



SEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET, ROOM 2028
SANFORD, FLORIDA 32771
(407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PM: Annie Sillaway

PROJ. #: 25-80000074

Received: 6/24/2025

Paid: 6/24/2025

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: P.S. TACO CO. ORL
PARCEL ID #(S): 17-21-30-300-025V-0000
TOTAL ACREAGE: 52 Acres BCC DISTRICT: 4-Lockhart
ZONING: C-2 FUTURE LAND USE: COM

APPLICANT

NAME: RICHARD ALLEYNE COMPANY: MACHETE TRADE GROUP, LLC
ADDRESS: 200 MAITLAND AVE. #234
CITY: ALTAMONTE SPRINGS STATE: FL ZIP: 32701
PHONE: 917-600-7903 EMAIL: ralleyne@birddogmedia.net

CONSULTANT

NAME: ROGER CAPOTE COMPANY: MACHETE TRADE GROUP, LLC
ADDRESS: 175 CAPE HONEYSUCKLE PLACE
CITY: SANFORD STATE: FL ZIP: 32771
PHONE: 407-813-4110 EMAIL: rogcapote@gmail.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

☐ SUBDIVISION ☐ LAND USE AMENDMENT ☐ REZONE ☒ SITE PLAN ☐ SPECIAL EXCEPTION

Description of proposed development: FULL BUILDOUT OF QUICK-SERVICE, FAST CASUAL TACO RESTAURANT W/ SIDE YARD PATIO DINING.

STAFF USE ONLY

COMMENTS DUE: 7/3/2025 COM DOC DUE: 7/10/2025 DRC MEETING: 7/16/2025

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

Agenda: 7/11/2025

ZONING: C-2 FLU: COM LOCATION: north west of Fern park blvd, South of Oxford Rd
W/S: Seminole County BCC: 4-Lockhart

PROJECT NARRATIVE | P.S. Taco Co. ORL | 223 Oxford Road

Machete Trade Group, LLC d/b/a/ P.S. Taco Co. ORL is the first Florida franchisee of the Mobile, AL based *P.S. Taco Company*. We are a fast casual, quick service operator of fusion Mexican street food.

The site of our operations at 223 Oxford is approximately 1140 sqft. We expect to have a full buildout, including: commercial kitchen, 2 ADA restrooms, and an eight seat bar.

In order to supplement dining capacity, we plan to activate the side yard area situated parallel to the bldg structure as a patio garden.

This activation will include: laying gravel and pavers, installing 6-8 foot privacy fence on NW side of property, and minimal landscaping. We also plan to create an entrance from the indoor dining area to the patio dining by opening part of the wall and installing a roll-up garage door.

The landlord has provided TECO Peoples Gas with easement approval to install a natural gas pipeline to the property to supply our kitchen.

