



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
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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	



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**

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

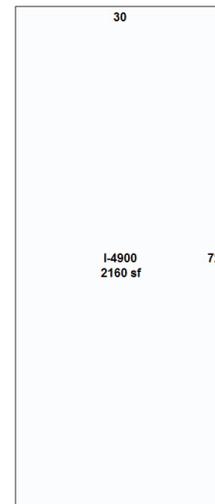
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
ADMINISTRATIVE DEED	2/16/2018	\$100	10019/0780	Improved	No

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



Building 1

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
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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

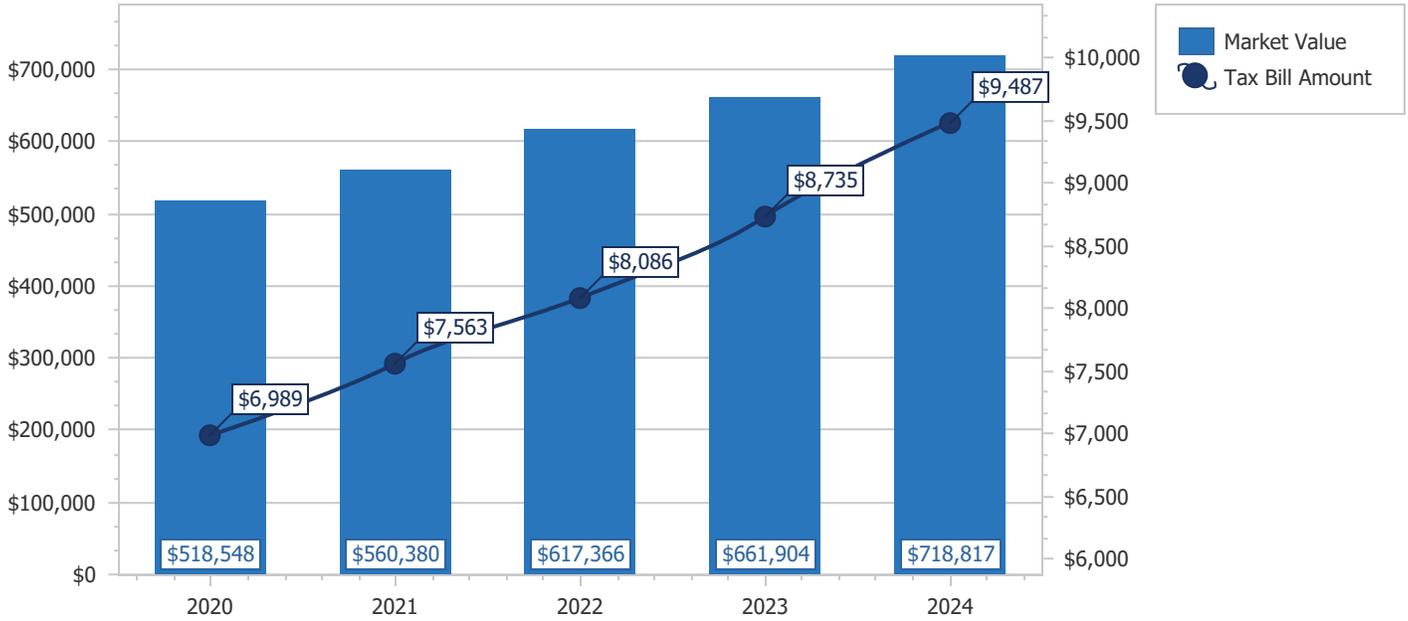
School Districts

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



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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: 8/4/2025 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