

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

|  |  |                           |
|--|--|---------------------------|
| <b>PROJECT NAME:</b>   | <b>MMTC - PRE-APPLICATION</b>  | <b>PROJ #: 26-8000028</b> |
| APPLICATION FOR:   | DR - PRE-APPLICATION DRC   |                           |
| APPLICATION DATE:  | 3/06/26  |                           |
| RELATED NAMES:   | EP DOROTHY JACOBSON  |                           |
| PROJECT MANAGER:   | DAVID GERMAN (407) 665-7386  |                           |
| PARCEL ID NO.:   | 33-21-30-300-0180-0000+  |                           |
| PROJECT DESCRIPTION  | PROPOSED SITE PLAN FOR A MEDICAL MARIJUANA FACILITY ON 0.54 ACRES IN THE C-2 ZONING DISTRICT LOCATED ON THE WEST SIDE OF LAKE HOWELL RD, SOUTH OF HOWELL BRANCH RD |                           |
| NO OF ACRES  | 0.54   |                           |
| BCC DISTRICT   | 4-Amy Lockhart   |                           |
| CURRENT ZONING   | C-2  |                           |
| LOCATION   | ON THE WEST SIDE OF LAKE HOWELL RD, SOUTH OF HOWELL BRANCH RD  |                           |
| UTURE LAND USE-F   | COM  |                           |
| SEWER UTILITY  | CITY OF CASSELBERRY  |                           |
| WATER UTILITY  | CASSELBERRY  |                           |
| <b>APPLICANT:</b>  | <b>CONSULTANT:</b>   |                           |
| DOROTHY JACOBSON<br>401 VILLAGE VIEW LN<br>LONGWOOD FL 32779<br>(407) 230-5229<br>[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.

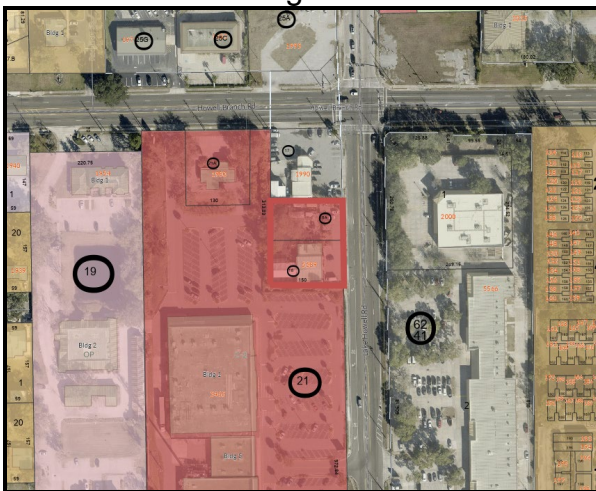
If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

## PROJECT MANAGER COMMENTS

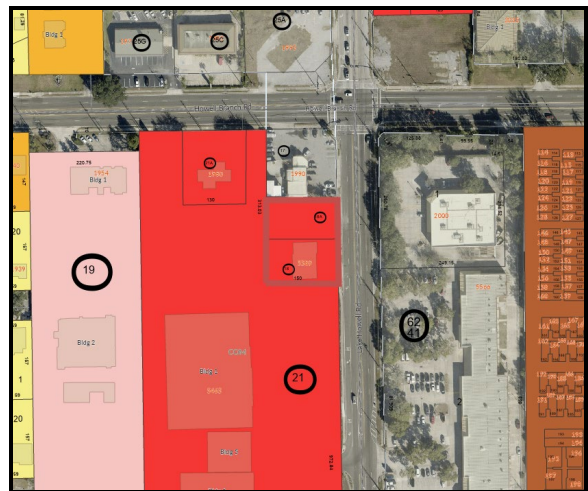
- Proposed site has a zoning of C-2 and a Future Land Use of COM (Commercial).
- A proposed medical marijuana dispensary is considered a “retail pharmacy” in the Seminole County Land Development Code and is consistent with the C-2 zoning.
- Site will require permits, site plan submission, and will be required to meet all current code requirements for the development site. This may include parking updates, engineering updates, interior building updates or other improvements to the site.

