

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 or call (407) 665-7372 no later than noon on Friday, November 17, 2023 in order to place you on the Wednesday, November 29, 2023 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](#).

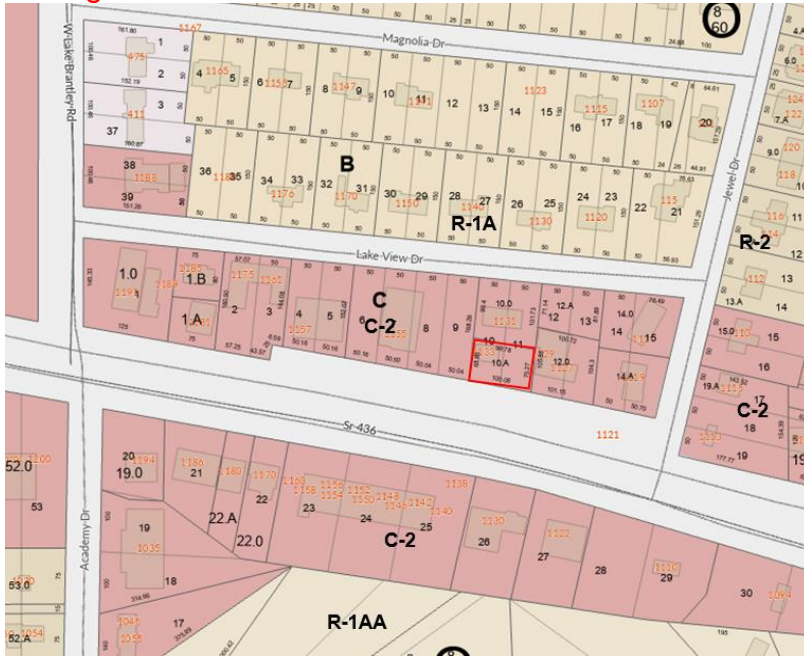
PROJECT NAME:	TIRE SHOP - PRE-APPLICATION	PROJ #: 23-80000146
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	11/02/23	
RELATED NAMES:	EP EILEEN RAMOS	
PROJECT MANAGER:	ANGI GATES 407-665-7465	
PARCEL ID NO.:	17-21-29-501-0C00-010A	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR A CAR REPAIR SHOP ON 0.16 ACRES IN THE C-2 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF SR 436, WEST OF SR 434	
NO OF ACRES	0.16	
BCC DISTRICT	3-Lee Constantine	
CURRENT ZONING	C-2	
LOCATION	ON THE NORTH SIDE OF SR 436, WEST OF SR 434	
FUTURE LAND USE-	COM	
SEWER UTILITY	NA	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
EILEEN RAMOS 6745 POMEROY CIR ORLANDO FL 32810 407-491-2601 ERODZ243@AOL.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.

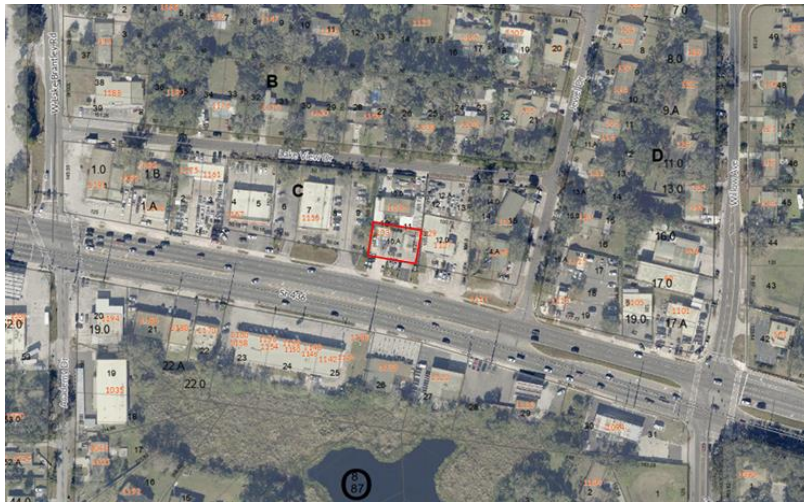
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Aerial



