



SEMINOLE COUNTY, FLORIDA

Development Review Committee

Meeting Agenda

Wednesday, August 27, 2025

9:00 AM

TEAMS

This meeting will be held remotely via Teams. The public may email devrevdesk@seminolecountyfl.gov to request a Teams link to attend in “listen only” mode. Specific questions regarding any project on this agenda should be directed to the Project Manager.

The meeting is scheduled to begin promptly at 9:00AM. Each item will be scheduled for a duration of 20 minutes unless otherwise indicated. Schedule may be re-arranged in the event of earlier availability. Please arrive 15 minutes prior to your scheduled meeting in case of earlier availability.

DRC & PRE- APPLICATIONS

**9:00AM (TEAMS) BENCHMARK COMMERCE CENTER ADDITION -
PRE-APPLICATION**

[2025-799](#)

Project Number: 25-80000088

Project Description: Proposed Site Plan for an addition to an existing industrial building on 1.05 acres in the M-1 Zoning District located on the east side of Benchmark Ln, south of Stonewall Pl

Project Manager: Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)

Parcel ID: 22-20-30-508-0000-0010

BCC District: 2-Zembower

Applicant: Todd Rambilas (347) 445-8135

Consultant: Bob Rice (407) 535-1060

Attachments: [APPLICATION](#)
[COMMENTS](#)

COMMENTS ONLY (NO MEETING SCHEDULED)

PANACEK STORAGE AND OFFICE SPACE - PRE-APPLICATION**[2025-797](#)****Project Number:** 25-80000086**Project Description:** Proposed Site Plan for an office at an existing storage facility on 9.32 acres in the M-1 Zoning District located on the east side of SR 419, south of N US Highway 17-92**Project Manager:** Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)**Parcel ID:** 27-20-30-501-0000-002A**BCC District:** 2-Zembower**Applicant:** Luke Barringer (386) 444-8732**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**CR 419 HOMES - PRE-APPLICATION****[2025-798](#)****Project Number:** 25-80000087**Project Description:** Proposed Site Plan to build two affordable single family residential lots on 0.24 acres in the R-2 Zoning District located on the west side of S CR 419, south of W 8th St**Project Manager:** Tiffany Owens 407-665-7354
(towens04@seminolecountyfl.gov)**Parcel ID:** 21-21-32-5CF-6900-0030**BCC District:** 1-Dallari**Applicant:** Aytekin Gencay (407) 341-7612**Consultant:** Tim Moxley (407) 702-3726**Attachments:** [APPLICATION](#)
[COMMENTS](#)



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2025-799

Title:

9:00AM (TEAMS) BENCHMARK COMMERCE CENTER ADDITION - PRE-APPLICATION

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Applicant: Todd Rambilas (347) 445-8135

Consultant: Bob Rice (407) 535-1060



SEMINOLE COUNTY
 PLANNING & DEVELOPMENT DIVISION
 1101 EAST FIRST STREET, ROOM 2028
 SANFORD, FLORIDA 32771
 (407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 25-80000088

RECEIVED 08/07/2025
 Paid after 5pm 08/07/2025

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☐ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: BENCHMARK COMMERCE CENTER ADDITION

PARCEL ID #(S): 22-20-30-508-0000-0010

TOTAL ACREAGE: 1.5

BCC DISTRICT: ~~01~~ 2: ZEMBOWER

ZONING: M-1

FUTURE LAND USE: M-1 IND

APPLICANT

NAME: TODD RAMBILAS

COMPANY: BRISBIN CAPITAL LLC

ADDRESS: 5473 BENCHMARK LN

CITY: SANFORD

STATE: FL

ZIP: 32773

PHONE: 347-445-8135

EMAIL: TODD@EMMAHOLDINGS.COM

CONSULTANT

NAME: BOB RICE

COMPANY: BBK CONSULTANTS LLC

ADDRESS: 10421 CHORLTON CIRCLE

CITY: ORLANDO

STATE: FL

ZIP: 32832

PHONE: 407-535-1060

EMAIL: BOBRICE@BBKFL.COM

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

☐ SUBDIVISION ☐ LAND USE AMENDMENT ☐ REZONE ☒ SITE PLAN ☒ SPECIAL EXCEPTION

Description of proposed development: 3500 SF ADDITION TO EXISTING BUILDING

STAFF USE ONLY

COMMENTS DUE: 08/15/25

COM DOC DUE: 08/21/25

DRC MEETING: 08/27/2025

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: M-1

FLU: IND

LOCATION: on the east side of Benchmark Ln,
south of Stonewall Pl

W/S: SEMINOLE COUNTY

BCC: 2: ZEMBOWER



BBK CONSULTANTS LLC PROJECT CONSULTING

Pre-Application Narrative

5473 Benchmark Lane, Sanford, FL 32773 – Proposed Addition

07/23/2025

Seminole County Planning & Development Division
1101 East First Street
Sanford, FL 32771

RE: Pre-Application DRC - 5473 Benchmark lane Sanford FL 32773

BBK Consultants LLC has been retained to perform a preliminary site evaluation for feasibility of adding approximately 3,500 square feet to an existing single story pre-engineered metal building located within unincorporated Seminole County and hereby requests a pre-application meeting.

Proposed addition to be on each end of existing building and to match existing building in design. Proposed additions would have a single rear egress door similar to existing doors on existing building.

Existing and proposed data:

Use: Commerce Center to remain the same

Zoning: M-1 to remain the same

Front of building would have additional Roll Up doors and egress doors similar to existing building.

Existing Base Area of Existing Steel Pre-Engineered Building : 12,000SF

Proposed Base Area of Steel Pre-Engineered Addition : 3,500 SF +/-

Proposed Total Base Area of Building after Addition : 15,500 SF

Land Size: 1.05 Acres (65,340 SF)

Existing Lot Coverage 12,000 SF Building plus 20,240 SF Concrete parking : 32,240 SF

Existing Lot Coverage Percentage: 49.34%

Existing Open space: 50.66%

Proposed Total Lot Coverage after addition: 15,500SF Building plus 20,240 Parking: 35,740SF

Proposed Total Lot Coverage Percentage: 55%

Proposed Open Space: 45%

Parking: No increase in parking is proposed and is deemed unnecessary by owner.



BBK CONSULTANTS LLC

PROJECT CONSULTING

Interior Space:

It is proposed to add one tenant space to the 1500 square foot addition and two tenant spaces to the 2500 square foot addition for a total of three new tenant spaces. Each space would have a single unisex bathroom.

Electric:.

Three separate electric services are proposed. One for each tenant space of approximately 100-200 AMPS each

Fire:

Building is NOT sprinklered and will remain NOT Sprinklered.

Additions will have demising wall between existing building and new additions at each location.

Intended Use of new addition: Service Professionals

Existing Building Photo: (Vehicles have been removed)

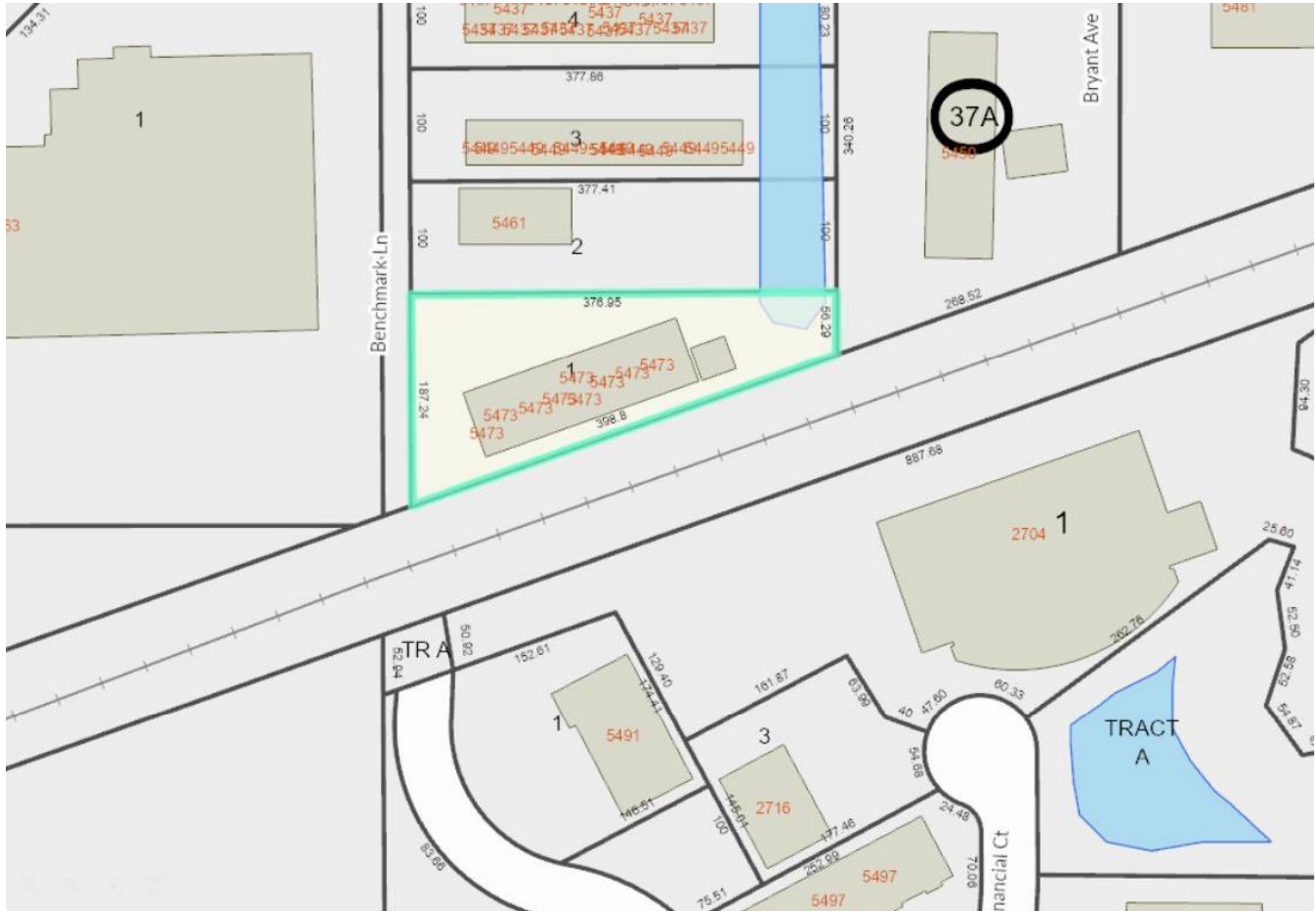




BBK CONSULTANTS LLC

PROJECT CONSULTING

Map View:



