	1.21	
BCC DISTRICT	2: ZEMBOWER	
CURRENT ZONING	C-2	
LOCATION	ON THE SOUTHEAST CORNER OF N US HWY 17-92 AND FLORIDA AVE	
FUTURE LAND USE-	MXD	
SEWER UTILITY	CITY OF LONGWOOD	
WATER UTILITY	LONGWOOD	
APPLICANT:	CONSULTANT:	
MARVIN SEALY ENTERPRISE CAR RENTAL 5442 HOFFNER AVE ORLANDO FL 32812 (786) 236-1626 MARVIN.SEALY@EM.COM	JULIE FARR Z DEVELOPMENT SERVICES 1201 ROBINSON ST ORLANDO FL 32801 (407) 271-8910 PERMITS@ZDEVELOPMENTSERVICES.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.

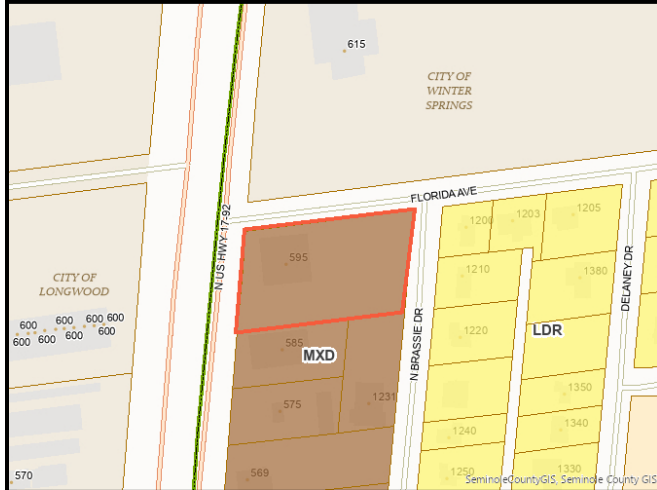
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [here](#).

PROJECT MANAGER COMMENTS

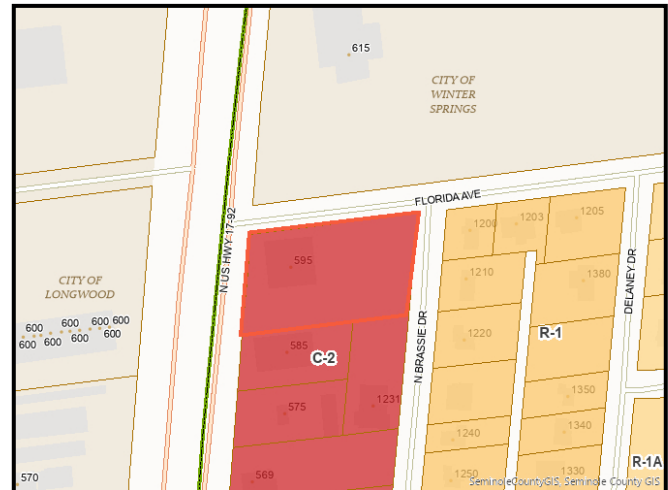
- The subject property has a Future Land Use designation of Mixed-Use Developments (MXD) and is located within the C-2 (General Commercial) zoning district.
- The proposed project is subject to the Site Plan standards located within Chapter 40 of the Seminole County Land Development Code. Applying for a Site Plan is the next step in the process.

