

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
 SANFORD, FLORIDA 32771

PROJECT NAME:	CRAFT DISTILLERY AT E ECON CIR - PRE-APPLICATION	PROJ #: 26-80000071
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/10/26	
RELATED NAMES:	EP DONALD SYNDER	
PROJECT MANAGER:	AMY CANELO (407) 665-7354	
PARCEL ID NO.:	33-21-31-509-0000-0020	
PROJECT DESCRIPTION	PROPOSED REZONE TO AMEND THE CURRENT PD TO ADD ALCOHOLIC BEVERAGE ESTABLISHMENT ON 1.06 ACRES LOCATED ON THE EAST SIDE OF S ECON CIR, SOUTH OF ECON RIVER PL	
NO OF ACRES	1.06	
BCC DISTRICT	1-Bob Dallari	
CURRENT ZONING	PD	
LOCATION	ON THE EAST SIDE OF S ECON CIR, SOUTH OF ECON RIVER PL	
FUTURE LAND USE-	IND	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
DONALD SNYDER TIME AND TASKS LLC 3223 OPEN MEADOW LOOP CHULUOTA FL 32766 (815) 382-0021	N/A	

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.

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

- The subject property has a Future Land Use of Industrial and PD(Planned Development) zoning.
- The next step for the Applicant is to submit a Major Amendment application to the S. Econ Circle Planned Development (PD) in to add the use of an alcoholic beverage establishment.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	A full buffer review will be done at time of PD rezone. 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. Please advise, buffers for the PD will need to be reestablished based on the addition of the alcoholic beverage establishment use.	Info Only
2.	Buffers and CPTED	For the purpose of calculating the buffers, S. Econ Circle is considered a local road.	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/and_development_code?nodeId=SECOLADECO_CH30_ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSUR	Info Only
4.	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,</p> <p>https://library.municode.com/fl/seminole_county/codes/and_development_code?nodeId=SECOLADECO_CH30_ZORE_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/and_development_code?nodeId=SECOLADECO_CH30_ZORE_PT14LASCBUOPSP</p> <p>S30.14.7REBU 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/</p>	Info Only

		and_development_code?nodeId=SECOLADECO_CH30 ZORE_PT14LASCBUOPSP_S30.14.5STBUPEAD . There are four plant unit group types to choose from, that is at the applicants 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/and_development_code?nodeId=SECOLADECO_CH30 ZORE_PT14LASCBUOPSP_S30.14.3BU .	
5.	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
6.	Buffers and CPTED	When ten (10) or more trees are required to be planted, a mix of tree species shall be provided, at least one (1) of which shall be native to the Central Florida region. If the required number of trees is 10-20, 2 species are required. When the required number of trees planted are 21-30, 3 species are required. When the required number of trees planted are 31-40, 4 species are required. When the number of trees required exceeds 40, 5 species are required.	Info Only
7.	Buffers and CPTED	Parking lot landscaping shall include a total planting area of thirty (30) square feet per parking space for any parking area exceeding five (5) spaces. Tree planting islands shall be a minimum of one hundred (100) square feet in size and eight (8) feet in width. Minimum landscaping shall consist of one (1) canopy tree or two (2) understory trees per two hundred (200) square feet of required planting area. There shall be no more than twenty (20) parking spaces in a continuous row without one or more planting areas.	Info Only
8.	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/and_development_code?nodeId=SECOLADECO_CH30	Info Only

		ZORE_PT14LASCBUOPSP_S30.14.16GEPRALLAAR	
9.	Comprehensive Planning	Site is located in the Econ Protection Area. Please note Comprehensive Plan Policy 2.2.6 Econlockhatchee River Basin Protection.	Info Only
10.	Comprehensive Planning	Site has a Future Land Use (FLU) of IND (Industrial). Please note Comprehensive Plan Policy FLU 5.3.4 Industrial. The maximum intensity permitted in this designation is 0.65 floor area ratio. Policy 5.4.4 lists the following as uses: Uses - Light manufacturing industry; - Distribution and terminals; - Warehousing; - Publishing plants; - Stockyards; - Special exceptions such as utilities, service stations, hospitals, nursing homes, heliports, and airports; and The proposed use appears consistent with the IND Future Land Use and needs to also be consistent with the underlying zoning.	Info Only
11.	Environmental Services	This development is within Seminole County's potable water service area and will be required to connect. The nearest connection point is an 8" PVC potable water main running along S Econ Cir, south of parcel 33-21-31-509-0000-0020.	Info Only
12.	Environmental Services	Seminole County Utilities will continue to be the provider sewer. Existing utility connections can be reused. Further review will be reserved for site plans/final engineering.	Info Only
13.	Environmental Services	This development is within Seminole County's reclaim irrigation service area but since there are no reclaim water lines nearby, irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
14.	Environmental Services	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stm . This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. Be advised that licensed professional engineer or professional surveyor will be required to provide their credentials for access. A request form will be sent out to our	Info Only

