

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

**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](mailto:devrevdesk@seminolecountyfl.gov) or call (407) 665-7372 no later than noon on Friday, June 28, 2024, in order to place you on the Wednesday, July 3, 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 Agenda can be found [HERE](#).

<b>PROJECT NAME:</b>	<b>MCINTYRE GROUP EVENT PLANNING - PRE-APPLICATION</b>	<b>PROJ #: 24-80000086</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/11/24	
RELATED NAMES:	EP CHRISTINA MCINTYRE	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	29-20-30-512-0000-0020	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR AN EVENT VENUE ON 1.78 ACRES IN THE M-1 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF N RONALD REAGAN BLVD, EAST OF LONGWOOD LAKE MARY RD	
NO OF ACRES	1.78	
BCC DISTRICT	4-AMY LOCKHART	
CURRENT ZONING	M-1	
LOCATION	ON THE NORTH SIDE OF N RONALD REAGAN BLVD, EAST OF LONGWOOD LAKE MARY RD	
FUTURE LAND USE-	IND	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
CHRISTINA MCINTYRE THE MCINTYRE GROUP, LLC 3719 N SAINT LUCIE DR WINTER SPRINGS FL 32708 (914) 217-4629 CHRISTINAHMCINTYRE@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 Director has determined that this use can fall under the indoor assembly category and be a permitted use. However, you would need to show that the parking requirements, along with all other requirements can be met. You would need to do a small site plan for the parking and bring the parking lot up to Code. See comments below.

The parking requirement would be 1 parking spot for every 7 patron capacity as determined by the Fire Marshal.

### PROJECT AREA ZONING AND AERIAL MAPS

#### Zoning



Aerial



**AGENCY/DEPARTMENT COMMENTS**

#	REVIEWED BY	TYPE
1	Planning and Development Hilary Padin 6/12/24 2:58 PM	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: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>

2	Planning and Development Hilary Padin 6/12/24 2:58 PM	The Director has determined that this use can fall under the indoor assembly category and be a permitted use. However, you would need to show that the parking requirements, along with all other requirements can be met. You would need to do a small site plan for the parking and bring the parking lot up to Code.
3	Building Division Jay Hamm 6/13/24 8:04 AM	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.
4	Building Division Jay Hamm 6/13/24 8:04 AM	Type of use and size of building may require fire sprinklers and fire alarms.
5	Building Division Jay Hamm 6/13/24 8:04 AM	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6. The kitchenette will require a grease trap, size to be determined.
6	Building Division Jay Hamm 6/13/24 8:04 AM	Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.
7	Building Division Jay Hamm 6/13/24 8:04 AM	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.
8	Public Safety - Fire Marshal Matthew Maywald 6/13/24 1:05 PM	Type of use and size of building may require fire sprinklers and fire alarms.
9	Public Safety - Fire Marshal Matthew Maywald 6/13/24 1:05 PM	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
10	Public Safety - Fire Marshal Matthew Maywald 6/13/24 1:07 PM	Change of use/occupancy from the existing to an assembly space shall follow the applicable requirements found in the FFPC 8t Ed NFPA 101 Chapter 12 New Assembly Occupancies.
11	Buffers and CPTED Maya Athanas 6/20/24 2:53 PM	Buffer information can be found here: <a href="https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU">https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU</a>
12	Buffers and CPTED Maya Athanas 6/20/24 2:53 PM	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.
13	Buffers and CPTED Maya Athanas 6/20/24 2:53 PM	Parking lot landscaping may be required in accordance with SCLDC Sec. 30.14.13.

14	Buffers and CPTED Maya Athanas 6/20/24 2:53 PM	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development.
15	Buffers and CPTED Maya Athanas 6/20/24 2:53 PM	FOR COM AND IND: For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.
16	Buffers and CPTED Maya Athanas 6/20/24 2:53 PM	Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.
17	Comprehensive Planning Maya Athanas 6/20/24 2:54 PM	The Future Land Use Designation is IND (Industrial). The purpose and intent of this land use is to identify locations for a variety of heavy commercial and industrial land uses oriented toward wholesale distribution, storage, manufacturing, and other industrial uses. This land use should be located with direct access to rail systems, collector, and arterial roadways, and as infill development where this use is established. The maximum intensity permitted in this designation is 0.65 floor area ratio.
18	Comprehensive Planning Maya Athanas 6/20/24 2:56 PM	Allowable Uses: A. Light manufacturing industry; B. Distribution and terminals; C. Automobile repair shops; D. Warehousing; E. Wholesale greenhouses; F. Lumberyards and machinery sales; G. Paint and body shops; H. Trade shops and schools; I. Medical clinics; J. Publishing plants; K. Public buildings; L. Stockyards; M. Public elementary schools, public middle schools and public high schools; N. Special exceptions such as utilities, service stations, hospitals, nursing homes, heliports, and airports; and O. Adult entertainment establishments and sexually oriented businesses
19	Public Works - Engineering Jim Potter 6/21/24 2:17 PM	The ADA access to the building and the site do not meet current County or Federal standards. The ADA sidewalk will have to be brought to standards from the parking spaces to and into the building.
20	Public Works - Engineering Jim Potter 6/21/24 2:19 PM	The overall parking for the development will have to be evaluated to ensure that it can meet the requirements of the event venue.

## RESOURCE INFORMATION

### Seminole County Land Development Code:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/>

### 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/>

### Wekiva Consistency form:

<http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf>

### Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

### Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml>

### FEMA LOMR (Letter of Map Revision):

[www.fema.gov](http://www.fema.gov)

### Cities:

Altamonte Springs	(407) 571-8150	<a href="http://www.altamonte.org">www.altamonte.org</a>
Casselberry	(407) 262-7751	<a href="http://www.casselberry.org">www.casselberry.org</a>
Lake Mary	(407) 585-1369	<a href="http://www.lakemaryfl.com">www.lakemaryfl.com</a>
Longwood	(407) 260-3462	<a href="http://www.longwoodfl.org">www.longwoodfl.org</a>
Oviedo	(407) 971-5775	<a href="http://www.cityofoviedo.net">www.cityofoviedo.net</a>
Sanford	(407) 688-5140	<a href="http://www.sanfordfl.gov">www.sanfordfl.gov</a>
Winter Springs	(407) 327-5963	<a href="http://www.winterspringsfl.org">www.winterspringsfl.org</a>

### Other Agencies:

Florida Dept of Transportation	<b>FDOT</b>		<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3621	

### Other Resources:

Flood Prone Areas	<a href="http://www.seminolecountyfl.gov/gm/building/flood/index.aspx">www.seminolecountyfl.gov/gm/building/flood/index.aspx</a>
Watershed Atlas	<a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>
Seminole Co. Property Appraiser	<a href="http://www.scpafl.org">www.scpafl.org</a>