Map

Property Abuts Railroad Tracks / Easement

Sincerely,

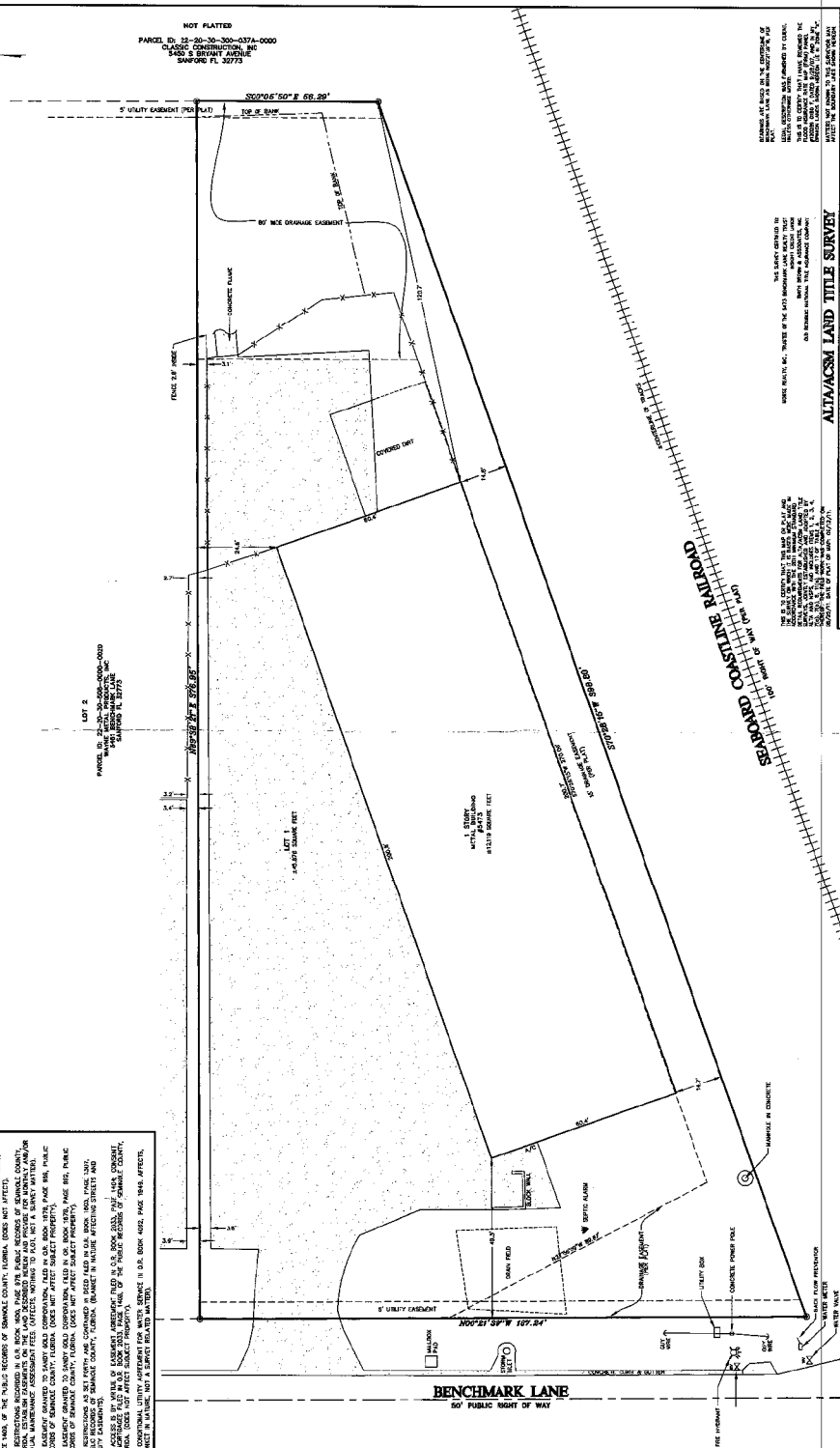
Bob Rice

Robert "Bob" Rice, COO
10421 Chorlton Circle, Orlando, FL 32832
BobRice@BBKFL.com
407-535-1060

[illegible]

LOT 1, MIDWAY COMMERCE CENTER, A SUBDIVISION,
ACCORDING TO THE PLAT THEREOF RECORDED IN
PLAT BOOK 31, PAGES 39 AND 40, IN THE PUBLIC
RECORDS OF SEMINOLE COUNTY, FLORIDA.

NOT FLATTED
PARCEL ID: 22-20-30-300-037A-0000
CLASSIC CONSTRUCTION, INC
3450 S BRYANT AVENUE
SANFORD FL 32773



BEARINGS ARE BASED ON THE CENTRILINE OF MEASURE LINE AS INDICATED ON MAP. PLAT.

LEGAL DESCRIPTION WAS FURNISHED BY CLARENCE HALLER OF CHANDLER HOTEL.

IT IS TO BE CERTAIN THAT I HAVE BORDERED THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 0810 F, DATED 9/25/70, AND IN AN EVIDENT LACKED SHOW PERSON LIFE AT ZONE 5.

MATTER NOT KNOWN TO THIS SUPERVISOR MAY AFFECT THE BOUNDARY LINES SHOWN HEREON.

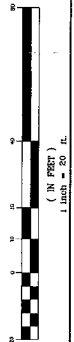
THIS SURVEY DEVISED TO
BY THE SAYS MORGENTHAU LAND REACTY TRUST
MORRIS CHIESE LOANER
BENNY BROWN & ASSOCIATES, INC.
OLD REUBEN NATIONAL TITLE ASSURANCE COMPANY

[illegible]

ALTA/ACSM LAND TITLE SURVEY

[illegible]

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

**ALTAMONTE SURVEYING
AND PLATTING, INC.**

[illegible]

BOUNDARY SURVEY

LOT 1, MIDWAY COMMERCE CENTER, A SUBDIVISION,
 ACCORDING TO THE PLAT THEREOF RECORDED IN
 PLAT BOOK 31, PAGES 39 AND 40, IN THE PUBLIC
 RECORDS OF SEMINOLE COUNTY, FLORIDA.

ADDITION 1
APPROX. 2,000 SF

ADDITION 2
APROX 1500sf

NOT PLATTED
PARCEL ID: 25-20-30-300-037A-0000
CLASSIC CONSTRUCTION, INC
5450 S BRYANT AVENUE
SAIFORD FL 32773

PARCEL ID: 22-20-30-501-0000-0020

BEARINGS ARE BASED ON THE CENTROID OF
BENCHMARK LAKE IS BEING MOTT/1578, PER
PLAN.

LEGAL DESCRIPTION WAS FURNISHED BY CLIENT.
SEE ATTACHED NOTED.

"DUE TO A CORRECTION I HAVE REVERSED THE
FLOOD HIGHLIGHTS ON THE MAP (P/64) PANEL
FLOODING DIBO F, DATED 9/23/07, AND IN MY
CHECK LATCH FROM REVISION 118 TO 2006 BY
MATTERS NOT KNOWN TO THIS SURVEYOR MAY
AFFECT THE NEARBY LATCH FROM REVISION

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 1500 MARKET STREET, SUITE 1000
 NEW YORK, NEW YORK 10022
 TEL: 212-691-1000 FAX: 212-691-1001

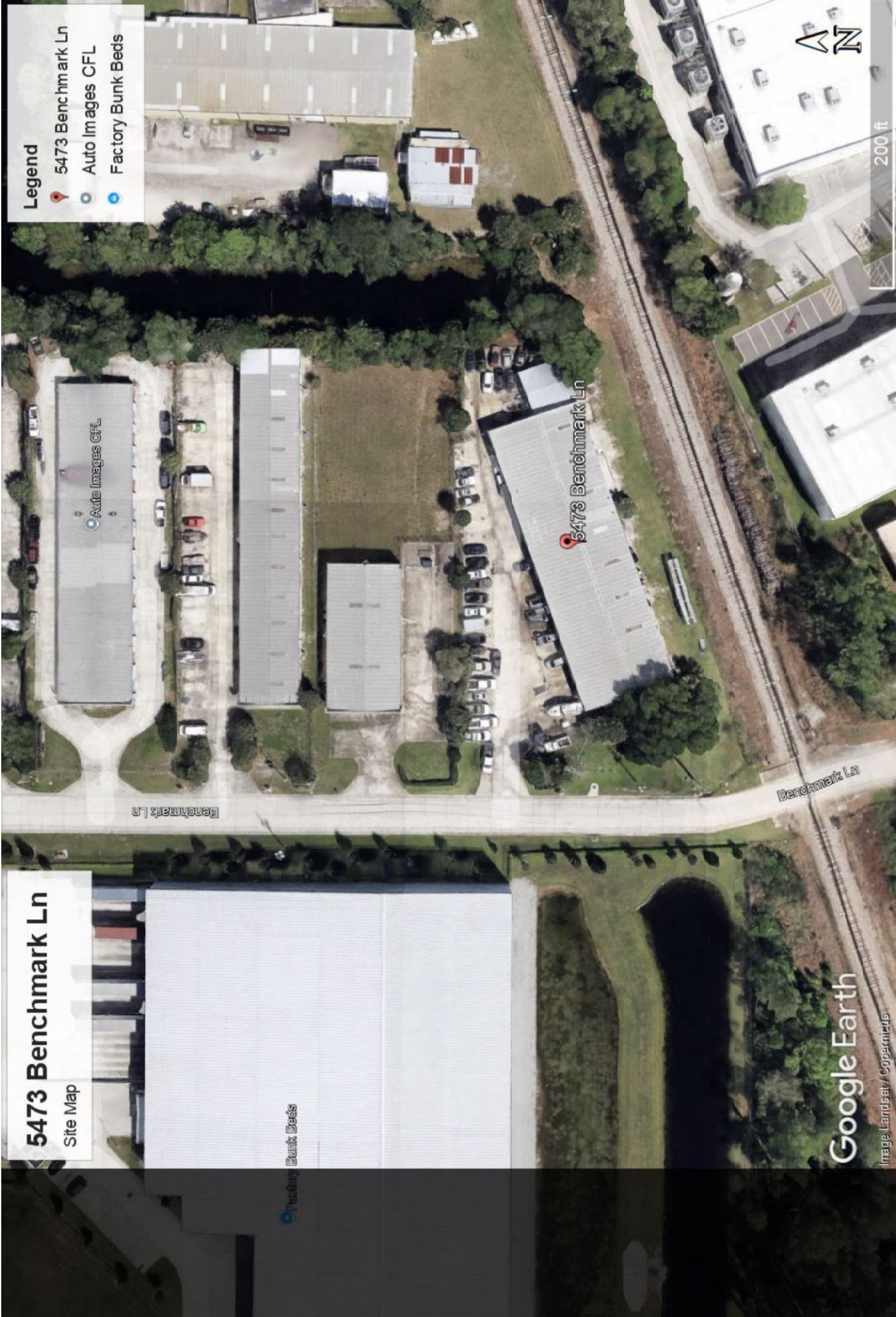
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MARIANA STANDARD DATA REQUIREMENTS FOR AUTOMATIC LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY THE ASIA AND PACIFIC AND ILLINOIS STATES 1, 2, 3, 4, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

