

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

PROJECT NAME:	FGUA - PRE-APPLICATION	PROJ #: 26-8000068
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/09/26	
RELATED NAMES:	EP CHARLOTTE WORSFOLD	
PROJECT MANAGER:	DAVID GERMAN (407) 665-7386	
PARCEL ID NO.:	21-21-32-5CF-5700-0020	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A SHIPPING CONTAINER ON 0.14 ACRES IN THE R-1 ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF E 7TH ST, EAST OF S CR 419	
NO OF ACRES	0.14	
BCC DISTRICT	1-Bob Dallari	
CURRENT ZONING	R-1	
LOCATION	ON THE SOUTH SIDE OF E 7TH ST, EAST OF S CR 419	
FUTURE LAND USE-	LDR	
SEWER UTILITY	FLORIDA GOVT UTILITY AUTH	
WATER UTILITY	FLORIDA GOVT UTILITY AUTH	
APPLICANT:	CONSULTANT:	
CHARLOTTE WORSFOLD USWATER SERVICE CORP 4939 CROSS BAYOU BLVD NEW PORT RICHEY FL 34652 (727) 848-8292	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.

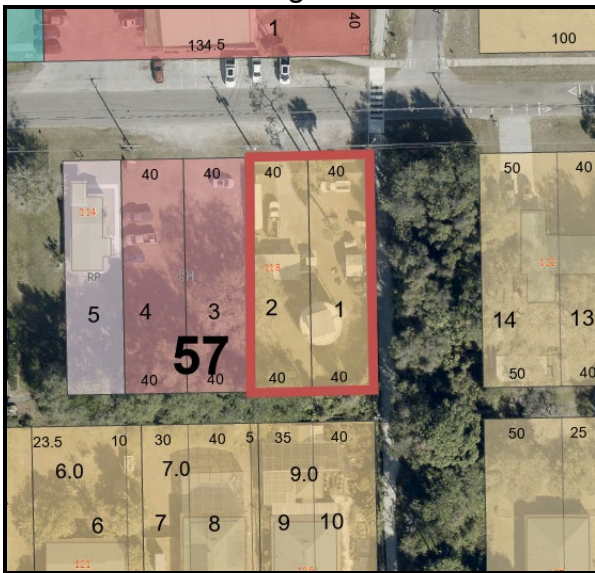
If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

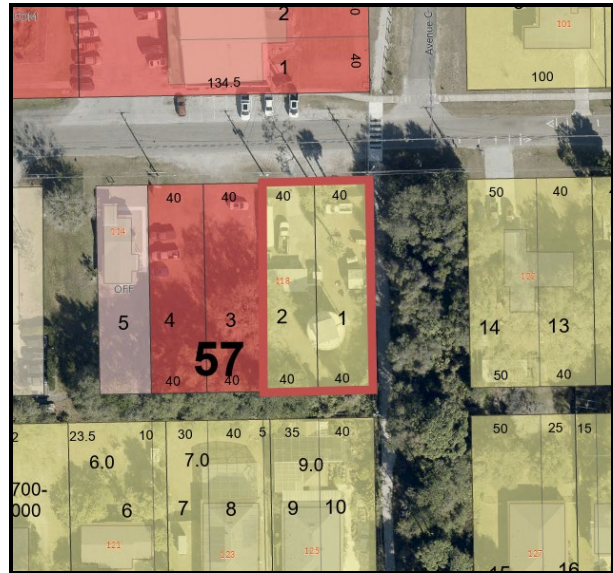
- Site has a zoning of R-1 and a Future Land Use of LDR.
- The use of public utilities is a nonconforming use to the R-1 zoning and requires a Special Exception to expand the use further. If the Special Exception is approved, a site plan for all related development activity will be required prior to building permits.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning: R-1



Future Land Use: LDR



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	For the purpose of calculating buffers, E 7th street and the trail are considered a local roads.	Info Only
2.	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 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	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=SECO LADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE	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: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECO LADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.16GEPRALLAAR	Info Only

5.	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, https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECO LADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN</p> <p>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 https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECO LADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7REBU</p> <p>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: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECO LADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.5STBUPEAD .</p> <p>There are four plant unit group types to choose from, that is at the applicant's discretion; however, if there are overhead power lines then plant group C is required. The groups are located at the following link https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECO LADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.3BU</p>	Info Only
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6.	Building Division	<p>- Standard building permit will apply - Each separate building and structure requires a separate permit.</p> <p>Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, etc...</p>	Info Only
7.	Comprehensive Planning	<p>Policy FLU 5.2.1 Low Density Residential of the Comprehensive Plan lists the following as uses:</p> <p>Uses</p> <ul style="list-style-type: none"> - Single family detached residences (site-built or modular), and/or Missing Middle housing typologies as defined in the Introduction Element (except for six-plexes, Courtyard Buildings, and Live/Work units), up to four dwelling units per net buildable acre; - Public elementary schools, public middle schools and public high schools; and C Special exception uses such as group homes, houses of worship, day care, guest cottages, home occupation, public utilities, and publicly owned parks and recreational areas. <p>Proposed use appears to be consistent with the Low Density Residential (LDR) Future Land Use but will require a Special exception based on Uses. Proposed use must also be compatible with the underlying zoning.</p>	Info Only
8.	Environmental Services	<p>This development is not within Seminole County's utility service area. Please coordinate with the Florida Government Utility Authority to service it. No review required.</p>	Info Only
9.	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</p>	Info Only

		<p>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>	
10.	Planning and Development	<p>SETBACKS: The setbacks for the R-1 zoning district are: 25ft Front Yard, 30ft Rear yard, 15ft Side Yard, 7.5ft Side Street</p>	Info Only
11.	Planning and Development	<p>The proposed use is not permitted in the current Zoning District designation and will require the following approval process: Special Exception: https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/special-exception-process-requirements.shtml</p>	Info Only
12.	Planning and Development	<p>The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml</p>	Info Only
13.	Planning and Development	<p>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.</p>	Info Only

14.	Planning and Development	<p>The current use of "Utility and service structures, public" is classified as a Special Exception Use in the R-1 zoning.</p> <p>As the use is not currently permitted, it is considered a Nonconforming use under LDC Sec. 30.3.10. - Nonconforming uses. An expansion of a nonconforming use is not permitted 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, a Special Exception is required for an expansion of the utilities use.</p>	Info Only
15.	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 Existing fire department access shall not be reduced due to this shipping container being added into the site.	Resolved
16.	Public Works - Engineering	Staff has no concerns about traffic or drainage impacts from this project.	Info Only
17.	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	Andrew Broxton	abroxton@seminolecountyfl.gov	407-665-7334
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 - County Surveyor	Raymond Phillips	Rphillips@seminolecountyfl.gov	(407) 665-5647
Public Works - Engineering	Andrew Broxton	abroxton@seminolecountyfl.gov	407-665-7334
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, July 2, 2026, in order to place you on the Wednesday, July 8, 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