PROJECT AREA ZONING AND AERIAL MAPS

Future Land Use: MXD



Zoning: C-2



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	A full buffer review will be done at time of site plan review. Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6. Upon submittal of plans, please provide 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet in order to calculate required buffers.	Info Only
2.	Buffers and CPTED	<p>The buffer is calculated based on project intensity versus surrounding property (or roadway, as applicable) intensity. The subject property will be assigned a Land Use Intensity (LUI) rating based on proposed density/intensity. The adjacent properties will be estimated per guidelines in the code (vacant vs developed). See the link below for calculating LUI. Sec. 30.14.6,</p> <p>https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT_14LASCBUOPSP_S30.14.6DELAUSCLIN</p> <p>The applicable LUI will yield a buffer opacity when evaluated in accordance with the Required Buffers Tables, see the link to SCLDC Sec. 30.14.7 below</p> <p>https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT_14LASCBUOPSP_S30.14.7REBU</p>	Info Only
3.	Buffers and CPTED	<p>Based on a preliminary evaluation of the project intensity, this project has a Land Use Intensity of VIII. This determination is based on the proposed FAR of 0.08, a maximum building height of thirty-five (35) feet, and unlimited hours of operation. Brassie Dr and Florida Ave are local roads, and US HWY 17-92 is an arterial road. Based on the conceptual site plan provided, the buffer estimates are as follows: North: 0.2 Opacity, East: 0.2 Opacity, South: 0.3 Opacity, West: 0.4 Opacity</p> <p>***This is an estimate that is subject to change based on the formal submittal of a Site Plan***.</p>	Info Only
4.	Buffers and CPTED	<p>The buffer opacity corresponds to a certain width, plant unit groups per 100 feet, and structural enhancements (as applicable). The standard bufferyards/widths are located at the following link:</p> <p>https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT_14LASCBUOPSP_S30.14.5STBUPEAD</p>	Info Only
5.	Buffers and CPTED	<p>100 percent of landscaped areas are required to be irrigated. See the following link for requirements</p> <p>https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT_14LASCBUOPSP_S30.14.18LAPLIRPLSURE</p>	Info Only
6.	Buffers and CPTED	<p>There are four plant unit group types to choose from, that is at the applicant's discretion; however, if there are overhead power lines then plant group C is required. The groups are located at the following link</p> <p>https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT_14LASCBUOPSP_S30.14.18LAPLIRPLSURE</p>	Info Only

		development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.3BU	
7.	Building Division Review Coordinator	9/23/25: - Standard Building permitting is required for any new structure, or alteration or addition to an existing structure. - Each structure will require a separate permit.	Info Only
8.	Comprehensive Planning	Future Land Use of MXD (Mixed Development). Please note Comprehensive Plan Policy FLU 4.2.2 Mixed-Use Developments (MXD) Land Use Designation, which states: - 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. - Developments under Mixed-Use Development (MXD) shall include features intended to ensure a compact, walkable development pattern, as specified in the Seminole County Comprehensive Plan Performance Standards contained within Policy FLU 4.1.2 Development Standards and Strategies for Walkable Infill and Redevelopment and the Land Development Code.	Info Only
9.	Comprehensive Planning	Site is located in the Urban Corridor. Please note Policy FLU 4.2.3 Urban Centers and Corridors Overlay. 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. Please note this if there is proposed redevelopment.	Info Only
10.	Comprehensive Planning	Allowable zoning districts in Future Land Use MXD are PLI, MUCD, MM, C-1, C-2, and PD. Any nonresidential zoning classification(s) assigned to a developed subject parcel or area before the Mixed Development Land Use Designation is assigned so long as the existing use is not expanded more than twenty (20) percent by floor area. Applicants using existing zoning may not exceed the allowable densities and intensities associated with the Future Land Use Designation consistent with their current zoning district. Existing uses with nonresidential zoning classifications that have been discontinued for 365 days, shall require rezoning to MUCD, PD, MM, or PLI; Proposed use does not appear to be consistent with MXD Future Land Use. Developments in MXD should have two uses or more which does not appear to be proposed here. If the existing use is expanded by more than 20% of Floor Area, then a PD rezone will be required along with requirements associated with MXD Future Land Use. There does not appear to be proposal of an expansion of floor area more than 20%.	Info Only
11.	Comprehensive Planning	Site is located adjacent to City of Winter Springs boundary. Consider reaching out to the City of Winter Springs to inquire about annexation.	Info Only
12.	Comprehensive Planning	Policy FLU 4.2.2 Mixed-Use Developments (MXD) Land Use Designation, states the following: Purpose and Intent A	Info Only