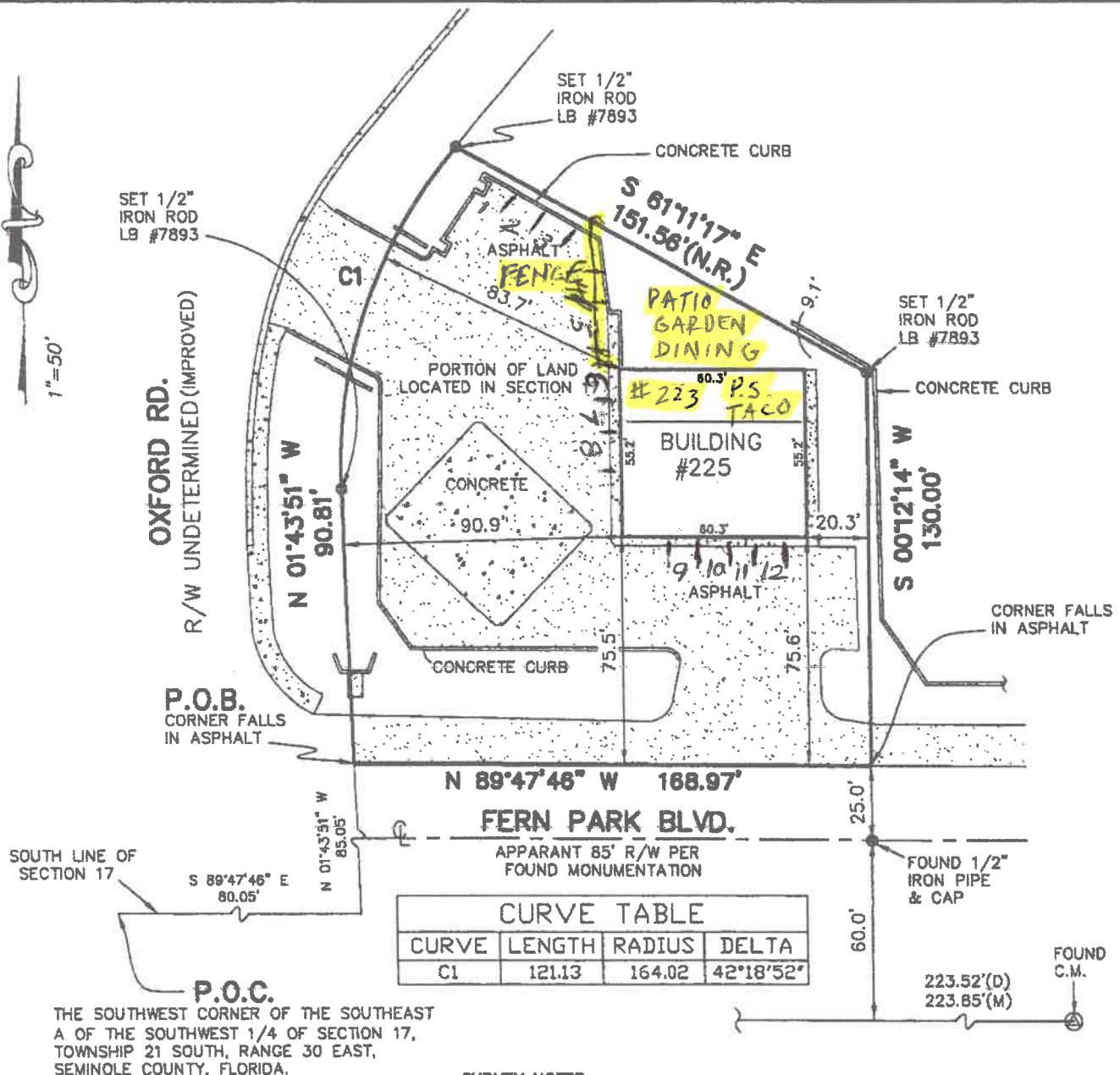
Our lease terms include sharing of parking spaces at the service station where we will be located. There are approximately 12 parking spaces.

A handwritten signature in black ink, appearing to read "Richard Alleyne", written over a circular stamp.

Richard Alleyne

Co-Owner

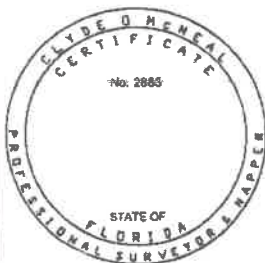
Machete Trade Group, LLC



PAGE 2 OF 2 PAGES

BOUNDARY SURVEY

LB #7893



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

Clyde O.
McNeal

Digitally signed by Clyde O. McNeal
DN: CN = Clyde O. McNeal, C = US
Date: 2014.11.21 11:13:30 -05'00'



**TARGET
SURVEYING, LLC**

SERVING ALL FLORIDA COUNTIES

8250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
FACSIMILE (561) 640-0576
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576

CLYDE O. McNEAL, PROFESSIONAL SURVEYOR AND MAPPER #2883

The following land is located in SEMINOLE County, Florida:

From the Southwest corner of the Southeast A of the Southwest 1/4 of Section 17, Township 21 South, Range 30 East, SEMINOLE County, Florida, run thence South 89°47'46" East along the South line of said Section 17, a distance of 80.05 feet; thence North 01°43'51" West 85.05 feet to the POINT OF BEGINNING on the Easterly right-of-way line of Oxford Road at the centerline of Fern Park Boulevard; thence continue North 01°43'51" West along said Easterly right-of-way line of Oxford Road 90.81 feet to the point of curvature of a curve concave Southeasterly having a radius of 164.02 feet and central angle of 42°18'52", thence run Northeasterly along the arc of said curve and said Easterly right-of-way line of Oxford Road a distance of 121.13 feet to the end of said curve; thence run South 61°11'17" East 151.56 feet; thence run South 00°12'14" West 130.00 feet to a point on the aforesaid centerline of Fern Park Boulevard; thence run North 89°47'46" West along said centerline of Fern Park Boulevard a distance of 168.97 feet to the POINT OF BEGINNING; subject to road right-of-way for Fern Park Boulevard over Southerly 35 feet thereof.

Being the same property conveyed to Cumberland Farms, Inc. by deed of (as Successor by merger to V.S.H. Realty, Inc. effective 9-30-84), individually and as Trustee; dated 19 August 1976, and recorded 20 August 1976 at 9:12 A.M., in Official Records Book 1095, Page 603, of the Public Records of SEMINOLE County, Florida.

Community Number: 120289 Panel: 0165 Suffix: F Flood Zone: X Field Work: 11/18/2014

Certified To:

AZZAN INVESTMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY; FIDELITY NATIONAL TITLE OF FLORIDA, INC.; ; REGIONS BANK , its successors and/or assigns.

Property Address:

225 OXFORD ROAD
FERN PARK, FL 32730

Survey Number: 217536

LEGEND:

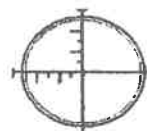
A/C	AIR CONDITIONER	XX XX	EXISTING ELEVATION	L.M.E.	LAKE MAINTENANCE EASEMENT	R.W.	RIGHT OF WAY
B.R.	BEARING REFERENCE	F.F.	FINISHED FLOOR	O.R.	OFFICIAL RECORDS	S.I.R.	SET IRON ROD & CAP
B.M.	BENCH MARK	F.I.P.	FOUND IRON PIPE	O.R.B.	OFFICIAL RECORDS BOOK	P.P.	POWER POLE
C	CENTERLINE	FD	FOUND	U.E.	UTILITY EASEMENT	T.O.B.	TOP OF BANK
(C)	CALCULATED	W	WELL	P.C.P.	PERMANENT CONTROL POINT	W.M.	WATER METER
CA/V	CABLE RISER	W.C.	WITNESS CORNER	P.R.M.	PERMANENT REFERENCE MONUMENT	PG.	PAGE
C.B.	CATCH BASIN	F.P.K.	FOUND PARKER-KALON NAIL	T.B.M.	TEMPORARY BENCH MARK	(P)	PLAT
D.H.	DRILL HOLE	F.C.M.	FOUND CONCRETE MONUMENT	TEL.	TELEPHONE FACILITIES	P.B.	PLAT BOOK
D.E.	DRAINAGE EASEMENT	F.I.R.	FOUND IRON ROD	P.O.B.	POINT OF BEGINNING	U.P.	UTILITY POLE
D.V.	DRIVEWAY	L	LENGTH	P.O.C.	POINT OF COMMENCEMENT	(H)	FIELD MEASURED
Δ	CENTRAL ANGLE/DELTA	L.A.E.	LIMITED ACCESS EASEMENT	P.C.C.	POINT OF COMPOUND CURVATURE	A.E.	ANCHOR EASEMENT
C.M.	CONCRETE MONUMENT	M.E.	MAINTENANCE EASEMENT	P.C.	POINT OF CURVATURE	O.H.L.	OVERHEAD UTILITY LINES
D.B.	DEED BOOK	M.H.	MANHOLE	P.R.C.	POINT OF REVERSE CURVATURE	ℙ	PROPERTY LINE
D.	DESCRIPTION OR DEED	F.N.	FOUND NAIL	P.T.	POINT OF TANGENCY	CH	CHORD
ESMT	EASEMENT	N&D	NAIL & DISC	⊙	PROPERTY CORNER	COVERED	COVERED AREA
E.O.W.	EDGE OF VIATE	N.R.	NON RADIAL	R.O.E.	ROOF OVERHANG EASEMENT	CONCRETE	CONCRETE
		N.T.S.	NOT TO SCALE	R.	RADIUS (RADIAL)	WOOD FENCE	WOOD FENCE
						—X—X—	METAL FENCE