DATE OF PLAN OR MAP: 06/27/11

[illegible]

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



5473 Benchmark Ln

Site Map

Factory Bunk Beds

Auto Images CFL

5473 Benchmark Ln

Benchmark Ln

Google Earth

Image Landsat / Copernicus



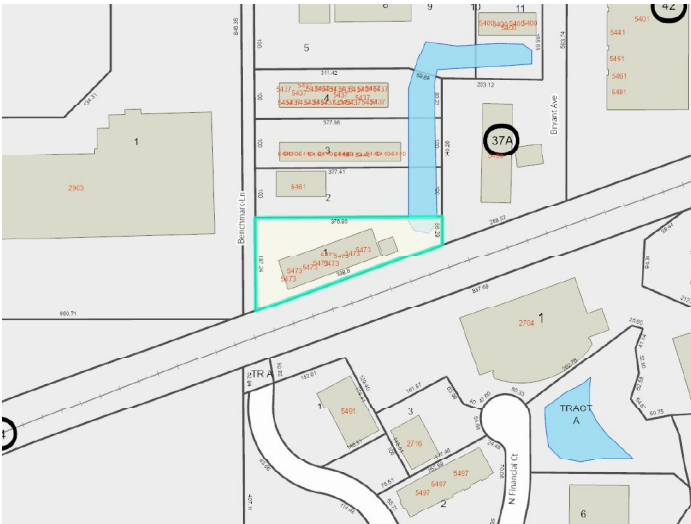
200 ft

Property Record Card



Parcel: 22-20-30-508-0000-0010
 Property Address: 5473 BENCHMARK LN SANFORD, FL 32773
 Owners: BRISBIN CAPITAL LLC
 2025 Market Value \$923,160 Assessed Value \$791,698 Taxable Value \$791,698
 2024 Tax Bill \$10,044.50 Tax Savings with Non-Hx Cap \$807.64
 Commerce Center property w/1st Building size of 12,000 SF and a lot size of 1.05 Acres

Parcel Location



Site View



Parcel Information

Parcel	22-20-30-508-0000-0010
Property Address	5473 BENCHMARK LN SANFORD, FL 32773
Mailing Address	12031 SPRITE LN ORLANDO, FL 32832-6594
Subdivision	MIDWAY COMMERCE CENTER
Tax District	01:County Tax District
DOR Use Code	4102:Commerce Center
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Income	Income
Number of Buildings	1	1
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$0	\$0
Land Value Agriculture	\$0	\$0
Just/Market Value	\$923,160	\$821,572
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$131,462	\$101,847
P&G Adjustment	\$0	\$0
Assessed Value	\$791,698	\$719,725

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$10,852.14
Tax Bill Amount	\$10,044.50
Tax Savings with Exemptions	\$807.64

Owner(s)

Name - Ownership Type
 BRISBIN CAPITAL LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 1 MIDWAY COMMERCE CENTER PB 31 PGS
39 & 40

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$791,698	\$0	\$791,698
Schools	\$923,160	\$0	\$923,160
FIRE	\$791,698	\$0	\$791,698
ROAD DISTRICT	\$791,698	\$0	\$791,698
SJWM(Saint Johns Water Management)	\$791,698	\$0	\$791,698

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	10/1/2019	\$565,000	09452/1493	Improved	No
WARRANTY DEED	1/1/1999	\$290,000	03575/0071	Improved	Yes
WARRANTY DEED	6/1/1985	\$72,800	01653/0083	Vacant	Yes

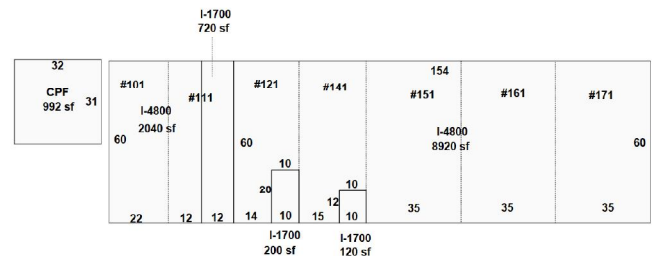
Land

Units	Rate	Assessed	Market
45,777 SF	\$9/SF	\$411,993	\$411,993

Building Information

#	1
Use	STEEL/PRE ENGINEERED.
Year Built*	1985
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	12000
Total Area (ft ²)	
Constuction	METAL PREFINISHED - INSULATED
Replacement Cost	\$1,511,211
Assessed	\$634,709

* Year Built = Actual / Effective



Permits

Permit #	Description	Value	CO Date	Permit Date
07404	INSTALL 6' X 244' OF CHAIN-LINK FENCE W/BARBED WIRE ON TOP & 1 GATE	\$2,487		9/15/2011
00545	200 AMP SERV FOR SHAWN,S WELD	\$0		1/1/1995
04310	DEANIES LODGE - INTERIOR 5461 BRYANT AV NOT SURE OF PARCEL NUMBER	\$31,824		6/1/1994

Extra Features

Description	Year Built	Units	Cost	Assessed
COMMERCIAL CONCRETE DR 4 IN	1985	20240	\$110,106	\$44,042

Zoning

Zoning	M-1
Description	Industrial
Future Land Use	IND
Description	Industrial

School Districts

Elementary	Region 3
Middle	Millennium
High	Seminole

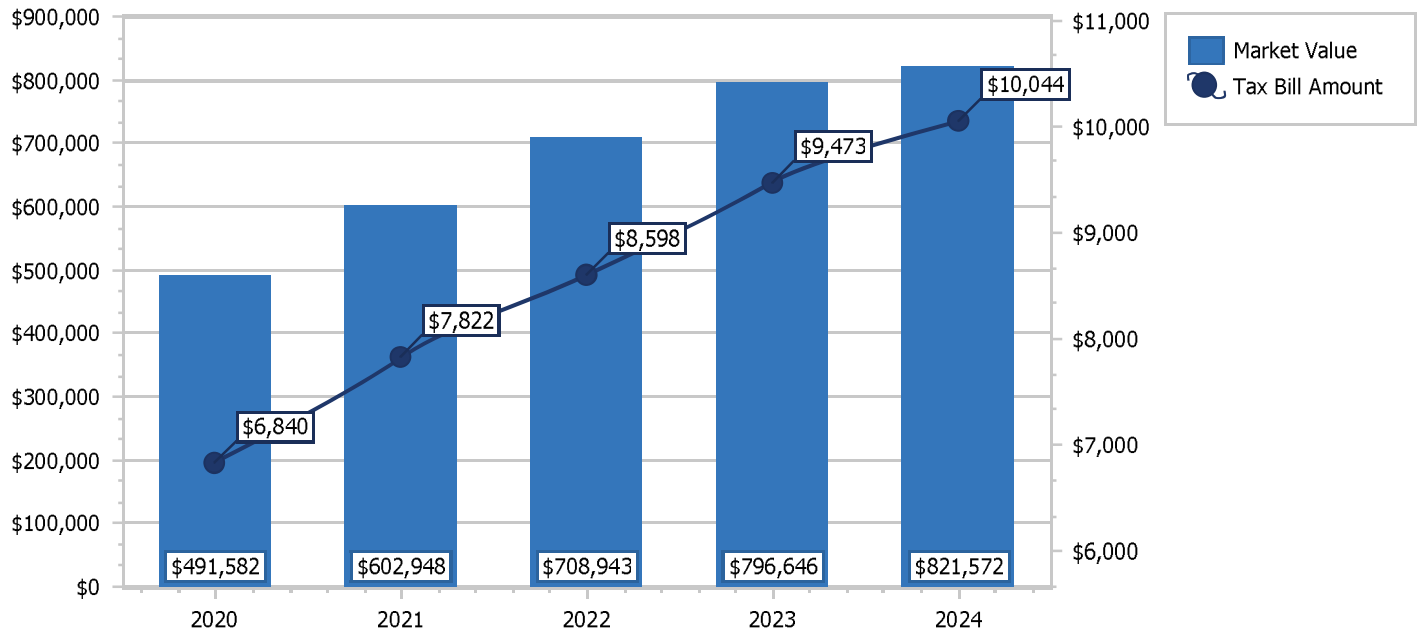
Political Representation

Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 23

Utilities

Fire Station #	Station: 35 Zone: 356
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



Copyright 2025 © Seminole County Property Appraiser



**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us
eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 8/7/2025 6:09:50 PM
Project: 25-80000088
Credit Card Number: 51*****1497
Authorization Number: 90936Z
Transaction Number: 070825O10-D6ADB38B-805A-4651-80BB-0F8E6F984CF9
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

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

PROJECT NAME:	BENCHMARK COMMERCE CENTER ADDITION - PRE-APPLICATION	PROJ #: 25-80000088
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	8/08/25	
RELATED NAMES:	EP BOB RICE	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	22-20-30-508-0000-0010	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO ADD AN ADDITION TO AN EXISTING BUILDING ON 1.5 ACRES IN THE M-1 ZONING DISTRICT LOCATED ON EAST SIDE OF BENCHMARK LN, SOUTH OF STONEWALL PL	
NO OF ACRES	1.5	
BCC DISTRICT	2: ZEMBOWER	
CURRENT ZONING	M-1	
LOCATION	ON THE EAST SIDE OF BENCHMARK LN, SOUTH OF STONEWALL PL	
FUTURE LAND USE-	IND	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
TODD RAMBILAS BRISBIN CAPITAL LLC 5473 BENCHMARK LN SANFORD FL 32773 (347) 445-8135 TODD@EMMAHOLDINGS.COM	BOB RICE BBK CONSULTANTS LLC 10421 CHORLTON CIR ORLANDO FL 32832 (407) 535-1060 BOBRICE@BBKLF.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.

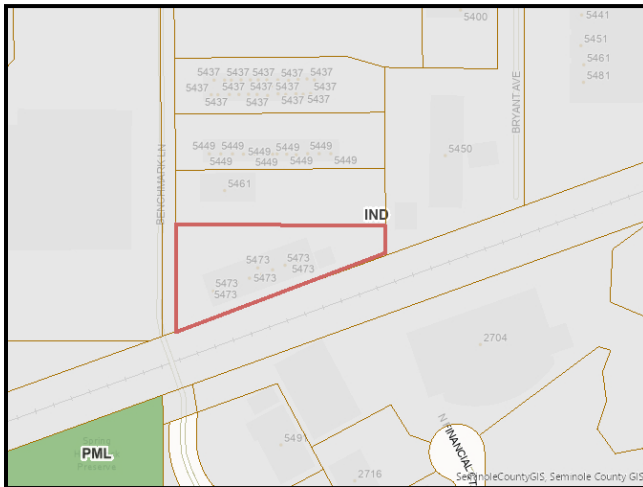
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [here](#).

