

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

PROJECT NAME:	CHULUOTA SPORTSMAN CLUB - PRE-APPLICATION	PROJ #: 26-8000024
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	2/23/26	
RELATED NAMES:	EP RANDY SHAW	
PROJECT MANAGER:	DAVID GERMAN (407) 665-7386	
PARCEL ID NO.:	17-21-32-300-0070-0000	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION AND SITE PLAN FOR A STEEL ACCESSORY STRUCTURE FOR STORAGE AT AN EXISTING GUN RANGE ON 5.07 ACRES IN THE A-5 ZONING DISTRICT LOCATED ON THE NORTHEAST CORNER OF WILLINGHAM RD	
NO OF ACRES	5.07	
BCC DISTRICT	1-Bob Dallari	
CURRENT ZONING	A-5	
LOCATION	ON THE NORTHEAST CORNER OF WILLINGHAM RD	
FUTURE LAND USE-	R5	
SEWER UTILITY	NA	
WATER UTILITY	NA	
APPLICANT:	CONSULTANT:	
RANDY SHAW 1666 WARNER DR CHULUOTA FL 32766 (321) 231-1211 [REDACTED]	N/A	

PROTECT YOURSELF FROM FRAUDULENT INVOICES

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County’s logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

- Site has been a gun club since 1962. Special Exception was withdrawn in 1992 after a determination was made that the use could continue.
- Site exists as a legal nonconformance and requires a special exception based on the current use of Outdoor recreation uses, extensive – gun club.
- Special Exception and Site Plan are needed for a proposed expansion of legal nonconforming use and to bring it into conformity with the code.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning: A-5



Future Land Use: R-5



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	A full buffer review will be done at time of Special Exception and/or Site Plan. Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6. Upon submittal of plans, please provide 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet in order to calculate required buffers.	Info Only
2.	Buffers and CPTED	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
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 following link 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.	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	Info Only
5.	Buffers and CPTED	For reference in calculating buffers, Willingham Road is considered an local road. The land use intensity calculated for this site will yield a buffer against the roadway.	Info Only
6.	Building Division	Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, etc...	Info Only
7.	Building Division	Any building construction and/or modification will require Building permits and engineered	Info Only

		plans to meet the current 8th ed (2023) Florida Building Codes.	
8.	Building Division	All site alterations and upgrades may need to comply with the Florida accessibility code.	Info Only
9.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
10.	Comprehensive Planning	<p>Site has a Future Land Use of R-5, Per Policy FLU 3.5.2 Rural-5:</p> <p>The Rural-5 Future Land Use Designation allows rural residential development at densities equal to or less than one dwelling unit per five net buildable acres, agricultural and attendant uses. This land use is established to allow residential development on large lots and accommodate the continuation of agricultural pursuits to:</p> <ul style="list-style-type: none"> a. Maintain the rural character of the area by developing at a very low intensity, by encouraging large areas to be left in a natural or open state, by reducing road congestion and the need for commercial services, urban public services and other uses beyond the needs of rural community; b. Permit horses and other livestock on large residential lots; c. Minimize conflicts with agricultural operations (e.g., traffic congestion, noise, odor and visual conflicts); and d. Minimize planned and programmed expenditures for public facilities (e.g., roadway improvements, schools, fire and law enforcement protection, etc.). <p>Based on this, the use appears consistent with the Rural-5 FLU and needs to also be consistent with the underlying zoning.</p>	Info Only
11.	Comprehensive Planning	Site is located in the Econ Protection Area. Please note Comprehensive Plan Policy 2.2.6 Econlockhatchee River Basin Protection.	Info Only
12.	Comprehensive Planning	<p>Policy FLU 3.2.1 Recognition of East Rural Area</p> <p>The Rural Boundary is delineated on the map titled "Rural Boundary Map" and dated August 10, 2004 and the legal description titled "Legal Description for Rural Areas" and dated August 10, 2004, both of which are on file in the official records of the Clerk of the Board of County Commissioners and in the FLU Exhibit of this Plan. "East Rural Area" for the purpose of this Element, is those lands contained within the area depicted in the above referenced legal description. The County shall continue to</p>	Info Only