PAGE 1 OF 2 PAGES

GENERAL NOTES:

LEGAL DESCRIPTION AND CERTIFICATION

LB #7893



TARGET
SURVEYING, LLC

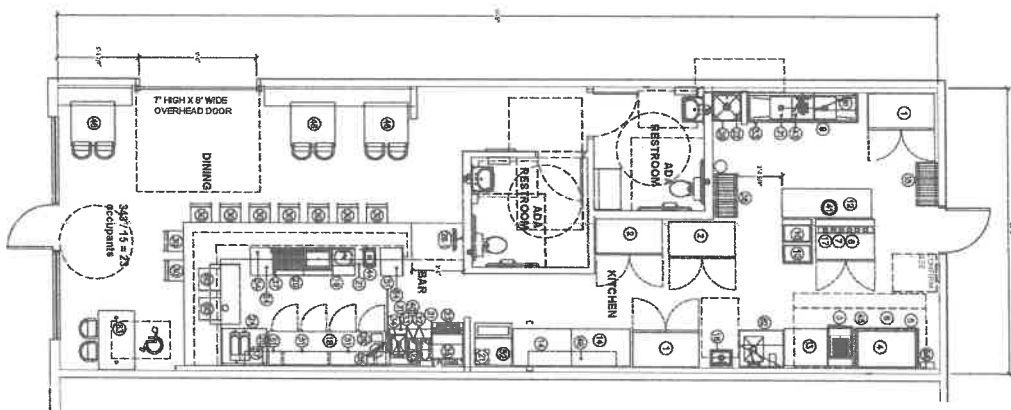
SERVING ALL FLORIDA COUNTIES.

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) ONLY VISIBLE ENCROACHMENTS LOCATED.
- 6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.G.V.D. 1929.
- 9) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
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STATEWIDE FACSIMILE (800) 741-0578

1 EQUIPMENT PLAN

SCALE: 1/4" = 1'-0"



1 EQUIPMENT PLAN

SCALE: 1/4" = 1'-0"