PROJECT MANAGER COMMENTS

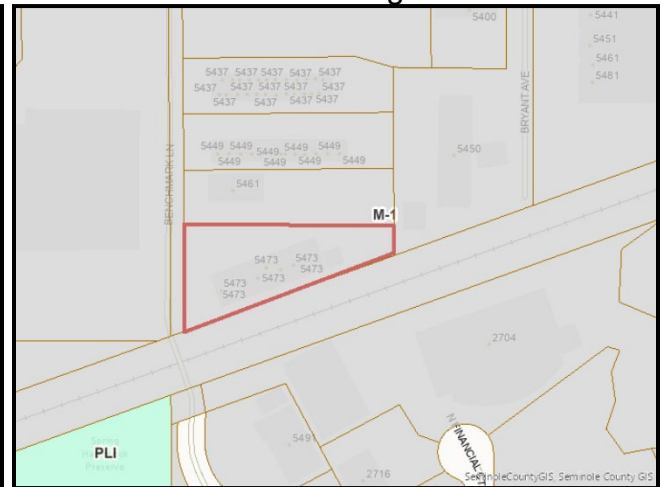
- The subject property has a Future Land Use of Industrial and a zoning designation of M-1 (Industrial).
- The proposed work is subject to Site Plan review. Please see Seminole County Land Development Code (SCLDC) Chapter 40 for more information:
https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH40SIPLAP

PROJECT AREA ZONING AND AERIAL MAPS

Future Land Use: Industrial



Zoning: M-1



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	100 percent of landscaped areas are required to be irrigated. See the following link for requirements https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE	Info Only
2.	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
3.	Buffers and CPTED	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, https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN	Info Only
4.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
5.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
6.	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 8th ed (2023) 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 8th edition (2023) Florida Building Code - Existing Building.	Info Only
7.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
8.	Comprehensive Planning	Future Land Use of IND (Industrial). Please note Comprehensive Plan Policy FLU 5.3.4 Industrial. The maximum intensity permitted in this designation is 0.65 floor area ratio.	Info Only
9.	Environmental Services	This development is within Seminole County's potable water service area and is already connected via an existing water meter/service connection on the east side Benchmark Ln. The existing water meter/service connection may need to be upsized depending on the proposed water demand increase during site plan/final engineering.	Info Only
10.	Environmental Services	This development is within Seminole County's sanitary sewer service area and is required to connect. There is an 4" PVC	Info Only

		force main running along the west side of Benchmark Ln. The developer would have to build a private pump station to pressurize the sanitary sewer discharge to connect to our force main system.	
11.	Environmental Services	This development is not within any reclaim irrigation service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	
12.	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
13.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
14.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
15.	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
16.	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only
17.	Natural Resources	L tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
18.	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
19.	Natural Resources	Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)	Info Only

20.	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
21.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only
22.	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
23.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
24.	Natural Resources	Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7)	Info Only
25.	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
26.	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
27.	Planning and Development	It will be required to state the hours of operation at the time of site plan review.	Info Only
28.	Planning and Development	Required parking is inclusive of Bicycle parking. Please see SCLDC 30.11.7.1 Bicycle Parking Requirements. Please see the following link for more information https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE_S30.11.7MIDEST	Info Only
29.	Planning and Development	All proposed tenants must operate businesses that fall within the permitted uses per the M-1 zoning district. Please see SCLDC Section 30.5.2 Permitted Use Table for more information https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE_S30.11.7MIDEST	Info Only

		development_code?nodeId=SECOLADECO_CH30ZORE_PT5 PEUSZODI_S30.5.2PEUSTAFO	
30.	Planning and Development	Additional parking may be required depending on the uses that are being proposed. Any manufacturing and warehouse uses or commercial non retail uses would require one (1) parking space per two (2) employees plus one (1) space per company vehicle. Please ensure the entire site meetings these parking requirements. See the following link for more information regarding required parking quantity https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE_S30.11.3QUPARE	Info Only
31.	Planning and Development	<p>The building setbacks for a structure the M-1 zoning district are as follows: Fifty (50) feet Front Yard, Ten (10) feet Rear yard, Ten (10) feet Side Yard, Ten (10) feet: Side Street.</p> <p>Please note, Front yards shall be not less than fifty (50) feet in depth as measured from the front property line to any building. The twenty-five (25) feet of such yard nearest to the front property line shall remain unpaved except for normal entrance drives, and shall be landscaped as required. The remaining twenty-five (25) feet of such yard may be used for the parking of passenger vehicles only.</p> <p>Front setbacks for property located internal to an industrial park may utilize a front yard setback of not less than twenty-five feet (25') in depth from the front property line if not less than ten feet (10') of such yard nearest to the front property line is retained as a landscaped green area which is unpaved except for normal entrance drives, and sufficient area for the loading and unloading of vehicles is provided, consistent with generally accepted engineering practices and principles.</p> <p>Additionally, rear yards may be reduces to zero (0) when the rear property line coincides with a railroad siding.</p>	Info Only
32.	Planning and Development	The maximum building height in the M-1 zoning district is thirty-five (35) feet.	Info Only
33.	Planning and Development	The open space required is 25%. 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
34.	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
35.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time	Info Only

		for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	
36.	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
37.	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
38.	Public Safety - Fire Marshal	Hose Lay: Fire Department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first floor of the building is located not more than 150 FT (450 FT if equipped with an AUTOMATIC FIRE SPRINKLER SYSTEM) from Fire Department access roads measured by an approved route around the exterior of the building or facility (Section 18.2.3.2.2 and 18.2.3.2.2.1 NFPA 1)	Info Only
39.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
40.	Public Works-Water Quality	Please be advised that this project is located within the Lake Jesup Basin Management Action Plan area. The County would encourage the incorporation of nutrient reduction best management practices during the site design process.	Info Only
41.	Public Works-Engineering	The current site does not seem to meet ADA requirements for parking and access to the building. A site plan will be required to show the parking, ADA parking and access to the building. The site may not meet parking requirements with the addition of building area.	Info Only
42.	Public Works-Engineering	It appears that there is an existing stormwater pond partially onsite and may be part of a larger site development. It is not clear if the site meets or exceeds the permitted impervious requirements. A full drainage analysis and information from the original stormwater design will be required to be provided to ensure that the pond will still function as permitted. Not the one side of the building appears to impact the septic system. This will have to be addressed as part of the site plan.	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	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
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
Public Works - Water Quality	Shannon Wetzel	SWetzel@seminolecountyfl.gov	407-665-2455

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2025-797

Title:

PANACEK STORAGE AND OFFICE SPACE - PRE-APPLICATION

Project Number: 25-80000086

Project Description: Proposed Site Plan for an office at an existing storage facility on 9.32 acres in the M-1 Zoning District located on the east side of SR 419, south of N US Highway 17-92

Project Manager: Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)

Parcel ID: 27-20-30-501-0000-002A

BCC District: 2-Zembower

Applicant: Luke Barringer (386) 444-8732

Consultant: N/A



SEMINOLE COUNTY
 PLANNING & DEVELOPMENT DIVISION
 1101 EAST FIRST STREET, ROOM 2028
 SANFORD, FLORIDA 32771
 (407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 25-80000086

Received: 8/1/25

Paid: 8/4/25

PRE-APPLICATION**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED****APPLICATION FEE**

<input checked="" type="checkbox"/> PRE-APPLICATION	\$50.00
---	---------

PROJECT

PROJECT NAME: Panacek Storage and Office Space	
PARCEL ID #(S): 27-20-30-501-0000-002A	
TOTAL ACREAGE: 2.5	BCC DISTRICT: D-2
ZONING: M-1	FUTURE LAND USE: Storage w/ office space IND

APPLICANT

NAME: Luke Barringer		COMPANY: Luke Barringer Consulting LLC	
ADDRESS: 823 East 23rd Ave			
CITY: New Smyrna Beach		STATE: FL	ZIP: 32169
PHONE: (386)444-8732		EMAIL: lukebarringerconsulting@gmail.com	

CONSULTANT

NAME: Same as Above		COMPANY:	
ADDRESS:			
CITY:		STATE:	ZIP:
PHONE:		EMAIL:	

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <u>Add small office space to existing storage location.</u>				

STAFF USE ONLY

COMMENTS DUE: 8/15	COM DOC DUE: 8/21	DRC MEETING: 8/27
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: M-1	FLU: IND	LOCATION: on the east side of SR 419, south of N US Hwy 17-92
W/S: Seminole County	BCC: 2: Zembower	

Agenda: 8/22



Luke Barringer Consulting

CBC 1253694

07.25.25

**Panacek Storage and office space
1901 SR 419
Long Wood, FL**

Project Narrative

- **Provide new Seminole County Water and Sewer**
- **Ground Up Construction of approximately 1500sqft**
- **Single Story Ranch style office**
- **2300sqft Impervious**

Future Use

- **Maintain and use office location for private management and property security**
- **Manage grounds and storage components existing**
- **Generally maintain the parcel for future innovations and technologies**

Legal Description:


FLOOD DISCLAIMER:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X.
THIS PROPERTY WAS FOUND IN SEMINOLE COUNTY, COMMUNITY NUMBER 120289, DATED 2007-09-28.

CERTIFIED TO:
LUKE BARRINGER

#1
Set Nail & Disk "LB # 7623

#2
Set 1/2" Rebar & Cap "LB # 7623"
Elevation: 29.69'

#3
Set 1/2" Rebar & Cap "LB # 7623"
Elevation: 29.10'

-Benchmark Information-
 **Florida Department of Transportation**
 (Elevations are based upon North American
 Vertical Datum 1988)



N



Tree Notes:
Oak - Denotes Tree Type
(18" - Diameter of Tree measured at Chest Height
MES=Mitered End Section

[illegible]

Revisions

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Data Shown, Based on Information furnished to Me as Noted and Conforms to the Standard of Practice for Land Surveying in the State of Florida in accordance with Chapter 52-17.052 Florida Administrative Code, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland

Patrick K. Ireland, P.S. 6637 LB 762

This Survey is intended for the use of Said Certified Parties.