## PROJECT AREA ZONING AND AERIAL MAPS

Zoning: C-2



Future Land Use: COM



Aerial



## AGENCY/DEPARTMENT COMMENTS

|    | REVIEWED BY       | TYPE  | STATUS    |
|----|-------------------|---|-----------|
| 1. | Buffers and CPTED | A full buffer review will be done at time of Site Plan. Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6. Upon submittal of plans, please provide<br>1. Net buildable Area.<br>2. Hours of Operation.<br>3. Floor Area Ratio.<br>4. Impervious Surface Ratio.<br>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<br><a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE</a>  | Info Only |
| 3. | Buffers and CPTED | Required buffers shall not contain parking, including vehicle overhang areas in adjacent parking spaces. Driveways and other vehicular maneuvering areas shall not be permitted in a buffer, except that access points to adjacent roads may cross a buffer with minimum possible interference with the buffering function.   | Info Only |
| 4. | Buffers and CPTED | All plant material proposed to be installed on a site to meet the requirements of the SCLDC shall be site appropriate and selected from the Approved Plant Species list set forth in Figure 14.1 of SCLDC Sec. 30.14.18 or from Florida Friendly Landscaping Guide to Plant Selection & Landscape Design. Please see the following link for more information about general landscaping requirements:<br><a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.16GEPRALLAR">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.16GEPRALLAR</a> | Info Only |
| 5. | Buffers and CPTED | Installed trees and plant materials shall be grouped together into zones according to their water use needs. The water use zones shall correlate with the water use zone designations identified in SCLDC Sec. 30.14.18, Figure 14:1.<br>The water use zones are based on drought tolerance and soil moisture categories listed in the Florida Friendly Plant List and database.  | Info Only |
| 6. | Buffers and CPTED | Given the anticipated project intensity and preliminary evaluation, there may not be a requirement for buffers adjacent to surrounding property. Buffer adjacent to the roadway and parking lot landscaping will be required in compliance with the code in the event a Site Plan is required.  | Info Only |
| 7. | Buffers and CPTED | Please see SCLDC Sec. 30.14.13 regarding Parking Lot Landscaping. A total planting area of thirty (30) square feet per parking space shall be required for any  | Info Only |

|     |                   |   |           |
|-----|-------------------|---|-----------|
|     |                   | <p>parking area exceeding five (5) spaces. There shall be no more than twenty (20) parking spaces in a continuous row without one or more planting areas as required under this Section. Tree planting islands shall be a minimum of one hundred (100) square feet in size and eight (8) feet in width.</p> <p>Minimum landscaping shall consist of one (1) canopy tree or two (2) understory trees per two hundred (200) square feet of required planting area:<br/> <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.13PALOLA">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.13PALOLA</a></p>   |           |
| 8.  | Buffers and CPTED | <p>For the purpose of calculating the required buffer, Lake Howell Road is considered a collector. Please see the following link regarding required buffers to view the buffer opacity requirement adjacent to a collector road given the project intensity:<br/> <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7REBU">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7REBU</a></p>   | Info Only |
| 9.  | Buffers and CPTED | <p>The buffer is calculated based on project intensity versus surrounding property (or roadway, as applicable) intensity. The subject property will be assigned a Land Use Intensity (LUI) rating based on proposed density/intensity. The adjacent properties will be estimated per guidelines in the code (vacant vs developed). See the link below for calculating LUI. Sec. 30.14.6,<br/> <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN</a><br/> The applicable LUI will yield a buffer opacity when evaluated in accordance with the Required Buffers Tables, see the link to SCLDC Sec. 30.14.7 below<br/> <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7REBU">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7REBU</a><br/> The buffer opacity corresponds to a certain width, plant unit groups per 100 feet, and structural enhancements (as applicable). The standard bufferyards/widths are located at the following link:<br/> <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.5STBUPEAD">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.5STBUPEAD</a></p> | Info Only |
| 10. | Building Division | <p>-Permitting Requirements for Future Proposed Construction or Demolition-</p> <ul style="list-style-type: none"> <li>- Standard building permit will apply</li> <li>- Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, pools, etc...</li> </ul>  | Info Only |
| 11. | Building Division | <ul style="list-style-type: none"> <li>- All aspects of construction must meet the minimum requirements of the current Edition of the Florida Building Code</li> </ul>  | Info Only |
| 12. | Building          | <ul style="list-style-type: none"> <li>- Type of use and size of building may require fire</li> </ul>   | Info Only |

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|     | Division                 | sprinklers and fire alarms.  |           |
| 13. | Building Division        | - All site alterations and upgrades must comply with the Florida Accessibility Code.   | Info Only |
| 14. | Comprehensive Planning   | Site is located in the Econ Protection Area. Please note Comprehensive Plan Policy 2.2.6 Econlockhatchee River Basin Protection.   | Info Only |
| 15. | Comprehensive Planning   | <p>Site has a COM (Commercial) Future Land Use, please see below from Policy FLU 5.3.3 Commercial of Comprehensive Plan: - <b>The maximum intensity permitted in this designation is 0.35 floor area ratio.</b> Uses</p> <ul style="list-style-type: none"> <li>- Neighborhood convenience store;</li> <li>- Community, regional and subregional shopping centers;</li> <li>- Colleges, universities, business and technical schools;</li> <li>- Retail sales, restaurants and commercial services;</li> </ul> <p>Special Provisions</p> <p>A. To maintain roadway capacity and to facilitate the movement of through traffic on major roadways, development of commercial uses in a strip fashion is discouraged except in those infill areas where commercial development has already occurred.</p> <p>B. Commercial developments adjacent to existing residential neighborhoods should be developed as Planned Developments with a flexible site design to provide adequate buffers, maintain existing tree cover, allow for adequate and safe pedestrian and bicycle connections between the Planned Development and existing residential neighborhoods and maximize visual compatibility with surrounding neighborhoods.</p> <p>C. A landscaped buffer between all commercial areas and highway frontage should be provided in conjunction with adequate sign controls to enhance community aesthetics and maintain neighborhood compatibility. Based on this, the use appears consistent with the COM Future Land Use.</p> | Info Only |
| 16. | Environmental Services   | This development is not within Seminole County's utility service area. Please coordinate with the City of Casselberry to service it. No review required.   | Info Only |
| 17. | 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  | Info Only |