EQUIPMENT	LEADER	ALL EQUIPMENT SUPPLIED BY OWNER, INSTALLED BY GENERAL CONTRACTOR. COORDINATE WITH REQUIREMENTS BY OWNER	MANUFACTURER	MODEL	ITEM	MANUFACTURER	MODEL
1	SECOAL-1 REFRIG	REF	DAI-FACTORY	MODEL			
2	SECOAL-1 REFRIG	REF	DAI-FACTORY	MODEL			
3	SECOAL-1 REFRIG	REF	DAI-FACTORY	MODEL			
4	SECOAL-1 REFRIG	REF	DAI-FACTORY	MODEL			
5	SECOAL-1 REFRIG	REF	DAI-FACTORY	MODEL			
6	SECOAL-1 REFRIG	REF	DAI-FACTORY	MODEL			
7	SECOAL-1 REFRIG	REF	DAI-FACTORY	MODEL			
8	SECOAL-1 REFRIG	REF	DAI-FACTORY	MODEL			
9	SECOAL-1 REFRIG	REF	DAI-FACTORY	MODEL			
10	SECOAL-1 REFRIG	REF	DAI-FACTORY	MODEL			
11	SECOAL-1 REFRIG	REF	DAI-FACTORY	MODEL			
12	SECOAL-1 REFRIG	REF	DAI-FACTORY	MODEL			
13	SECOAL-1 REFRIG	REF	DAI-FACTORY	MODEL			
14	SECOAL-1 REFRIG	REF	DAI-FACTORY	MODEL			
15	SECOAL-1 REFRIG	REF	DAI-FACTORY	MODEL			
16	SECOAL-1 REFRIG	REF	DAI-FACTORY	MODEL			
17	SECOAL-1 REFRIG	REF	DAI-FACTORY	MODEL			
18	SECOAL-1 REFRIG	REF	DAI-FACTORY	MODEL			
19	SECOAL-1 REFRIG	REF	DAI-FACTORY	MODEL			
20	SECOAL-1 REFRIG	REF	DAI-FACTORY	MODEL			
21	SECOAL-1 REFRIG	REF	DAI-FACTORY	MODEL			
22	SECOAL-1 REFRIG	REF	DAI-FACTORY	MODEL			
23	SECOAL-1 REFRIG	REF	DAI-FACTORY	MODEL			
24	SECOAL-1 REFRIG	REF	DAI-FACTORY	MODEL			
25	SECOAL-1 REFRIG	REF	DAI-FACTORY	MODEL			
26	SECOAL-1 REFRIG	REF	DAI-FACTORY	MODEL			
27	SECOAL-1 REFRIG	REF	DAI-FACTORY	MODEL			
28	SECOAL-1 REFRIG	REF	DAI-FACTORY	MODEL			
29	SECOAL-1 REFRIG	REF	DAI-FACTORY	MODEL			
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31	SECOAL-1 REFRIG	REF	DAI-FACTORY	MODEL			
32	SECOAL-1 REFRIG	REF	DAI-FACTORY	MODEL			
33	SECOAL-1 REFRIG	REF	DAI-FACTORY	MODEL			
34	SECOAL-1 REFRIG	REF	DAI-FACTORY	MODEL			
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56	SECOAL-1 REFRIG	REF	DAI-FACTORY	MODEL			
57	SECOAL-1 REFRIG	REF	DAI-FACTORY	MODEL			
58	SECOAL-1 REFRIG	REF	DAI-FACTORY	MODEL			</

ORDERING TO CONSUMERS. THE DELIVERY OF THE EQUIPMENT WITH EQUIP SUPPLIED, IT IS THE RESPONSIBILITY OF THE FRANCHISEE TO THEIR RIGHT TO ACCEPT DELIVERY AND TO INSPECT FOR CONFORMANCE WITH THESE SPECIFICATIONS. BEFORE CANCELLING AND SHIPMENTS MUST BE WAITING ON THE RECEIVING DOCUMENT OR BILL OF LADING SUPPLIED BY THE PROVIDER. CANCELLING THE SHIPMENT RECEIVING DOCUMENT OR BILL OF LADING, CANCELLING TO SUPPLIER WITH ANY SPECIAL ORDER FOR THE DELIVERY OF THE EQUIPMENT OF THE CANCELLED ITEMS IN THE ORIGINAL PACKAGING AND RETURN ALL ORIGINAL PACKAGING MATERIALS. ONCE A DELIVERY IS REQUESTED IMMEDIATELY SO A CANCELLED ORDER, CANCELLING MUST BE MADE. ALL CANCELLED DELIVERIES MUST BE REPORTED BACK TO THE ORDER PROCESS. ALL ORIGINAL, CANCELLED PACKING MATERIALS MUST BE RETURNED TO THE ORDER PROCESS.