This Survey NOT VALID UNLESS signed and Embossed with Surveyor's Seal

Ireland & Associates Surveying, Inc.
800 Currency Circle Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407 678 3366 Fax-407 320 8165

Property Record Card



Parcel: 27-20-30-501-0000-002A
 Property Address: 1901 SR 419 LONGWOOD, FL 32750
 Owners: PANACEK, CHARLES G JR
 2025 Market Value \$774,656 Assessed Value \$774,656 Taxable Value \$774,656
 2024 Tax Bill \$9,487.27 Tax Savings with Non-Hx Cap \$7.58
 Open Storage property w/1st Building size of 2,160 SF and a lot size of 2.36 Acres

Parcel Location



Site View

Parcel Information

Parcel	27-20-30-501-0000-002A
Property Address	1901 SR 419 LONGWOOD, FL 32750
Mailing Address	1190 ENTERPRISE OSTEEN RD ENTERPRISE, FL 32725-9357
Subdivision	SHUMANS ADD TO EUREKA HAMMOCK
Tax District	01:County Tax District
DOR Use Code	49:Open Storage
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$54,760	\$48,655
Depreciated Other Features	\$10,975	\$7,672
Land Value (Market)	\$708,921	\$662,490
Land Value Agriculture	\$0	\$0
Just/Market Value	\$774,656	\$718,817
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$956
P&G Adjustment	\$0	\$0
Assessed Value	\$774,656	\$717,861

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$9,494.85
Tax Bill Amount	\$9,487.27
Tax Savings with Exemptions	\$7.58

Owner(s)

Name - Ownership Type

PANACEK, CHARLES G JR

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

N 330 FT OF LOT 2 W OF RR (LESS RD)
SHUMANS ADD TO EUREKA HAMMOCK PB 2
PG 53

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$774,656	\$0	\$774,656
Schools	\$774,656	\$0	\$774,656
FIRE	\$774,656	\$0	\$774,656
ROAD DISTRICT	\$774,656	\$0	\$774,656
SJWM(Saint Johns Water Management)	\$774,656	\$0	\$774,656

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
ADMINISTRATIVE DEED	2/16/2018	\$100	10019/0780	Improved	No

Land

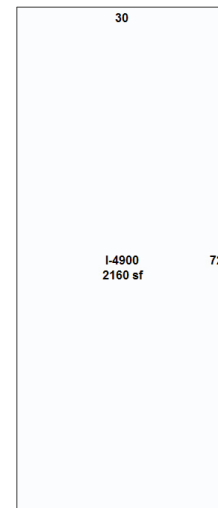
Units	Rate	Assessed	Market
102,658 SF	\$5/SF	\$461,961	\$461,961
1 Lot	\$246,960/Lot	\$246,960	\$246,960

Building Information

#	1
Use	MASONRY PILASTER .
Year Built*	1962
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	2160
Total Area (ft ²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$136,900
Assessed	\$54,760

* Year Built = Actual / Effective

Sketch by Apex Sketch



Building 1

Permits

Permit #	Description	Value	CO Date	Permit Date
----------	-------------	-------	---------	-------------

07593	1901 SR 419 : ELECTRIC - GENERATOR-Generator [SHUMANS ADD TO EUREKA HAM]	\$12,000		6/19/2025
14080	1933 SR 419 : ELECTRIC - GENERATOR-Generator work on existing cell tower [SHUMANS ADD TO EUREKA HAM]	\$15,000	8/7/2024	4/28/2023
12847	1933 SR 419 : CELL TOWER-Antenna upgrade on existing cell tower [SHUMANS ADD TO EUREKA HAM]	\$15,000	8/6/2024	11/15/2022
13557	1933 SR 419 : CELL TOWER-ATC - 412159, Collocation to cell tower [SHUMANS ADD TO EUREKA HAM]	\$25,000		12/17/2021
12064	1933 SR 419 : CELL TOWER-communication tower-alternation [SHUMANS ADD TO EUREKA HAM]	\$30,000		9/23/2021
03834	1933 SR 419 : CELL TOWER-MONOPOLE [SHUMANS ADD TO EUREKA HAM]	\$50,000	9/28/2021	10/16/2020
04647	1933 SR 419 : ELECTRIC - GENERATOR-Cell Tower - 30kw generator [SHUMANS ADD TO EUREKA HAM]	\$10,000	8/12/2021	10/16/2020
08855	MODIFY CELL TOWER - 1933 SR 419	\$21,500		6/27/2017
05842	ANTENNA & COAX LINES TO TOWER; PA PER PERMIT 1933 SR 419	\$12,000		7/17/2009
04275	INSTALLING GENERATOR - PANACEK STORAGE - BELLE CITY AMUSEMENT; PAD PER PERMIT 1933 SR 419	\$11,000		4/23/2008
10009	CELL TOWER	\$38,000		9/6/2007
08773	MISC ELECTRICAL WIRING	\$0		10/1/1999

Extra Features				
Description	Year Built	Units	Cost	Assessed
WOOD UTILITY BLDG	1979	1408	\$20,641	\$8,256
CONC UTILITY BLDG	1979	225	\$5,625	\$2,250
WOOD UTILITY BLDG	1979	80	\$1,173	\$469

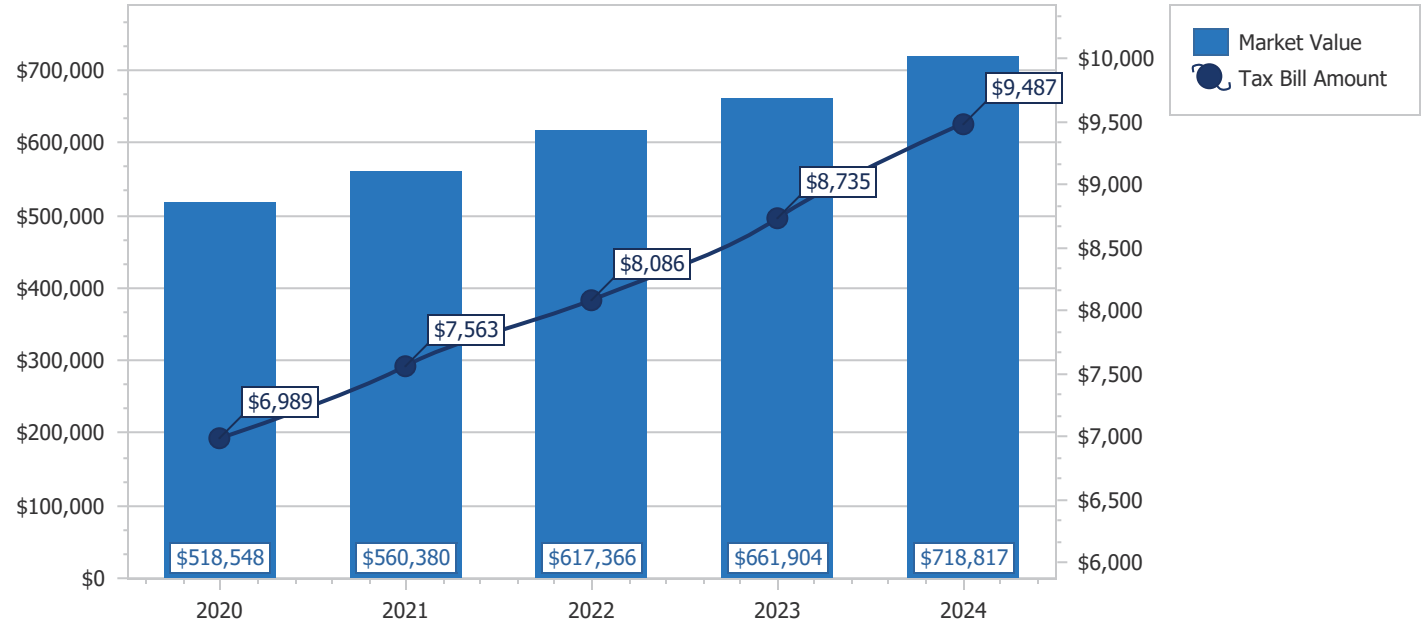
Zoning	
Zoning	M-1
Description	Industrial
Future Land Use	IND
Description	Industrial

School Districts	
Elementary	Layer
Middle	Indian Trails
High	Seminole

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 23

Utilities	
Fire Station #	Station: 35 Zone: 356
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



Copyright 2025 © Seminole County Property Appraiser



**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us
eplandesck@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 8/4/2025 6:15:27 AM
Project: 25-80000086
Credit Card Number: 41*****2526
Authorization Number: 06173G
Transaction Number: 040825O3A-65DBBA79-C871-4442-A0A6-41782E2CE85B
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Please review the comments below. If upon reviewing the comments you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7374 no later than noon on Friday, August 22, 2025, in order to place you on the Wednesday, August 27, 2025 meeting agenda.

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

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

PROJECT NAME:	PANACEK STORAGE AND OFFICE SPACE - PRE-APPLICATION	PROJ #: 25-80000086
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	8/01/25	
RELATED NAMES:	EP LUKE BARRINGER	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	27-20-30-501-0000-002A	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR AN OFFICE AT AN EXISTING STORAGE FACILITY	
NO OF ACRES	2.5	
BCC DISTRICT	2 - ZEMBOWER	
CURRENT ZONING	M-1	
LOCATION	EAST SIDE OF SR 419, SOUTH OF N US HWY 17-92	
FUTURE LAND USE-	IND	
APPLICANT:	CONSULTANT:	
LUKE BARRINGER LUKE BARRINGER CONSULTING LLC 823 E 23RD AVE NEW SMYRNA BEACH FL 32169 (386) 444-8732 LUKEBARRINGERCONSULTING@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 subject property has an Industrial (IND) Future Land Use and M-1 (Industrial) zoning.
- The applicant will be required to obtain Site Plan approval for the proposed uses. As part of this process, the property shall be brought into compliance with current codes, including but not limited to landscaping, parking lot striping, ADA accessibility improvements, drainage, etc.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE
1	Buffers and CPTED	A full buffer review will be done at the time of site plan review.
2	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU
3	Buffers and CPTED	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
4	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.
5	Buffers and CPTED	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.
6	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.
7	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 8th ed (2023) 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 8th edition (2023) Florida Building Code - Existing Building.
8	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.
9	Building Division	Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.
10	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.