		enforce Land Development Code (LDC) provisions and implement existing land use strategies and those adopted in 2008 that were based on the Rural Character Plan of 2006 and that recognize East Seminole County as an area with specific rural character, rather than an area anticipated to be urbanized. It shall be the policy of the County that rural areas require approaches to land use intensities and densities, rural roadway corridor protection, the provision of services and facilities, environmental protection and LDC enforcement consistent with the rural character of such areas.	
13.	Environmental Services	Seminole County Utilities has no objection to the proposed work. Site is serviced by well and septic.	Info Only
14.	Natural Resources	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.	Info Only
15.	Planning and Development	(Parking Requirements) Per Table 11.3-A: Minimum Parking Required: Recreation and Entertainment: 1 space / 7 rated patron capacity	Info Only
16.	Planning and Development	Community Meeting Procedures Section 30.49. (1) Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.49 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. (2) Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.49 - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).	Info Only
17.	Planning and Development	Per Land Development Code Sec. 30.9.8. - Gun clubs. 30.9.8.1 The Board of County Commissioners shall not place any restriction or condition on a gun club that in any way regulates or affects the purchase, sale, transfer, taxation, manufacture,	Info Only

		ownership, possession, storage, or transportation of firearms or ammunition nor shall the Board of County Commissioners take any action that is prohibited by Section 790.33, Florida Statutes (2020), as this statute may be amended from time to time.	
18.	Planning and Development	<p>Staff recommended Special Exception to be brought to the Board of Adjustment for this site in 1992.</p> <p>Special Exception was withdrawn by the BOA for this site later in 1992 following the use being deemed permitted in A-1 when the club first located on the property in 1967.</p> <p>On March 23, 1992, a determination was made that the gun club was allowed to continue after the County's code had changed in 1972.</p> <p>The applicant applied for the special exception but due to the terms above, it was deemed that no special exception was needed at that time, and no special exception was granted in 1992, however a determination was made that the use could continue at that time.</p>	Info Only
19.	Planning and Development	<p>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/</p>	Info Only
20.	Planning and Development	<p>SETBACKS:</p> <p>The setbacks for the A-5 zoning district are: 50ft Front Yard, 30ft Rear yard, 10ft Side Yard, and 50ft Side Street.</p>	Info Only
21.	Planning and Development	The proposed use is not permitted in current Zoning District designation and requires a Special Exception.	Info Only
22.	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-	Info Only

		services/development-services/planning-development/development-processes-requirements/index.shtml	
23.	Planning and Development	The subject property is located in the East Rural Area (FLU GOAL 3: MAINTAIN RURAL PLACES and Element Exhibit-28). Please also note Section 5.2 - Rural Boundary and Rural Area. of the Code of Ordinances for information related to the East Rural Area.	Info Only
24.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)	Info Only
25.	Planning and Development	A 15-foot minimum, 25-foot average undisturbed upland buffer shall be provided from all approved jurisdictional wetland boundaries.	Info Only
26.	Planning and Development	Per Sec. 30.3.10. - Nonconforming uses. (b)Buildings or structures or uses of land which are nonconforming shall not be extended or enlarged. Based on this, if the proposed use is operating on a legal nonconforming status of buildings, structures and uses, they shall not be extended or enlarged.	Info Only
27.	Planning and Development	The East Rural Area intent, per Seminole County Comprehensive Plan, is to maintain the rural character of the area by developing at a very low intensity to allow for residential/agricultural uses primarily. Development in the East Rural Area shall be guided by performance standards in the Land Development Code that limit densities in accordance with the Future Land Use designation; preserve natural and agrarian areas; allow limited commercial uses in village settings or as roadside stands on bona fide agricultural properties; provide use restrictions and tree protection standards; limit the extension of urban infrastructure; provide opportunities for nature-based recreation and protect the Geneva Freshwater Lens, watersheds, wetlands and sensitive upland systems.	Info Only
28.	Planning and Development	The proposal will be evaluated in accordance with all criteria for the Special Exception (please see the link to our code https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECO LADECO_CH30ZORE_PT3AD_S30.3.1PLZ OCO for Special Exception Criteria, please also see additional criteria for A-3, A-5, or A-10 zoning under Sec. 30.3.1.5) and all	Info Only