		department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	
15.	Environmental Services	<p>This development may need to be registered with and monitored by the Seminole County Industrial Pretreatment Program (IPP) if deemed appropriate. Please have an authorized representative complete a short IPP survey for us to evaluate the pretreatment requirements for this facility. The survey can be found at the following link: https://survey123.arcgis.com/share/cc933b86b7524bd7a67106dc1bc70730. You may contact the Seminole County Industrial Pretreatment Program by email at industrialpretreatment@seminolecountyfl.gov if you have any questions/concerns about the program applicability to this development. Our IPP website can be found at the following link: https://www.seminolecountyfl.gov/departments-services/utilities/wastewater/industrial-pretreatment-program.stml.</p>	Info Only
16.	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
17.	Planning and Development	<p>Property is within the S. Econ Circle Planned Development and shall be developed in accordance with the approved PD Developer's Commitment Agreement and Master Plan/Site Plan. Any substantial change to the approved site plan requires approval by the BCC at a Public Hearing.</p>	Info Only

18.	Planning and Development	<p>Per SCLDC Sec. 30.441 Intent and purpose –</p> <p>The Planned Development (PD) district is intended to facilitate various development types, and combinations thereof, that may be difficult to achieve under conventional zoning regulations.; Planned developments shall promote flexibility and creativity in addressing changing social, economic and market conditions, especially where they are used to implement adopted policies of the Comprehensive Plan.; Examples of development concepts that may be appropriate for PD zoning include, but are not limited to, enhanced protection of natural resource areas, mixed use or transit oriented development, and infill development or redevelopment.</p>	Info Only
19.	Planning and Development	<p>Per SCLDC Sec. 30.443 Review Criteria - PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented though existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits may include natural resource preservation, urban design, crime prevention, neighborhood/community amenities, and a general level of development quality. The PD Master Development Plan and Development Order shall define the overall intent of the PD, including but not limited to, permitted and prohibited uses; the maximum density or intensity; access points; building setbacks; and buffers. The proposed PD (Planned Development) Master Development Plan and conditions of approval associated with the Development Order must demonstrate consistency with SCLDC Sec. 30.441, SCLDC Sec. 30.443, and the Seminole County Comprehensive Plan.</p>	Info Only
20.	Planning and Development	<p>The proposed distillery use must comply with the off-street parking requirements for General Business/Retail/Office. Parking requirements must meet the standards in effect at the time of the PD amendment: 4 spaces per 1,000 sq. ft., and 3 spaces per 1,000 sq. ft. for any area above 10,000 sq. ft.</p>	Info Only

21.	Planning and Development	<p>Sec. 30.448. - PD revisions.</p> <p>(a)Any proposed substantial change to an approved PD, including, but not limited to, revisions: affecting the intent and character of the development; affecting land use patterns; affecting phasing that will impact off-site infrastructure; changing the location or dimensions of major streets or access points; adding property to the PD representing substantial increase in density or intensity; or which involve similar substantial changes, shall be considered major amendments and shall require approval by the Board of County Commissioners. A major amendment shall be treated as rezoning from PD to PD, revising the development criteria for the PD zoning, and the associated development order shall be revised or re-issued accordingly. Approval for a PD (Planned Development) is obtained through a two-step process. The first step is BCC Board approval of the PD Rezone with a Master Development Plan & Development Order. The second step consists of Final Development Plan (may include engineering for Commercial development) approval by the Development Services Director along with the recording of the Developer's Commitment Agreement. Information on PD Rezoning can be found at: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.stml</p>	Info Only
22.	Planning and Development	<p>1st step- Approval of the PD (Planned Development) Rezone, which includes the Master Development Plan (MDP) and the Development Order. This process requires a public hearing before the Planning and Zoning (P&Z) Commission, followed by a public hearing before the Board of County Commissioners (BCC). The timeline may range between 4 to 6 months, depending on staff review timelines and Board agenda scheduling deadlines. (Per Sec. 30.8.5.6 (a) - the Applicant has 5 years from the date of approval of the Master Development Plan to submit for an FDP).</p> <p>Step 2 – Approval of Site Plan/Final Engineering Plans: If the development is to remain under single ownership and will not require a Plat, the Site Plan can be submitted concurrently with the FDP (FDP as an Engineered Site Plan). Staff recommends submitting after step one has been approved by BCC.</p>	Info Only