11	Comprehensive Planning	<p>Site has a Future Land Use (FLU) of IND (Industrial). Please note Comprehensive Plan Policy FLU 5.3.4 Industrial. The maximum intensity permitted in this designation is 0.65 floor area ratio.</p> <p>Policy 5.4.4 lists the following as 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</p> <p>If a proposed office is added and accessory to a main use of Industrial, the proposed use appears to be consistent with the FLU. Proposed use is also required to be consistent with the underlying zoning.</p>
12	Comprehensive Planning	<p>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.</p>
13	Environmental Services	<p>Site is within Seminole County's sanitary sewer service area and is required to connect. There is a 6" PVC force main located on the west side of SR 419.</p>
14	Environmental Services	<p>Site is within Seminole County's potable water service area and is required to connect. The nearest connection point is a 10" PVC potable water main running along the west side of SR 419.</p>
15	Environmental Services	<p>Site is not within any reclaim irrigation service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.</p>
16	Environmental Services	<p>Be advised that Alafaya Trail is an FDOT right of way so any utility construction work within this area will require an FDOT utility permit.</p>

17	Environmental Services	This development may be required to install an appropriate wastewater pretreatment system and to be registered with and monitored by the Seminole County Industrial Pretreatment Program (IPP) if deemed appropriate due to the proposed distillery use which has the potential to generate hazardous wastewater. You may contact the Seminole County Industrial Pretreatment Program by email at industrialpretreatment@seminolecountyfl.gov or by phone at 407-665-2842 if you have any questions/concerns about the program's applicability to this development.
18	Environmental Services	The development is within the water and sewer sheds associated with the Reagan Center utility infrastructure capacity expansions. Therefore, the developer as part of the utility agreement will be required to pay either Capacity Fees for water and wastewater capacity or the required Proportionate Share contribution for Water Main and Wastewater System Capacity Improvements as calculated for the service area, whichever is greater.
19	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2
20	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.
21	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)
22	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)
23	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)
24	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)
25	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)

26	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)
27	Natural Resources	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)
28	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement.
29	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)
30	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)
31	Planning and Development	The subject property has an Industrial (IND) Future Land Use and M-1 (Industrial) zoning.
32	Planning and Development	<p>The applicant will be required to obtain Site Plan approval for the proposed uses. As part of this process, the property shall be brought into compliance with current codes, including but not limited to landscaping, parking lot striping, ADA accessibility improvements, drainage, etc.</p> <p>The Site Plan review process can be found in the Seminole County Land Development Code (SCLDC), Chapter 40. The Site Plan must meet all requirements of the SCLDC including, but not limited to building/structure setbacks, parking requirements, access/drive aisle, open space, landscape buffers, stormwater, etc.</p> <p>Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stm</p>

33	Planning and Development	<p>The off-street parking requirement for warehouse/storage use is 1 parking space for every 2 employees and 1 space for each company vehicle and the use of an office requires 4 spaces per 1,000 square feet of office for the first 10,000 square feet and 3 spaces per 1,000 square feet for square footage over 10,000.</p> <p>Per SCLDC Section 30.11.3(b), developments containing more than 1 use shall provide parking and loading spaces in an amount equal to the total of the requirements for all uses.</p> <p>Parking and parking lot landscaping requirements can be found in SCLDC Chapter 30 Part 11. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE</p>
34	Planning and Development	<p>If any outdoor lighting is proposed, a photometric plan may be required.</p> <p>Section 30.15.1 of the SCLDC addresses the lighting regulations: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE</p>
35	Planning and Development	<p>The building setbacks for the M-1 zoning district are: Front - 50 feet Sides - 10 feet Rear - 10 feet</p> <p>Per SCLDC Section 30.7.3, front yards shall be not less than 50 feet in depth as measured from the front property line to any building. The 25 feet of such yard nearest to the front property line shall remain unpaved except for normal entrance drives and shall be landscaped as required in Part 14. The remaining 25 feet of such yard may be used for the parking of passenger vehicles only.</p> <p>The building setbacks can be found in SCLDC Section 30.7.3. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT7DEST_S30.7.3DISTTA</p>
36	Planning and Development	<p>Any outside storage is required to be in an area screened from view from adjacent properties.</p> <p>Section 30.4.21.2 SCLDC: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT4ZODIST_S30.4.21INDI</p>
37	Planning and Development	<p>All uses in industrial districts must conform to the standards of performance in relation to noise, vibration, smoke, dust and dirt, odors, and others in accordance with part 16 of chapter 30 of the SCLDC.</p> <p>https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT16PEST</p>
38	Planning and Development	<p>The maximum allowable building height is 35 feet.</p>

39	Planning and Development	The subject site has an Industrial Future Land Use designation which allows a maximum floor area ratio (FAR) of 0.65.
40	Planning and Development	<p>At the time of site plan review, the applicant will need to demonstrate that they meet the minimum Open Space requirements. The definition of open space: Any portion of a parcel, or area of land or water, which is open and unobstructed from the ground to the sky, including areas maintained in a natural and undisturbed character and areas which are permeable in nature; portions of the Seminole County Trail System whether pervious or impervious; and, in the case of infill development, mixed use development or redevelopment, common areas intended as active or passive amenities.</p> <p>SCLDC Section 30.14.2</p> <ul style="list-style-type: none"> • Sec. 30.14.2.1(c) The character of required open space shall be determined by development type. Open space within nonresidential developments shall meet the requirements of Section 30.14.2.2 while open space within residential developments shall meet the requirements of Section 30.14.2.3. Open space in redevelopment, infill development, or mixed-use developments shall meet the requirements of Section 30.14.2.4. • Sec. 30.14.2.1(d) The amount of open space required for development shall be determined by the zoning district, development order, or other provisions of this Code applicable to the subject property. If not otherwise specified, the minimum open space shall be twenty-five (25) percent of the gross site area.
41	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.
42	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.
43	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

		<p>sheets as note:</p> <ol style="list-style-type: none"> 1. Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2. A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3. A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5. Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6. A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 21/2 in. NFPA 1, 18.5.7. 7. Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8. Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"
45	Public Safety - Fire Marshal	Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1
46	Public Safety - Fire Marshal	Fire department access roads shall be designed and maintained to support the imposed loads of 39 tons for fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1,18.2.3.5.2)
47	Public Safety - Fire Marshal	Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2 or if manual gates a fire department knox pad lock.
48	Public Works - Engineering	The access is off of State Road 419 which is an FDOT roadway. The entrance is not to County standards. A 50' inbound and 35' outbound Radius is required. The entrance driveway needs to be paved or concrete. The drive aisles should be paved.
49	Public Works - Engineering	The site will have to meet ADA requirements. This includes ADA parking and access to the building(s).
50	Public Works - Engineering	There are vehicles being stored off the property in the CXS ROW. These items will have to be moved into the site.
51	Public Works - Engineering	The proposed project is located within the Soldiers Creek drainage basin.
52	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has generally poorly drained soils.

53	Public Works - Engineering	Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the pre development rate of discharge for the 25-year,24-hour storm event. The site does not currently have a retention system on it.
54	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally south and east.
55	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to the parcel to the south and CSX ROW.
56	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.
57	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 .
58	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.
59	Public Works - Engineering	Based on the level of road and speed of the road, a left turn lane is required, or the site will have to be right in and right out only.
60	Public Works - Engineering	The developer shall provide a pedestrian sidewalk along SR 419 property frontage or may provide payment into the Sidewalk Fund in accordance with Ordinance #2019-46 in lieu of sidewalk construction.
61	Public Works - Impact Analysis	A Traffic Impact Study (TIS) may be required for this project if the new net external trip generation for the proposed use generates more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th Ed. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo Perez, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov .

DEPARTMENT PROJECT STATUS AND CONTACT

This section shows the reviewers of this project from the various departments.

DEPARTMENT	REVIEWER
Buffers and CPTED	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Building Division	Jay Hamm (407) 665-7468 jhamm@seminolecountyfl.gov
Comprehensive Planning	David German (407) 665-7377 dgerman@seminolecountyfl.gov

Environmental - Impact Analysis	Becky Noggle (407) 665-2143 bnoggle@seminolecountyfl.gov
Environmental Services	Bill White (407) 665-2021 wwhite@seminolecountyfl.gov
Natural Resources	Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald (407) 665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jim Potter (407) 665-5764 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	Arturo Perez (407) 665-5716 aperez07@seminolecountyfl.gov

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2025-798

Title:

CR 419 HOMES - PRE-APPLICATION

Project Number: 25-80000087

Project Description: Proposed Site Plan to build two affordable single family residential lots on 0.24 acres in the R-2 Zoning District located on the west side of S CR 419, south of W 8th St

Project Manager: Tiffany Owens 407-665-7354 (towens04@seminolecountyfl.gov)

Parcel ID: 21-21-32-5CF-6900-0030

BCC District: 1-Dallari

Applicant: Aytekin Gencay (407) 341-7612

Consultant: Tim Moxley (407) 702-3726



SEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET, ROOM 2028
SANFORD, FLORIDA 32771
TELEPHONE: (407) 665-7371
PLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 25-80000087
PM: Tiffany
REC'D: 8/5/25
Paid: 8/5/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☐ **PRE-APPLICATION** \$50.00*
(*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

PROJECT

PROJECT NAME:	<u>922 s SR 419 Chuluota</u>	<u>OR 419 Homes</u>
PARCEL ID #(S):	21-21-32-5CF-6900-0030	
TOTAL ACREAGE:	.24	BCC DISTRICT: <u>1: Dallari</u>
ZONING:	R2	FUTURE LAND USE: <u>HDK</u>

APPLICANT

NAME:	<u>Aytekin Gencay</u>		COMPANY:	GNC TRADING LLC	
ADDRESS:	<u>774 Night Owl Ct</u>				
CITY:	<u>Winter Springs</u>	STATE:	<u>Florida</u>	ZIP:	<u>32708</u>
PHONE:	<u>407-341-7612</u>		EMAIL:		

CONSULTANT

NAME:	<u>Tim Moxley</u>		COMPANY:	CCL.Celery Custom Living.LLC	
ADDRESS:	<u>908 Magnolia Ave</u>				
CITY:	<u>Sanford</u>	STATE:	<u>Florida</u>	ZIP:	<u>32771</u>
PHONE:	<u>407-702-3726</u>		EMAIL:	<u>tmoxley@celerycustomliving.com</u>	

PROPOSED DEVELOPMENT

Brief description of proposed development: Construction of two affordable single family homes. Rezone current configuration to allow single family set backs and build two 25' wide homes.

☐ SUBDIVISION ☐ LAND USE AMENDMENT ☐ REZONE ☒ SITE PLAN ☐ SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE:	<u>8/15</u>	COM DOC DUE:	<u>8/21</u>	DRC MEETING:	<u>8/27</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:					
ZONING:	<u>R-2</u>	FLU:	<u>HDK</u>	LOCATION:	<u>on the southwest corner of</u>
W/S:	<u>Florida Mox Utility</u>	BCC:	<u>1: Dallari</u>	<u>W 8th St and S SR 419</u>	

Narrative



The landowner purchased these lots with the intent of building two smaller single-family affordable homes. Building truly affordable homes and Seminole County has become very difficult due to land cost, and the objective here would be to build two freestanding single-family homes on lot three and four. The homes would be two-story between 1300 and 1500 ft.². Examples of this construction or style are being provided for example.







131 W. BROADWAY ST
STE 1001
OVIEDO, FL 32765
OFFICE: (407) 542-4977
INFO@HNHSURVEY.COM
LB: 8291

LEGAL DESCRIPTION

LOT 3, 4, BLOCK 69 TOWNSHIP OF NORTH CHULUOTA, AS RECORDED IN PLAT BOOK 2, PAGE 54, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

SITE ADDRESS

TBD S CR 419, CHULUOTA, FLORIDA 32766

JOB NUMBER

25-03-108-5P

BOUNDARY & TOPOGRAPHIC SURVEY



0 15 30
1 INCH = 30 FEET

BACK ALLEY
20.0' R/W(P)

BACK ALLEY
15.0' R/W(P)

LOTS 5 & 6
BLOCK 69

N88°57'58"E(C) 132.84'(M)

N00°42'57"W(M)
80.00'(P)
79.04'(C)

N88°57'58"E(M) 132.84'(M)
150.00'(P)

LOTS 1 & 2
BLOCK 69

L1
79.04'(M)
80.00'(P)
N00°42'57"W(M)

UNOPENED UNKEPT ROAD

NINTH ST, 70.0' R/W(P)

DRAWING:
25-03-108
TBD S CR 419

VERTICAL DATUM

NORTH AMERICAN DATUM OF 1988 BASED ON THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN) CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS): TTVL, ORLL, & SNFD

HORIZONTAL DATUM

NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, ZONE 0901, FLORIDA EAST. THE BASIS OF BEARING FOR THIS SURVEY IS THE EASTERLY LINE OF BLOCK 69, BEING N00°42'57"W, AS A MEASURED.

