



OFFICIAL NOTICE

CITY OF CASSELBERRY PLANNING AND ZONING COMMISSION LOCAL PLANNING AGENCY

Wednesday, October 8, 2025
6:30 PM

City Commission Chambers
1st Floor, Casselberry City Hall
95 Triplet Lake Drive, Casselberry, Florida

TO THE PUBLIC: Persons are advised that if they decide to appeal any decisions made at these meetings/hearings they will need a record of the proceedings and for such purpose, they may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based per Section 286.0105, Florida Statutes.

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City of Casselberry A.D.A. Coordinator, 48 hours in advance of the meeting at (407) 262-7700, ext. 1150.

This is a public meeting, and the public is invited to attend. This agenda is subject to change. Please be advised that one (1) or more members of the City Commission and/or one (1) or more members of any of the City's Advisory Boards may be in attendance and may participate in the discussion at the meeting.

Persons can obtain an electronic copy of the agenda packet for this meeting by making a public records request to the City Clerk's Office by calling (407) 262-7700, Ext. 1133 or emailing cityclerk@casselberry.org.

AGENDA

1. **Call to Meeting to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Approval of Minutes**
 - A. **Minutes from the September 10, 2025 Regular Meeting**
5. **Disclosure of Ex Parte Communications**
6. **Conditional Use Applications**
 - A. **COU 25-06: Trade and Skilled Services at 1490 Seminola Blvd**

Approval of a conditional use request to operate a trade and skilled service for an electrical contractor, CNI Electric, to be located at 1490 Seminola Boulevard, is requested.
7. **Site Plan Applications - None**
8. **Future Land Use Map and Zoning Map Amendments - None**
9. **Public Hearings - None**
10. **Other Business**
11. **Citizens' Comments**
12. **Adjournment**

Date

Donna G. Gardner, CMC
City Clerk



City of Casselberry

Planning Division

95 Triplet Lake Drive, Casselberry, Florida 32707 • Telephone (407) 262-7700

To: Planning and Zoning Commission
From: Community Development Staff
Date: October 8, 2025
Subject: COU 25-06: Trade and Skilled Services at 1490 Seminola Blvd

REQUEST: Approval of a conditional use request to operate a trade and skilled service for an electrical contractor, CNI Electric, to be located at 1490 Seminola Boulevard, is requested.

INTRODUCTION: The Community Development Department's Planning Division requests that the Planning and Zoning Commission/Local Planning Agency (P&Z) hold a public hearing to consider a request for conditional use approval from the applicant, Mr. Israel Lima, with CNI Holdings LLC, d/b/a/ CNI Electric, for a trade and skilled service on the property located at 1490 Seminola Boulevard. The subject property is approximately 0.92 acres, has a Commercial (COMM) Future Land Use Map (FLUM) designation, and is located in the CG (Commercial General) zoning district. Further, it is not located in any overlay districts.

According to Table 2-5.3 of the Unified Land Development Regulations (ULDR), the operation of trade and skilled services within the CG (Commercial General) zoning district requires a conditional use review and approval. Article II, Section 1-2.6 of the Unified Land Development Regulations (ULDR) authorizes P&Z to review and approve conditional use requests. ULDR Article VI sets forth specific criteria for approving conditional use requests.

GENERAL INFORMATION: The applicant is requesting conditional use approval to operate as an electrical contractor at the subject property. The property consists of a single-story building and is generally located on the south side of Seminola Boulevard, between Lake Drive and Murphy Road. The building was formerly used as a daycare and nail salon.

The facility will function as a base of operations and office space for the electrical contracting business, which provides a variety of electrical services for new or existing construction projects, generator installations, commercial site lighting, and more. The business has a total of 12 employees, and of those, five are field technicians and seven are office employees. It is expected that four office employees will be present full-time at this location, while the rest will have a hybrid schedule. Proposed hours of operation are 8:30 a.m. to 5:00 p.m., Monday to Friday. The building is ±1,563 sq. ft. and has a fenced-in backyard, which functioned as a playground for the daycare that was there previously.

Further, the applicant is proposing some improvements to the property, which will require a site plan review, including relocating the dumpster enclosure, expanding parking, installing two new buildings in the back of the property, and making some electrical upgrades. Having said this, however, a timeline for all of these improvements has not been established, hence why the applicant has only proceeded with the conditional use application at this time.

ANALYSIS: Article VI, Section 2-6.2(B) of the ULDR provides specific criteria for conditional use review and approval. The following conclusions are based on staff's review of the five conditional

use criteria.