|     |                              |  |           |
|-----|------------------------------|--|-----------|
|     |                              | Code:<br><a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a><br>Seminole County Planning & Development:<br><a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>   |           |
| 18. | Planning and Development     | SETBACKS: The setbacks for the C-2 zoning district are: 25ft Front, 10ft Rear, 0ft Side, 0ft Side Street.  | Info Only |
| 19. | Planning and Development     | The proposed use is considered a "Retail Pharmacy" under "Table 5.2 - Land Use Table" and <b>is permitted in current Zoning District designation of C-2.</b>   | Info Only |
| 20. | Planning and Development     | Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30, "Section 30.11.3 - Quantities of parking required."<br><br>Parking requirements for the subject use are: for first 10,000sq ft, 4 parking spaces for every 1000 square feet and for above 10,000sq ft facilities, 3 parking spaces for each 1000sq ft.   | Info Only |
| 21. | Planning and Development     | If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)   | Info Only |
| 22. | Planning and Development     | <b>Based on the site's change of use, the proposed project is subject to the Site Plan Review Process:</b> SCLDC Chapter 40. Information can be found at: <a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml</a> - Please submit a small site plan if the impact is 2500sq ft or less. If the proposed plan has an impact of 2500sq ft or greater, submit for a full Site Plan. | Info Only |
| 23. | Planning and Development     | The subject site is located within the City of Casselberry Utility service area; <b>please contact the City at 407-262-7700 to discuss utility requirements</b> and a pre-annexation agreement prior to submitting a formal application with the County for development.   | Info Only |
| 24. | Planning and Development     | Proposed site has a Zoning of C-2 and a Future Land Use of COM (Commercial).   | Info Only |
| 25. | Public Safety - Fire Marshal | Type of use and size of building may require fire sprinklers and fire alarms.  | Info Only |
| 26. | Public Safety - Fire Marshal | Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1  | Info Only |
| 27. | Public Safety - Fire Marshal | Change of use within the structure shall require appropriate building permits.   | Info Only |
| 28. | Public Works - Engineering   | The site appears to not have a stormwater retention system onsite. The site seems to have also added impervious over the last few years. The site needs to have at minimum water quality treatment for the site. Even if the extra impervious is removed retention is required to be provided.   | Info Only |
| 29. | Public Works - Engineering   | The site driveways are too wide and need to be reduced slightly. <b>The drive aisle is too narrow for 2-way access. The access would have to be 1-way. The parking spaces do not meet County Standards.</b> They need to be minimum 20'. Please revise all at final engineering. Note that the two parcels   | Info Only |

|     |                                |  |           |
|-----|--------------------------------|--|-----------|
|     |                                | 18 and 18A Will have to maintain cross access.   |           |
| 30. | Public Works - Engineering     | <b>The site will have to be brought into compliance with ADA requirements.</b> A handicapped parking space will have to be provided and ADA access to the building and the right-of-way sidewalk will be required. | Info Only |
| 31. | Public Works - Impact Analysis | No Review Required.  | 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         | Maliha Rahman   | mrahan@seminolecountyfl.gov    | 407-665-2033 |
| 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   | 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 |

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](mailto:devrevdesk@seminolecountyfl.gov) or call (407) 665-7775 no later than noon on Friday, April 10, 2026, in order to place you on the Wednesday, April 15, 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](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](http://www.fema.gov)

**Cities:**

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

**Other Agencies:**

|                                   |               |                |  |
|-----------------------------------|---------------|----------------|--|
| Florida Dept of Transportation    | <b>FDOT</b>   |                | <a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>     |
| Florida Dept of Enviro Protection | <b>FDEP</b>   | (407) 897-4100 | <a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>     |
| St. Johns River Water Mgmt Dist   | <b>SJRWMD</b> | (407) 659-4800 | <a href="http://www.sjrwmd.com">www.sjrwmd.com</a>               |
| Health Department                 | <b>Septic</b> | (407) 665-3605 | <a href="http://www.floridahealth.gov">www.floridahealth.gov</a> |

**Other Resources:**

|                   |  |
|-------------------|--|
| Flood Prone Areas | <a href="http://www.seminolecountyfl.gov/gm/building/flood/index.aspx">www.seminolecountyfl.gov/gm/building/flood/index.aspx</a> |
| Watershed Atlas   | <a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>   |