LEGEND & SYMBOLS

PSM = PROFESSIONAL SURVEYOR & MAPPER
LB = LICENSED BUSINESS
LS = LICENSED SURVEYOR
FND = FOUND
SET = SET "LB 8291"
IR(C) = IRON ROD (8" CAP)
NL(D) = NAIL (8" DISK)
CM = CONCRETE MONUMENT
TYP = TYPICAL
FFE = FINISHED FLOOR ELEVATION
BFE = BASE FLOOD ELEVATION
BSL = BUILDING SETBACK LINE
BM = BENCHMARK
PP = POWER POLE
CONC = CONCRETE
SW = SIDEWALK
EP = EDGE OF PAVEMENT
CMP = CORRUGATED METAL PIPE
INV = INVERT
R/W = RIGHT-OF-WAY
A/C = AIR CONDITIONER
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
WBF = WOOD BOARD FENCE
CLF = CHAIN LINKED FENCE
WVF = WHITE VINYL FENCE
WWF = WOOD WIRE FENCE
BWF = BARBED WIRE FENCE
(P) = PLAT (M) = MEASURED (C) = CALCULATED

• = BENCHMARK
→ = DRAINAGE ARROW
— = ROAD GRADE
— = GROUND GRADE
— = PROPOSED GRADE
SS = SANITARY MANHOLE
W = WELL
WM = WATER METER
EM = ELECTRIC METER
C = CLEANOUT
ER = ELECTRICAL RISER
TR = TELEPHONE RISER
CR = CABLE RISER
V = VALVE
IR(C) FOUND
5/8" IRC SET
NL(D) FOUND
NLD SET
CM FOUND
CM SET

FIELD DATE:

04/07/25

FIELD CREW:

DRAFTER: F.B.

LOT SIZE:

MODEL: 1500 CONTEMPORARY (LH)

CLIENT NAME:

CCL, CELERY CUSTOM LIVING, LLC

CLIENT FILE NUMBER:

CERTIFICATIONS:

FEMA FIRM INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN SEMINOLE COUNTY, COMMUNITY NUMBER 1217CD195F, DATED 9/28/2007.

SURVEYOR'S NOTES

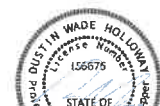
ADDITIONS, MODIFICATIONS, OR DELETIONS TO THIS SURVEY ARE PROHIBITED WITHOUT WRITTEN CONSENT BY THE SIGNING SURVEYOR.

PROPERTY LINES SHOULD NOT BE RE-ESTABLISHED BY NOTED FENCES OR BUILDING TIES.

NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS WERE LOCATED, INCLUDING BUT NOT LIMITED TO BURIED UTILITIES, FOUNDATIONS, AND FOOTERS.

NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP OR ENCUMBRANCES WERE PROVIDED, EXCEPT AS NOTED, NOR DID THE SURVEYOR ABSTRACT THESE LANDS.

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS REQUIRED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES. THIS SURVEY IS NOT VALID WITHOUT EITHER THE SIGNED AND ORIGINAL RAISED SEAL OF THE SURVEYOR, OR DIGITAL SIGNATURE IF VIEWING A PDF COPY OF THE SURVEY. THE DIGITAL COPY OF THE SIGNATURE IS NOT VALID WHEN PRINTED.



Dustin Holloway
Digitally signed by Dustin Holloway
DN: cn=Dustin Holloway, o=H&H Survey Consultants, ou=AN EXACTA COMPANY, email=dustin@hhsurvey.com, c=US

DUSTY HOLLOWAY
H&H SURVEY CONSULTANTS
AN EXACTA COMPANY
LS 6676
LB 8291

Property Record Card



Parcel: **21-21-32-5CF-6900-0030**
 Property Address: **922 S CR 419 CHULUOTA, FL 32766**
 Owners: **GNC TRADING LLC**
 2025 Market Value \$98,880 Assessed Value \$98,880 Taxable Value \$98,880
 2024 Tax Bill \$825.76 Tax Savings with Non-Hx Cap \$371.50
 Vacant Residential property has a lot size of 0.24 Acres

Parcel Location

Site View



Parcel Information

Value Summary

Parcel	21-21-32-5CF-6900-0030
Property Address	922 S CR 419 CHULUOTA, FL 32766
Mailing Address	774 NIGHT OWL LN WINTER SPGS, FL 32708-5142
Subdivision	NORTH CHULUOTA
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$98,880	\$90,640
Land Value Agriculture	\$0	\$0
Just/Market Value	\$98,880	\$90,640
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$46,848
P&G Adjustment	\$0	\$0
Assessed Value	\$98,880	\$43,792

2024 Certified Tax Summary

Owner(s)

Tax Amount w/o Exemptions	\$1,197.26
Tax Bill Amount	\$825.76
Tax Savings with Exemptions	\$371.50

Name - Ownership Type
GNC TRADING LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 3 & 4 BLK 69
NORTH CHULUOTA
PB 2 PGS 54 TO 58

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$98,880	\$0	\$98,880
Schools	\$98,880	\$0	\$98,880
FIRE	\$98,880	\$0	\$98,880
ROAD DISTRICT	\$98,880	\$0	\$98,880
SJWM(Saint Johns Water Management)	\$98,880	\$0	\$98,880

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	1/31/2024	\$110,000	10572/1062	Vacant	Yes
QUIT CLAIM DEED	4/18/2022	\$100	10219/1120	Improved	No
PROBATE RECORDS	11/13/2019	\$100	09478/0582	Improved	No
WARRANTY DEED	9/1/2017	\$39,000	08985/1891	Vacant	Yes
TAX DEED	8/1/2013	\$5,700	08099/1647	Vacant	No
WARRANTY DEED	5/1/2007	\$195,000	06705/1790	Vacant	No
WARRANTY DEED	4/1/1996	\$100	03075/0859	Vacant	No
WARRANTY DEED	1/1/1977	\$100	01148/0153	Vacant	No

Land

Units	Rate	Assessed	Market
80 feet X 150 feet	\$1,200/Front Foot	\$98,880	\$98,880

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

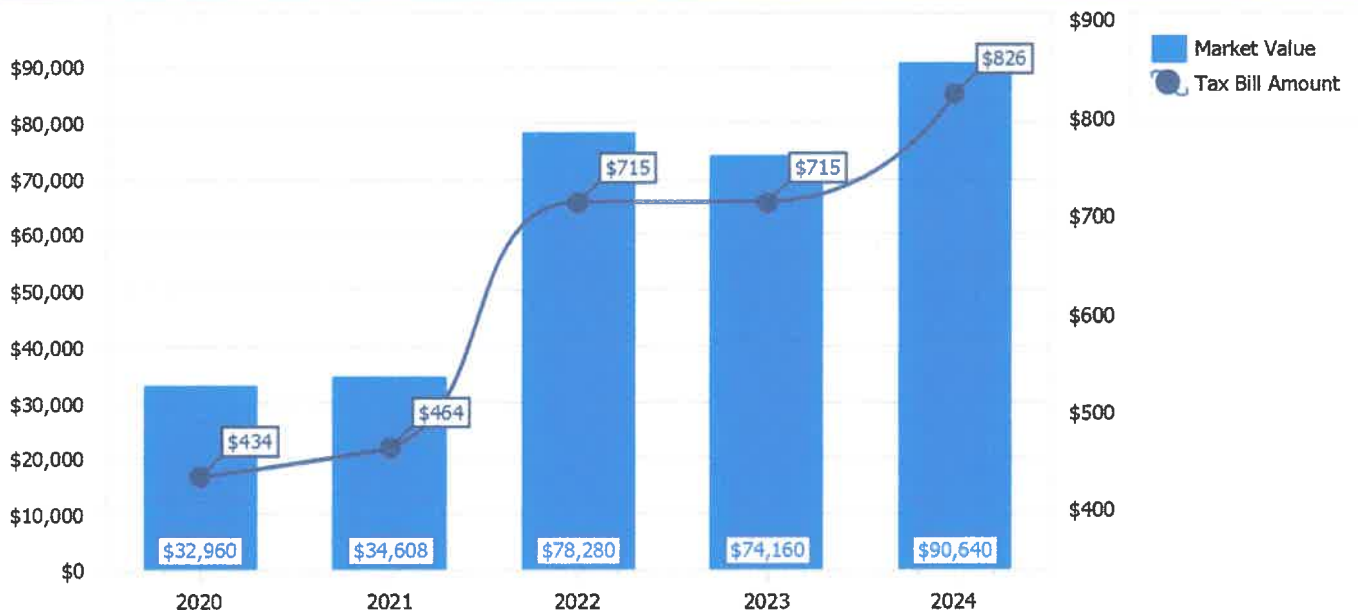
Zoning	
Zoning	R-2
Description	One and Two-Family-9000
Future Land Use	HDR
Description	High Density Residential

School Districts	
Elementary	Walker
Middle	Chiles
High	Hagerty

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 81

Utilities	
Fire Station #	Station: 43 Zone: 433
Power Company	FPL
Phone (Analog)	AT&T
Water	Florida Govt Utility Authority
Sewage	Florida Govt Utility Authority
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us
eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 8/5/2025 10:02:31 AM
Project: 25-80000087
Credit Card Number: 47*****3103
Authorization Number: 905030
Transaction Number: 050825C2B-7D4192FA-089C-4EBF-8AC0-CE2AD986C098
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

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

PROJECT NAME:	CR 419 HOMES - PRE-APPLICATION	PROJ #: 25-80000087
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	8/05/25	
RELATED NAMES:	EP TIM MOXLEY	
PROJECT MANAGER:	TIFFANY OWENS (407) 665-7354	
PARCEL ID NO.:	21-21-32-5CF-6900-0030	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO BUILD TWO AFFORDABLE SINGLE FAMILY RESIDENTIAL LOTS ON .24 ACRES IN THE R-2 ZONING DISTRICT LOCATED ON THE SOUTHWEST CORNER OF W 8TH ST AND S CR 419	
NO OF ACRES	.24	
BCC DISTRICT	1: DALLARI	
CURRENT ZONING	R-2	
LOCATION	ON THE SOUTHWEST CORNER OF W 8TH ST AND S CR 419	
FUTURE LAND USE-	HDR	
APPLICANT:	CONSULTANT:	
AYTEKIN GENCAY GNC TRADING LLC 774 NIGHT OWEL CT WINTER SPRINGS FL 32708 (407) 341-7612	TIM MOXLEY CCL. CELERY CUSTOM LIVING LLC 908 MAGNOLIA AVE SANFORD FL 32771 (407) 702-3726 TMOXLEY@CELERYCUSTOMLIVING.COM	

