

SEMINOLE COUNTY GOVERNMENT
1101 EAST FIRST STREET, 2ND FLOOR, WEST WING
SANFORD, FLORIDA 32771

The DRC Agenda can be found [HERE](#).

PROJECT NAME:	FARM DISTILLERY - PRE-APPLICATION	PROJ #: 25-80000060
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/15/25	
RELATED NAMES:	EP MITCH PATEL	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	21-21-31-300-0150-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A FARM DISTILLERY ON 12.44 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE NORTH OF CHAPMAN RD, WEST OF SR 434	
NO OF ACRES	12.44	
BCC DISTRICT	1: DALLARI	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTH SIDE OF CHAPMAN RD, WEST OF SR 434	
FUTURE LAND USE-	LDR	
APPLICANT:	CONSULTANT:	
MITCH PATEL 2395 RIVERDALE CT OVIEDO FL 32765 (321) 303-3230 MITCH@P1VODKA.COM	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.

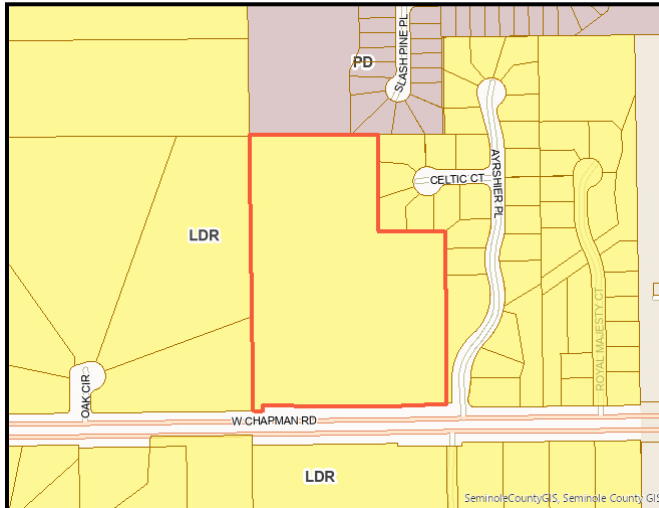
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

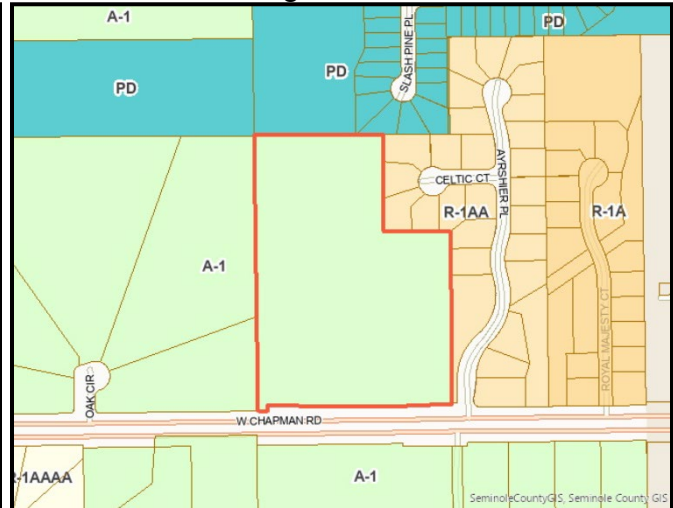
- The subject property has a Future Land Use (FLU) of Low Density Residential (LDR) and a zoning designation of A-1 (Agriculture).
- The use of the property for agricultural functions is permitted in the A-1 zoning district. The use of the property as a craft distillery in accordance with State requirements and regulations is permitted as an accessory to a bona fide farm in the A-1 zoning district, per Planning Manager interpretation as of June 16, 2013.

PROJECT AREA ZONING AND AERIAL MAPS

FLU: LDR



Zoning: A-1



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED	A full buffer review will be done at time of site plan review. 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.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
4.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
5.	Building Division	Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.	Info Only
6.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
7.	Comprehensive Planning	Future Land Use of LDR (Low Density Residential) has maximum of 4 DU/AC or a maximum of 7 DU/AC with affordable housing (HSG 3.3). The Future Land Use Element of the Comprehensive Plan states the following under Policy FLU 5.2.1 Low Density Residential: The purpose and intent of this land use designation is to provide appropriate locations for residences at a maximum density of four dwelling units per net buildable acre, with a limited list of public purpose and special exception uses.	Info Only
8.	Comprehensive Planning	FLU Policy FLU 5.2.1 Low Density Residential, lists the following as uses as applicable in the LDR Future Land Use: Uses A 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; B 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.	Info Only
9.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only