AGENCY/DEPARTMENT COMMENTS

REF #	REVIEWED BY	TYPE	STATUS
1	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
2	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
3	Public Safety - Fire Marshal	Structures may require fire sprinkler system based on occupancy, commodity storage or lack of fire department access.	Info Only
4	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 7th ED (2020) Florida Building Codes. No action required at this time.	Info Only

5	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 7th ED (2020) 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 7th Edition (2020) Florida Building Code - Existing Building. No action required at this time.	Info Only
6	Building Division	Type of use and size of building may require fire sprinklers and fire alarms. No action required at this time.	Info Only
7	Building Division	Occupancy change requires compliance with the 7th ED (2020) FBC, Florida Accessibility Code for Building Construction. No action required at this time.	Info Only
8	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. No action required at this time.	Info Only
9	Building Division	Depending on when the application for a building permit is submitted, code information may be required to reflect the adoption 8th edition of FBC in early 2024. No action required at this time.	Info Only
10	Buffers and CPTED	A full buffer review will be done at time of site plan review if necessary. Since this is a developed site, staff will look to see where supplemental plantings can be placed on the site if it does not currently meet the landscape code requirements.	Info Only
11	Buffers and CPTED	Buffer information can be found here: http://www.seminolecountyfl.gov/core/fileparse.php/3295/urlt/bufferingbooklet.pdf Buffer regulations (SCLDC Part 67) can be found with the Municode link in the Resources Tab of your eplan task or the link provided below: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?noded=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
12	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.	Info Only
13	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30. 1292.	Info Only
14	Public Works - Engineering	Any proposed changes to the site or change in drainage characteristics will require a site plan review. Any additional impervious area proposed will require stormwater management to be addressed and will require water quality treatment and attenuation be provided for the additional impervious area or change in drainage characteristics.	Info Only
15	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
16	Planning and Development	County staff agrees that your proposed use of the sales and service of new and used tires would fall under the current special exception, but only if the current Special Exception has been in use the last 180 days. In 1998 a Special Exception (BA98-6-31SE) was granted for the operation of an automotive repair and body shop without paint. The approval of the request was subject to the following conditions: <ol style="list-style-type: none"> 1. Hours of operation limited to 8:00am to 6:00pm, Monday through Friday 2. Operation limited to mechanical repairs and body work with no painting of vehicles. 3. All wrecked or inoperable vehicles to be screened from view of the public right-of-way and adjacent properties. 4. Installation of a privacy fence along the top of the 12-foot wall at the rear of the 	Info Only

		<p>property. (The cost is to be shared 50-50 with the property owner, Mr. Rodriguez)</p> <p>The proposed use is not permitted in the current Zoning District designation and will require the following approval process: Special Exception: https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/special-exception-process-requirements.shtml</p>	
17	Planning and Development	<p>This site has never received site plan approval and will be required to do so.</p> <p>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</p>	Info Only
18	Planning and Development	<p>Seminole County requires community meetings for all Special Exceptions. Please see the Community Meetings link in the Resources tab located at the top of your ePlan task window or below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf</p>	Info Only
19	Planning and Development	<p>New Public Notification Procedures are required for all Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link in the Resources tab located at the top of your ePlan task window or below for the requirements: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf</p>	Info Only
20	Comprehensive Planning	<p>The Future Land Use is Commercial (COM) which allows for a maximum intensity of .35 floor area ratio. The permitted uses include retail sales, mechanical garages, and paint and body shops. For a full list of permitted uses please see FLU-150 of the Seminole County Comprehensive Plan at this link: https://www.seminolecountyfl.gov/core/fileparse.php/3289/urlt/FLU-Element-Updated-thru-1.11.2022.pdf</p>	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

DEPARTMENT	STATUS	REVIEWER
Impact Analysis Coordination	No Review Required	William Wharton
Natural Resources	No Review Required	Sarah Harttung
Environmental - Impact Analysis	No Review Required	Becky Noggle
Comprehensive Planning	Review Complete	Tyler Reed 407-665-7398
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177
Public Works - Engineering	Review Complete	Jose Gomez 407-665-7383
Planning and Development	Review Complete	Angi Gates 407-665-7465
Buffers and CPTED	Review Complete	Maya Athanas 407-665-7388
Building Division	Review Complete	Jay Hamm 407-665-7468
Environmental Services	Review Complete	James Van Alstine 407-665-2014

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.shtml>

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.shtml>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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:

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:

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