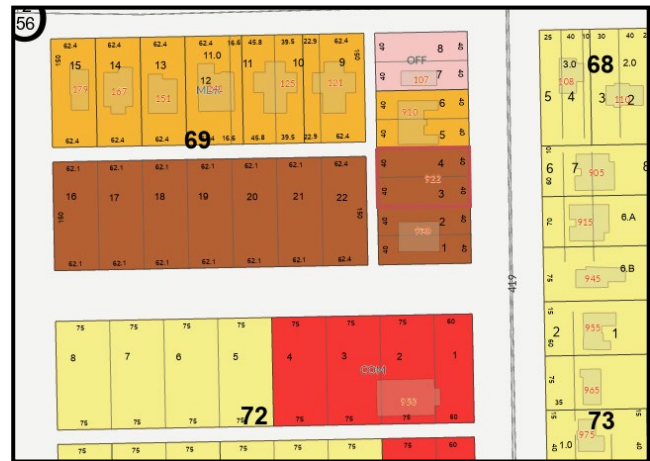
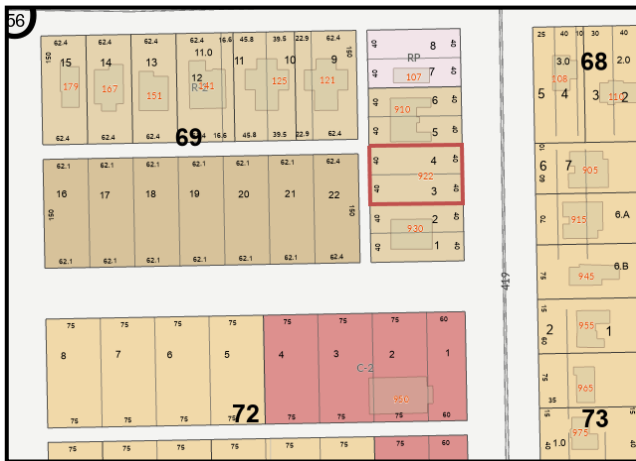
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and 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 of High Density Residential and R-2 (One- and Two-Family Dwelling) zoning.
- If un-combined the subject property would not meet the minimum lot size or minimum width at building line requirements in the R-2 zoning district and would not meet the criteria established in Sec. 30.2.6.6 (a)-(h), therefore it is not eligible to be uncombined into the original platted configuration.
- Changes to the subject property or its plan for development could impact the Building Permit BP25-00007123 issued for one (1) single-family residence.

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
2.	Comprehensive Planning	Site is located in the Econ Protection Area. Please note Comprehensive Plan Policy 2.2.6 Econlockhatchee River Basin Protection.	Info Only
3.	Comprehensive Planning	Future Land Use of HDR (High Density Residential). Please note Comprehensive Plan Policy FLU 5.2.3 High Density Residential. HDR has a maximum density of 20 dwelling units per net buildable acre.	Info Only
4.	Comprehensive Planning	HDR (High Density Residential) Comprehensive Plan Policy FLU 5.2.3 lists the following as uses: Uses A Condominiums, townhouses, apartment hotels, boarding and lodging houses, and motels; B Missing Middle housing typologies (except for Live/Work units), as defined in the Introduction Element, at a maximum of 20 dwelling units per net buildable acre; C Public elementary schools, public middle schools, and public high schools; and D Special exception uses such as houses of worship, utilities, group homes, hospitals, convalescent and nursing homes, and accessory office uses. E Residential densities may be permitted up to a maximum of 22 dwelling units per net buildable acre in accordance with the provisions of Policy FLU 4.1.1 and Policy HSG 3.3.	Info Only
5.	Comprehensive Planning	Based on the application proposing affordable housing, please note the following Comprehensive Plan areas for more information: - OBJECTIVE FLU 5.6 AFFORDABLE AND WORKFORCE HOUSING, Policy FLU 5.6.1 Affordable and Workforce Housing Density Bonuses. - Policy HSG 3.3 Affordable and Workforce Housing Density Bonuses	Info Only
6.	Environmental Services	This development is not within Seminole Countys utility service area. Please coordinate with Florida Government Utility Authority for water and sewer service.	Info Only
7.	Environmental Services	If the proposed lots are unable to connect to Florida Government Utility Authority sewer, then onsite sewage treatment and disposal systems (OSTDS) aka septic systems would be needed to service them instead. Per Florida Statutes Section 381.0065(4)(b) since these proposed lots would need to be serviced by septic systems and the proposed lot split is occurring after 01/01/1972, the minimum lot sizes allowed is 0.25 acre per lot (for lots using "a regulated public water system" such as Florida Government Utility Authority water). Additionally, per House Bill 1379, these OSTDS would have to be enhanced nutrient-reducing (ENR) OSTDS since it will be new construction, on lots one acre or less, and located in a Florida basin management action plan (BMAP) area. To apply for an OSTDS permit (to construct, repair, modify, or abandon) follow link: https://www.flrules.org/gateway/reference.asp?No=Ref-14359 , download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required	Info Only

		application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information on septic system sizing, standards, and any other questions/concerns that you may have.	
8.	Environmental Services	Per the previous comment, if the proposed lots are unable to connect to Florida Government Utility Authority sewer then they will not meet the minimum lot size requirements of being 0.25 acre each for septic system use. The property owner may proceed with the lot split AT THEIR OWN RISK and will be required to obtain a septic permit variance for each lot. Follow the link: https://floridadep.gov/water/onsite-sewage/content/variances , for more information on the septic permit variance process. The variance application form can be found at the following link: https://floridadep.gov/water/onsite-sewage/forms/application-variance-chapter-62-6-fac .	Info Only
9.	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
10.	Planning and Development	The minimum required building setbacks for the R-2 zoning district are: Twenty-five (25) feet Front Yard, Thirty (30) feet Rear yard, Ten (10) feet Side Yard.	Info Only
11.	Planning and Development	R-2 zoning includes two-family dwellings or duplexes as a permitted use, please note that as the subject property isn't able to be uncombined any proposed duplex would have to remain under a single ownership.	Info Only
12.	Planning and Development	The subject property is located within the Scenic Corridor Overlay Zoning District on CR 419, which is classified as Major Road. Please refer to the development standards under Sec. 30.10.2. at the link below https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_P_T10OVDI_S30.10.2SCCOOVZODI	Info Only
13.	Planning and Development	Please see the below definitions from the Seminole County Comprehensive Plan: AFFORDABLE HOUSING A dwelling unit for which monthly rents or monthly mortgage payments, including taxes, insurance and utilities, do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for households or persons indicated in Section 420.0004, Florida Statutes (i.e., Low income, moderate income and	Info Only

		<p>very low income households or persons as defined herein). Affordable housing definitions that are prescribed by housing programs administered by the US Department of Housing and Urban Development or the State of Florida may also be used by Seminole County when implementing such programs.</p> <p>WORKFORCE HOUSING Housing affordable to Seminole County working households that earn up to 140 percent of Area Median Income (AMI). Seminole County further defines Workforce Housing to include households in which one or more of the wage-earners, employed by either the private or the public sector, are compensated for provision of services essential to Seminole County, including but not limited to: teachers and educators, police and fire personnel, government employees, healthcare personnel, and skilled building trades personnel.</p> <p>WORKFORCE HOUSING DEVELOPMENT Owner or renter occupied developments consisting of single family or multi-family units in which a minimum of 20 percent of the total units are attainable by households at or below 140 percent of Area Median Income (AMI).</p> <p>https://www.seminolecountyfl.gov/docs/default-source/pdf/introduction_element_20240529_ma.pdf?sfvrsn=275bb5db_3</p>	
14.	Planning and Development	<p>OBJECTIVE FLU 5.7 REDUCTION OF NONCONFORMING USES AND ANTIQUATED PLATS The County shall reduce uses that are inconsistent with community character, future land uses and service and facility plans through a systematic program to reduce nonconforming uses, eliminate nonconforming zonings and resolve issues related to antiquated plats. <u>Antiquated plats refer to a subdivision of land that does not comply with current zoning district and/or subdivision requirements, or that has limited development potential due to inadequate public facilities, services, or environmental constraints.</u> These generally include lands platted prior to modern land development regulations adopted in 1970. Examples include plats with substandard designs for lot size, configuration, roads or drainage facilities.</p> <p>Policy FLU 5.7.1 Nonconforming Uses, Nonconforming Zonings, and Conflicting Zonings The County shall reduce nonconforming uses and zonings and eliminate conflicting zonings by means of procedures set forth in the Implementation Element of this Plan.</p> <p>Policy FLU 5.7.2 Antiquated Vacant Plats The County shall continue to resolve land use compatibility, environmental and infrastructure issues related to antiquated vacant plats by way of, but not limited to, the following techniques:</p>	Info Only

		<p>A. Requiring the combining of abutting lots with unity of ownership, where such lots are nonconforming by reason of width, depth or area; and</p> <p>B. Allowing for replatting and vacating and abandonment procedures.</p>	
15.	Planning and Development	The proposed project is within the Econ Protection Area. See SCLDC Chapter 30 Part 57 and Policy FLU 1.9 and 1.10 and CON Element Exhibit-2 for requirements for development within the Econ Protection Area.	Info Only
16.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
17.	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
18.	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
19.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 21/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	Info Only
20.	Public Works - Engineering Jim Potter	CR 419 is an Urban Minor Arterial. No additional driveways are allowed per the Public Works Engineering Manual. If the lot were to be split it would have to have a shared driveway and also a turnaround onsite so that cars do not have to back out into CR 419.	Info Only
21.	Public Works - Engineering Jim Potter	A detailed grading plan will be required at building permit. The lot appears to split forward and back. Water quality will be required for the site if the lot is split or if not. Provide swales to hold water quality whichever way the drainage flows.	Info Only
22.	Public Works - Engineering	Note that there is a fairly decent sized ditch in front of the site. A drainage culvert will be required for the driveway. The	Info Only

	Jim Potter	minimum size is 18". Note that a larger culvert may be needed. This would be determined with the driveway permit.	
23.	Public Works - Impact Analysis	NRR, trips generated by two Single Family homes < 50 peak trip threshold. A Traffic Impact Study (TIS) is not required.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

This section shows the reviewers of this project from the various departments.

DEPARTMENT	REVIEWER
Building Division	Jay Hamm (407) 665-7468 jhamm@seminolecountyfl.gov
Comprehensive Planning	David German (407) 665-7386 dgerman@seminolecountyfl.gov
Environmental Services	James Van Alstine (407) 665-2014 jvanalstine@seminolecountyfl.gov
Planning and Development	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald (407) 665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jim Potter (407) 665-7456 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	Arturo Perez (407) 665-5716 aperez07@seminolecountyfl.gov

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