CRITERION 1. Land use compatibility.

The subject property is located along Seminola Boulevard, a minor arterial roadway. This section of Seminola Boulevard is comprised of a variety of commercial uses, including some trades and skilled services, such as a uniform/apparel manufacturer and a lakefront maintenance company. Directly to the east and south of the subject property are vacant parcels covered in wetlands and resting in a floodplain. To the west is a property consisting of a property management company and a trading card store. Seminola Boulevard runs along the northern property line. Generally, trades and skilled services can function well and are compatible with surrounding uses within the CG zoning district if operations are primarily limited to office and/or administrative tasks, and if materials, equipment, goods and/or services are confined to an enclosed building.

CRITERION 2. Sufficient site size and adequate site specifications to accommodate the proposed use.

The current configuration of the site does not have adequate parking to satisfy the minimum requirements for the proposed business use. This is based on parking requirements for "Commercial, manufacturing and industrial concerns not catering to the retail trade," as provided in ULDR Section 3-15.2. Such establishments require one (1) space for each 500 sq. ft. of gross building area or one (1) space for each employee on the largest shift, whichever is greater, plus 1 space for each vehicle operating from the premises. Given that the number of employees on the largest shift would be seven (7), in addition to five (5) business vans operating from the premises, the site must provide twelve (12) standard parking spaces and one (1) ADA accessible parking space.

The current parking arrangement on the site consists of six spaces, all of which are in front of the building, which was approved during the last site plan review in 2021. As such, current parking availability should be increased. Given that some or all of the new parking will need to be in the rear of the property due to a lack of space in front, access will need to be provided around the side of the building. This will require the existing dumpster enclosure to be moved to a new location. The applicant has also proposed a 60 x 30 metal building and a 12 x 24 wooden shed in the rear of the property. All of these things considered, a major site plan review will be required. Thereafter, the applicant will also need to apply for an engineering permit and obtain any other relevant approvals and inspections before the use can commence.

CRITERION 3. Proper use of mitigative techniques.

There are no immediately adjacent uses to the south, east or north that would be adversely impacted by the introduction of this business at this location. Specifically, the properties to the south and east are vacant, and to the north runs Seminola Boulevard. That said, however, to the west is a property management office and trading card store. In an interest to preserve the commercial character of the area, a 6 ft. fence or wall will be required on the western boundary. Staff feels additional mitigative techniques are not warranted. Further, as is standard, landscaping requirements will be addressed during site plan review to ensure minimum standards are met for buffer yards, off-street parking areas, etc.

CRITERION 4. Hazardous waste.

The applicant indicated that no hazardous waste will be present on-site. If any hazardous waste is produced by the business, it shall be disposed of according to local, state, and federal laws.

CRITERION 5. Compliance with applicable laws and ordinances

Possession of both City and County business tax receipts, as well as any applicable permits, licenses, and inspections from other agencies, must be provided to the City before implementing the use.

STAFF RECOMMENDATION: Staff recommends that case number COU 25-06 be approved with staff's conditions, based upon the staff report and the testimony and evidence presented, that the request meets the applicable provisions of the City Code and the ULDR and is consistent with the Comprehensive Plan as per the written findings contained within the staff report. The conditions of approval are as follows:

1. The conditional use shall be limited to the subject property (Parcel ID 09-21-30-5BM-0B00-0420).
2. The applicant shall submit an application for site plan review within 90 days of conditional use approval to:
 - a. Build a fence or wall, at least 6' high, along the western property line.
 - b. Expand parking to a minimum of twelve (12) standard spaces and one (1) ADA-accessible space.
 - c. Relocate the dumpster enclosure to accommodate traffic flow to the rear.
3. There shall be no outside display or storage of goods, materials, services, or vehicles. This does not apply to business vehicles kept in the rear of the property under covered parking structures.
4. All parking must occur solely on the subject property.
5. The business shall remain in complete compliance with all City, County, and State requirements.
6. All applicable licenses and permits shall be obtained prior to the commencement of any business activities at the site.
7. The conditional use shall commence within 60 days of issuance of a Certificate of Occupancy.
8. A new conditional use application shall be required if the use ceases for more than 90 days.
9. All of the above conditions shall be fully and faithfully executed, or the conditional use shall become null and void.

ATTACHMENTS:

1. Maps
2. Property Survey
3. Applicant Business Letter
4. Applicant Response to Criteria