		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.	
13.	Environmental Services	This development is within the City of Longwood's utility service area. No utility work is proposed as a part of this project. No review required.	Info Only
14.	Planning and Development	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 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/	Info Only
15.	Planning and Development	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-development/development-processes-requirements/index.shtml	Info Only
16.	Planning and Development	Automobile, mobile home, and RV sales (excludes repair) as well as car washes are permitted uses in the C-2 (General Commercial) zoning district. Any service and repair of automobiles or trucks would require a Special Exception.	Info Only
17.	Planning and Development	Building Setbacks in the C-2 zoning district are as follows: Front Yard setback- twenty-five (25) feet, Side Yard Setback- zero (0) feet, Side Street Yard setback- zero (0) feet, Rear Yard setback- ten (10) feet.	Info Only
18.	Planning and Development	Required open space required onsite is twenty-five (25) percent. Open space shall be located entirely within the boundaries of the project and may include required landscaped areas and buffers; recreational lands and facilities accessible to employees and visitors to a site; and areas providing natural resource protection for floodplains, wetlands, aquifer recharge areas, wildlife habitat, and other natural features.	Info Only
19.	Planning and Development	Stormwater retention ponds may be counted toward the minimum required open space area subject to the following criteria: (1) The pond shall be sodded or dressed with equivalent ground cover; and (2) The pond shall be accessible to all employees and visitors and shall be landscaped and configured in a manner that results in a visual amenity for the site and shall include aesthetic features or amenities such as benches and/or picnic tables. (3) For wet ponds, if reclaimed water is unavailable, then the pond shall be designed to be utilized for landscape irrigation.	Info Only

		(4) For wet ponds, littoral zones of ponds shall be vegetated with emergent native vegetation to the maximum extent possible, provided that maintenance of the pond is not impeded. Plans shall be reviewed and approved by the Natural Resource Officer or designee.	
20.	Planning and Development	Maximum allowable building height is thirty-five (35) feet.	Info Only
21.	Planning and Development	Per SCLDC Sec. 30.11.6.2, Up to eighty (80) percent of parking spaces provided may have a minimum net area of one hundred 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
22.	Planning and Development	Parking required for General Business/Retail/Office is four (4) spaces per 1,000 square feet for the first 10,000 square feet of area. The ratio for anything above 10,000 square feet is three (3) spaces per 1,000 square feet.	Info Only
23.	Planning and Development	Automobile, mobile home, and RV sales (excludes repair) as well as car washes are permitted uses in the C-2 zoning district. Any service and repair of automobiles or trucks would require a Special Exception.	Info Only
24.	Planning and Development	Per Comprehensive Plan FLU Policy 4.2.2 (a) (4), New single use non-residential developments, including commercial, office, hotel, service, and very light industrial, on sites containing fewer than six acres are permitted as a development option in the Mixed-Use Developments Future Land Use.	Info Only
25.	Public Safety - Fire Marshal	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
26.	Public Safety - Fire Marshal	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
27.	Public Safety - Fire Marshal	New and existing fire hydrants shall be identified on plan to meet the requirements of section 18.5 of NFPA 1.	Info Only
28.	Public Works - Engineering	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
29.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Info Only
30.	Public Works - Engineering	There appears to be a wash station onsite. The water from this area cannot go to the retention system. Please show a collection and appropriate treatment system for this water.	Info Only
31.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	Info Only

32.	Public Works - Engineering	Dedication of additional right-of-way may be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.	Info Only
33.	Public Works - Engineering	Driveway location/separation is not in accordance with the County Access Management Standards. The separation is required to be 200-foot on a local roadway. The driveway should be moved as far from US 17-92 as possible.	Info Only
34.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering. Note most of the site does not appear to be fully impervious. A large portion of the site is or was millings. Retention for the entire site is required.	Info Only
35.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to not have a viable outfall to the east. There does appear to be an inlet on the front corner of the site that may go to FDOT. However, this needs to be verified and any discharge to FDOT would require a drainage connection permit with them.	Info Only
36.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally east.	Info Only
37.	Public Works - Engineering	Based on a preliminary review, the site either does not have a viable discharge (piped system, canal or connected waterbody) and has known drainage issues that exists downstream. Therefore, the site will be required to retain the entire 25-year, 24-hour storm event volume onsite without discharge.	Info Only
38.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally shows urban soils the underlying soils are moderately well drained.	Info Only
39.	Public Works - Engineering	The proposed project is located within the Soldiers Creek drainage basin.	Info Only
40.	Public Works - Impact Analysis	No Review Required. Based on just the minor changes to the parking, the Trip Generation will not change and will be less than the 50 Peak Hour trips threshold for a TIS to be required.	Info Only

AGENCY/DEPARTMENT REVIEWER CONTACT

This section shows the reviewers of this project from the various County agencies.

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	Bill White	wwhite@seminolecountyfl.gov	407-665-2021
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716

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