10.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. There is a 16" DI potable water main running along the south side of West Chapman Road as well as a 6" PVC potable water main running along the west side of Ayrshier Place.	Info Only
11.	Environmental Services	This development is within Seminole County's sanitary sewer service area may be required to connect depending on the proposed wastewater characteristics and intensity. The nearest connection point is a 12" PVC force main running along the north side of West Chapman Road. The developer would have to build a private pump station to pressurize the sanitary sewer discharge to connect to our force main system.	Info Only
12.	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
13.	Environmental Services	This development may be required to install an appropriate wastewater pretreatment system and to be registered with and monitored by the Seminole County Industrial Pretreatment Program (IPP) if deemed appropriate due to the proposed distillery use which has the potential to generate hazardous wastewater. You may contact the Seminole County Industrial Pretreatment Program by email at industrialpretreatment@seminolecountyfl.gov or by phone at 407-665-2842 if you have any questions/concerns about the program's applicability to this development.	Info Only
14.	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 Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
15.	Planning and Development	SETBACKS: The setbacks for the A-1 zoning district are: 50 feet in the Front Yard, 30 feet in the Rear yard, 10 feet in the Side Yard, and 50 feet on any Side Street. Structures for agricultural use (Barns & structures for livestock) shall have minimum 50 ft. front, side and rear setbacks and be distanced a minimum of 100 ft. from any residential structure on an adjacent lot or parcel.	Info Only

16.	Planning and Development	The use of the property for agricultural operations and attendant structures; greenhouses (not involved with retail sales to the general public); including plant nurseries, groves and farms for the cultivation and propagation of citrus, vegetables, fruits, berries, nuts, grass sod and trees. Barns, sheds, silos, granaries, and related agricultural structures are also permitted. The retail sales of products to the public is not a permitted function in the A-1 zoning district.	Info Only
17.	Planning and Development	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.html	Info Only
18.	Planning and Development	The proposed use of the property as a craft distillery is permitted as an accessory to a bona fide farm. "Craft distillery" means a licensed distillery which distills, rectifies, or blends 250,000 gallons or less of distilled spirits per calendar year on its premises, per Florida Statute Chapter 565.03. The distillery must be located on the Farm and must utilize some of the agricultural products grown on the premises as ingredients in the distilling process. The craft distiller must comply with all applicable State and Federal Regulations. Please see the Florida Statute regarding Craft Distilleries: http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0500-0599/0565/Sections/0565.03.html	Info Only
19.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
20.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
21.	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
22.	Public Safety - Fire Marshal	Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2	Info Only
23.	Public Works - Engineering	Based on County Basin Study a portion of the site appear to lie in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation.	Info Only
24.	Public Works - Engineering	The proposed project is located within the Howell Creek drainage basin.	Info Only
25.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils. There may be significant muck on the site.	Info Only
26.	Public Works - Engineering	Based on a preliminary review, there are known drainage issues just downstream of the property. At a minimum, the site will be required to hold water quality and hold the volumetric difference for the 25-year, 24-hour storm	Info Only

		event. The site can also not exceed the predevelopment rate of discharge for the 25-year,24-hour storm event.	
27.	Public Works - Engineering	Conservation easements, dedicated to Seminole County, will be required over all property within the post-development 100 year flood plain.	Info Only
28.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally west and north.	Info Only
29.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to an existing old agricultural ditch on the west side of the property.	Info Only
30.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
31.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
32.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
33.	Public Works - Engineering	Driveway location/separation is not in accordance with the County Access Management Standards. The separation is required to be 330' on a Collector or Arterial roadway. This will have to be evaluated at final engineering based on expected traffic. The current residential driveway may not be sufficient for the proposed use. The County Engineer may have additional requirements for turn lanes based on the potential traffic generation as well.	Info Only
34.	Public Works - Engineering	The site will be limited to a right-in and right-out for vehicle traffic.	Info Only
35.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) will be required if the trip generation for the proposed use is more than 50 weekday peak hour trips based in the latest edition of the ITE Trip Generation Manual. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval prior to submittal of the TIS itself. If a TIA is required the Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering.	Info Only

AGENCY/DEPARTMENT REVIEWER CONTACT

This section shows the reviewers of this project from the various County agencies.

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
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	William Wharton	wwharton@seminolecountyfl.gov	407-665-5730

RESOURCE INFORMATION

Seminole County Land Development Code:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/>

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/>

Wekiva Consistency form:

<http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf>

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml>

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) 665-3621	

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org