



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	

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:
THE NORTH 330 FEET OF LOT 2, SHUMAN'S ADDITION TO EUREKA HAMMOCK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 53, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (LESS AND EXCEPT RIGHT OF WAY FOR ROAD AND THE ATLANTIC COAST RAILROAD.)

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

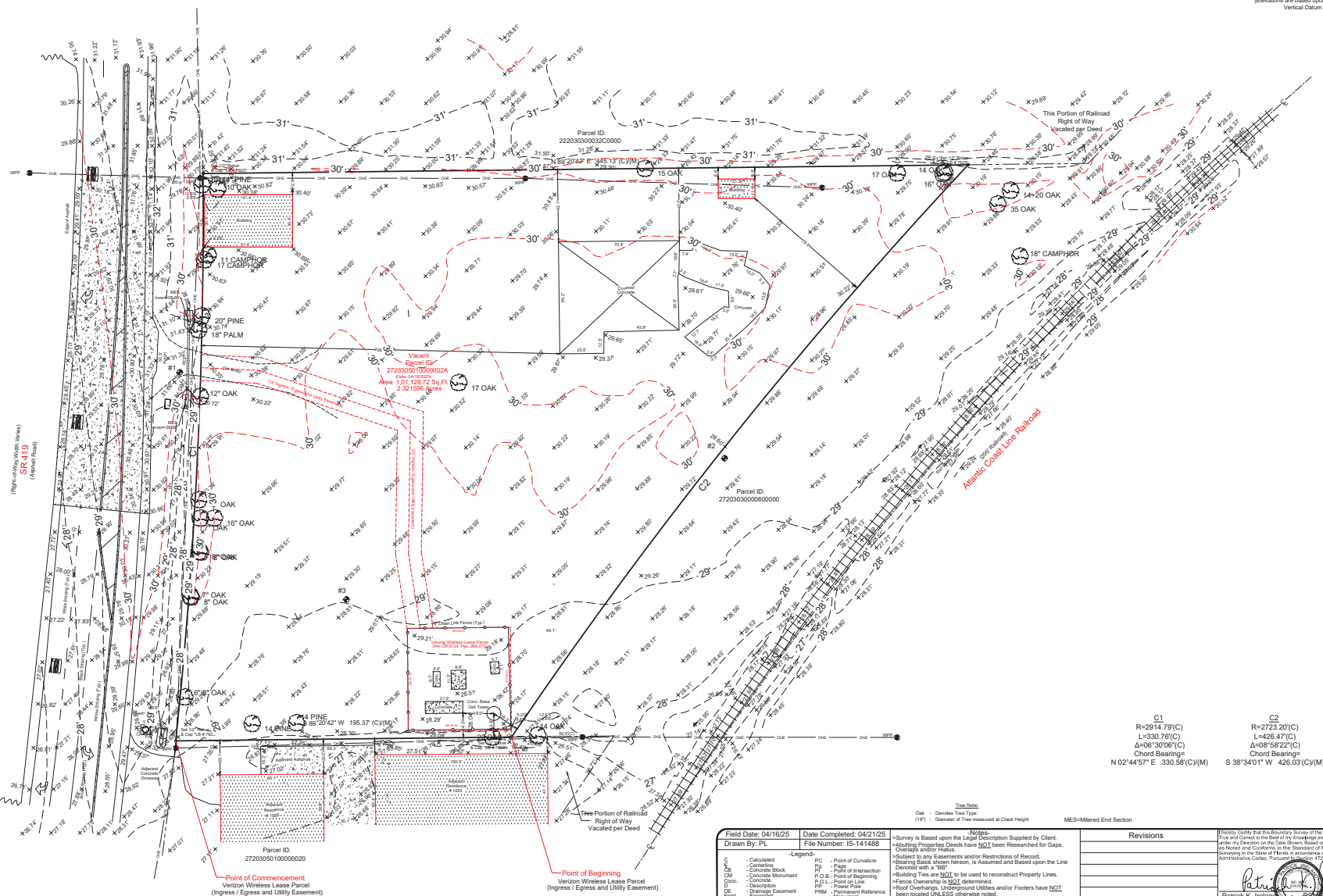
-Site Benchmark Information-

#1
Set Nail & Disk "LB # 7623

#2
Set 1/2" Rebar & Cap "LB # 763"