		aforementioned/applicable code sections. The evaluation of the development proposal will be used in staff's recommendation of approval/denial when presented.	
29.	Planning and Development	<p>The processes for Special Exceptions include the following:</p> <ol style="list-style-type: none"> 1. Pre-Application Review 2. Staff Review of Special Exception. 3. Community Meeting: The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meeting in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. 4. Planning and Zoning Board Recommendation. 5. Board of County Commissioners approval/denial. A Site Plan will be required upon approval of the Special Exception. 	Info Only
30.	Public Safety - Fire Marshal	<p>Type and use of building may require fire sprinklers and fire alarm. Verification of code compliance will be required during site plan submittal process (Note - type of commodity, ceiling height, storage height, and storage method and arrangements to comply with NFPA 1, Chapter 34.</p> <p>Note: storage facilities may be required to provide additional fire protection.) (NFPA 1, Section 13.3.2.27.1 High-Piled Storage. An automatic sprinkler system shall be installed throughout all occupancies containing areas greater than 2500 ft² (232 m²) for the high-piled storage of combustibles)</p>	Info Only
31.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per chapter 18.3 of NFPA 1	Info Only
32.	Public Safety - Fire Marshal	If water supply cannot be met by the typical fire hydrant, no municipal water supply is available, onsite water storage will be required for fire protection per NFPA 1142 and NFPA 22.	Info Only
33.	Public Safety - Fire Marshal	Fire Department access road shall extend to within 50ft of at least one exterior door that can be opened from the outside and that provide access to the interior of building	Info Only
34.	Public Safety - Fire Marshal	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 feet (450 feet if equipped with an automatic fire sprinkler system) from fire department access roads as measured by an approved route around the	Info Only

		exterior of the building or facility (Section 18.2.3.2.2 NFPA 1)	
35.	Public Safety - Fire Marshal	This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.5.1.1	Info Only
36.	Public Safety - Fire Marshal	<p>All the following items shall be acknowledged and added to the site plan 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 212 in. NFPA 1, 18.5.7. 7. Hydrant shall be marked with a blue reflector that is placed 6 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
37.	Public Safety - Fire Marshal	<p>Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.5.3. NFPA 1)</p> <p>Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7</p>	Info Only

		in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in.	
38.	Public Safety - Fire Marshal	The requirements below shall be on all site plans as notes for sprinkled buildings: a. At minimum, a Class Five contractor is required to install fire lines. Fire lines shall begin at the point in which the piping is used exclusively for fire protection and end at a point 1-foot above the finished floor. b. The fire line for sprinkled buildings starts at the double detector check valve. c. No other water connection shall be off of the fire line. d. The Fire Department Connection shall be with-in 100 feet of the fire hydrant if standpipe system is provided. e. Any fire line charged by the FDC shall be DR-14 pipe. f. The only valve allowed in the FDC line is a check valve. g. All fire lines shall be inspected by the Fire Inspection Dept. before being covered	Info Only
39.	Public Safety - Fire Marshal	Additional comment may be generated after a formal site plan is submitted.	Info Only
40.	Public Works - Engineering	The proposed project is located within the Big Econlockhatchee drainage basin.	Info Only
41.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils in the area of the building.	Info Only
42.	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.	Info Only
43.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally east.	Info Only
44.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to a wetland that eventually gets to the Big Econlockhatchee River	Info Only
45.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering. Please note that it appears that there has been some increase in gravel on the site over the last few years. The site will have to be evaluated for the retention and new impervious (gravel). Additional retention would be required.	Info Only
46.	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	Info Only

		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 .	
47.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
48.	Public Works - Impact Analysis	No Review Required, non-traffic generating improvement.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	REVIEWER	EMAIL	CONTACT
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Planning and Development	David German	dgerman@seminolecountyfl.gov	407-665-7386
Public Safety - Fire Marshal	Brenda Paz	bpaz@seminolecountyfl.gov	407-665-7061
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716

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) 665-7775 no later than noon on Friday, March 13, 2026, in order to place you on the Wednesday, March 18, 2026 meeting agenda.

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

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