23.	Planning and Development	<p>Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link in the Resources tab located at the top of your ePlan task window or below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urllt/Community-Meeting-Procedure.pdf</p>	Info Only
24.	Planning and Development	<p>New Public Notification Procedures are required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link in the Resources tab located at the top of your ePlan task window or below for the requirements: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urllt/Public-Notice-Amendment-Procedures.pdf</p>	Info Only
25.	Planning and Development	<p>Regarding the off-street parking requirements within the existing industrial development there is concern regarding parking use of a distillery. Please refer to 30.11.4.3 Shared Parking if the minimum parking requirements cannot be met.</p> <p>(a) Required parking may be reduced with the use of a Shared Parking Agreement. Shared Parking may be combined with other reductions subject to approval by the Development Services Director provided that other reductions are applied before completing the shared parking calculation.</p> <p>(b) Shared parking reductions are available for multiple uses on:</p> <p>(1) Single or multiple adjacent sites under single ownership</p> <p>(2) Multiple adjacent sites with a Shared Use Parking Agreement sharing parking facilities;</p> <p>(3) County-managed facilities.</p> <p>(c) The number of minimum required parking spaces may be reduced according to "Table 11.4-A: Shared Parking Table", calculated as follows:</p> <p>(1) In the column titled "Minimum Required Parking" apply the minimum required parking spaces for each use as specified in this Section</p> <p>(2) For each following columns (time of day and day of week), multiply the amount in the "Minimum Required Parking" column by the percentage listed in that column.</p>	

		<p>Enter the sum of each column in the bottom row.</p> <p>(3) The revised minimum required parking is the highest value in the bottom row of "Table 11.4-A: Shared Parking Table".</p>	
26.	Planning and Development	<p>Sec. 30.6.6.2(d) Separation requirements. Any establishment selling alcoholic beverages for consumption on-premise shall maintain the following separation from all churches, schools, and property assigned a residential zoning classification or land use designation, or like establishments:</p> <p>(1) Houses of Worship. No closer than one thousand (1,000) feet measured along the shortest possible line lying entirely within public rights-of-way, such measurement being between the nearest entrance to the alcoholic beverage establishment and the nearest point on the plot occupied by the house of worship.</p> <p>(2) Schools public, private, and parochial. No closer than one thousand (1,000) feet air-line measurement from lot line of the alcoholic beverages establishment to the nearest lot line of the school.</p> <p>(3) Residential properties. No closer than the following; provided, however, that bona fide restaurants and establishments that are located in and are part of a planned shopping center shall not be subject to these restrictions: a Five hundred (500) feet, measured along the shortest possible distance traveled by a pedestrian from the entrance of the alcoholic beverage establishment to the boundary of any property assigned a residential zoning classification or land use designation .b. One hundred (100) feet from the closest vertical building extremity of the alcoholic beverage establishment to the boundary of the nearest property assigned a residential zoning classification or land use designation.</p> <p>(4) Like establishments. Alcoholic beverage establishments that are not part of a planned shopping center shall not be located nearer than five hundred (500) feet from a like establishment. For example, no cocktail lounge may be located within five hundred (500) feet from another cocktail lounge. Measurement shall be between building entrances along the shortest possible line lying entirely within public rights-of-way.</p>	Info Only
27.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only

28.	Public Safety - Fire Marshal	Change of use/occupancy will require appropriate building permits.	Info Only
29.	Public Works - Engineering	Staff has no traffic or drainage concerns for this project if no site alterations are proposed.	Info Only
30.	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	STATUS	REVIEWER
Buffers and CPTED	Review Complete	Amy Canelo 407-665-7354 acanelo@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Environmental Services	Review Complete	Maliha Rahman 407-665-2033 mrahman@seminolecountyfl.gov
Natural Resources	Review Complete	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Planning and Development	Review Complete	Amy Canelo 407-665-7354 acanelo@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Public Works - County Surveyor	No Review Required	Raymond Phillips 407-665-5647 rphillips@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Andrew Broxton 407-665-0311 abroxton@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 aperez07@seminolecountyfl.gov

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