#3
Set 1/2" Rebar & Cap 1.8 # 76

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



Note: Assumed Bearing
FOC = Fibre Optic Cable
OHE = Overhead Electric
WPP = Wood Pole



Graphic Scale

20' 40' 80'

Scale: 1"=40'

C1	C2
R=2914.79(C)	R=2723.20(C)
L=330.76(C)	L=426.47(C)
$\Delta=06^{\circ}30'06''$ (C)	$\Delta=08^{\circ}58'22''$ (C)
Chord Bearing=	Chord Bearing=
N 02°44'57" E 330.58(C)(M)	S 38°34'01" W 426.03(C)(M)

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

[illegible]

Revisions

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

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

PANACEK, CHARLES G JR

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

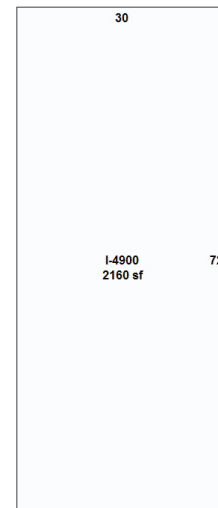
Units	Rate	Assessed	Market
102,658 SF	\$5/SF	\$461,961	\$461,961
1 Lot	\$246,960/Lot	\$246,960	\$246,960

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
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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

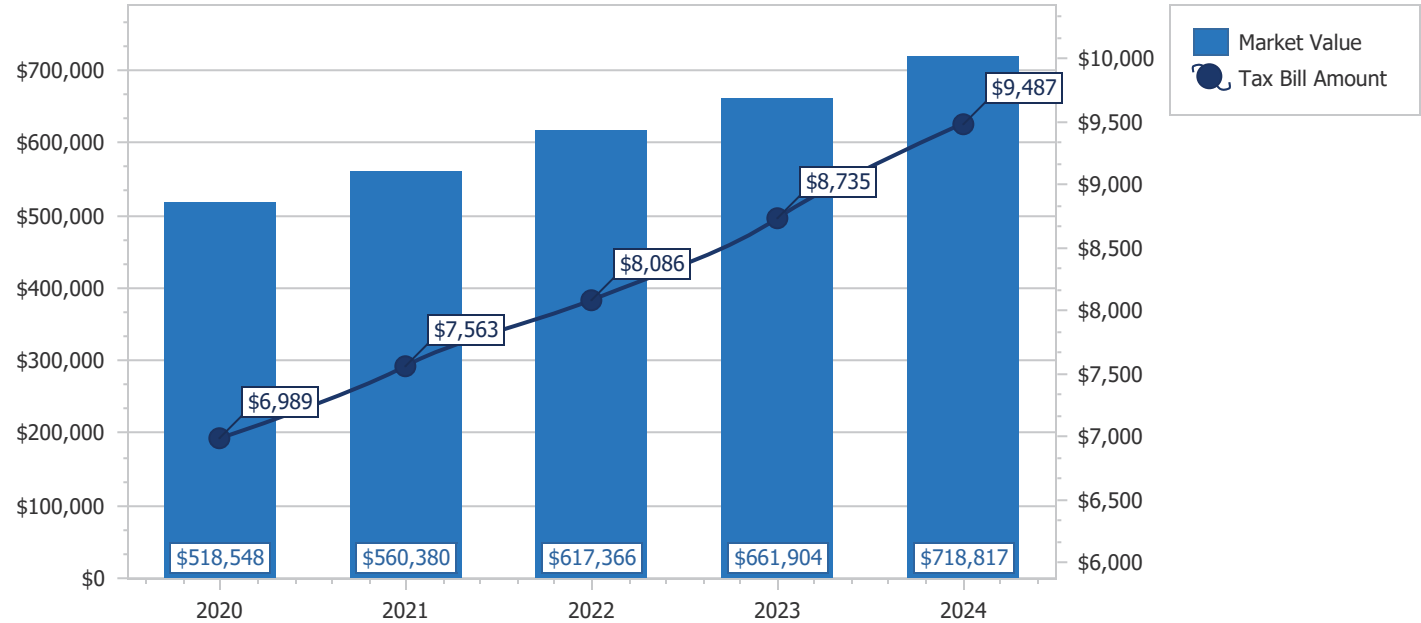
Zoning	
Zoning	M-1
Description	Industrial
Future Land Use	IND
Description	Industrial

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
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