NOTE: TENANT & OGC TO LOCATE & APPROVE EXACT LOCATION & WIRING OF LOW VOLTAGE SPEAKERS & SECURITY CAMERA. PRIOR TO INSTALL. THESE DOCUMENTS ARE USED FOR REFERENCE ONLY & FINAL PLACEMENT OF CAMERAS & SPEAKERS MUST BE APPROVED BY TENANT & COORDINATED BY INSTALLED CONTRACTOR. OGC IS RESPONSIBLE FOR ALL LOW VOLTAGE EQUIPMENT WHICH INCLUDES, BUT IS NOT LIMITED TO ALL AUDIO/VIDEO, MICROS, CAT 5, AND SPEAKERS.

SIGNATURE OF APPROVAL OF REVIEW
PS TACO CORP. / TOWANT

EQUIPMENT SUPPLIER

NO ENTERPRISES LLC

NOTE:
EQUIPMENT SUPPLIER MUST SEND FINAL ORDER LIST TO PS TACO CORP. FOR REVIEW AND APPROVAL PRIOR TO ORDERING.

NOTE: SUPPLIER MUST SEND FINAL ORDER LIST TO MD FOR REVIEW AND APPROVAL PRIOR TO ORDERING.

HEALTH DEPARTMENT NOTES

1. ALL NEW PAPER SHALL BE MET THE STANDARDS (UNIONDAI STANDARDS, FEDERAL SPECIFICATION NO. 1).
2. WASTE AS RECYCLED AT OFFICIAL COMPLETION SHALL BE MANAGEMENTS DEDUCTED FROM THE TOTAL QUANTITY OF PAPER REQUIRED FOR THE PROJECT. THE QUANTITY OF WASTE RECYCLED SHALL BE COLLECTED WITH THE PROJECT REFLECTING WASTE AS RECYCLED, DAMAGES FOR LOSS OF WASTE RECYCLED SHALL BE COLLECTED WITH THE PROJECT.
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223 OXFORD RD.
FERN PARK, FL 32730

ND ENTERPRISES, LLC
6501 E. GREENWAY PKWY #103-707 SCOTTSDALE, AZ 85254
P 480-297-5577 www.ndentaz.com

A5.0

EQUIPMENT
PLANREVIEW SE
NOT FOR
PERMIT

DATE: 2.28.20

EN02:

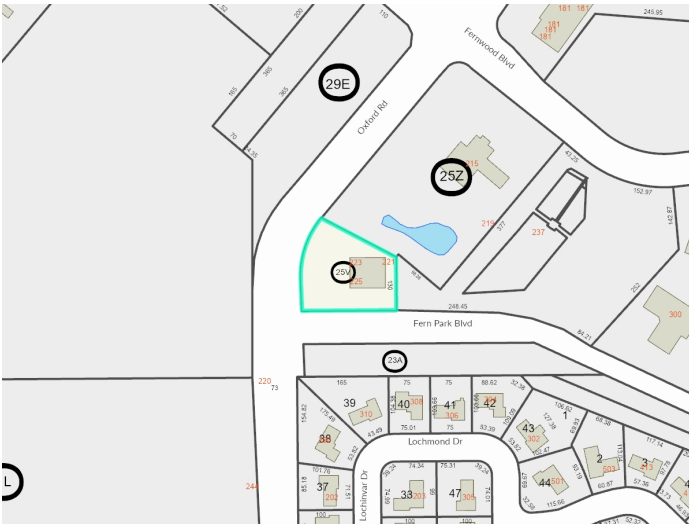
REVIEWS

Property Record Card



Parcel: 17-21-30-300-025V-0000
Property Address: 225 OXFORD RD FERN PARK, FL 32730
Owners: AZZAN INV LLC
 2025 Market Value \$576,061 Assessed Value \$420,303 Taxable Value \$420,303
 2024 Tax Bill \$5,098.68 Tax Savings with Non-Hx Cap \$77.52
 Convenience Store With Gas property w/1st Building size of 3,300 SF and a lot size of 0.52 Acres

Parcel Location



Site View



172130300025V0000 03/01/2025

Parcel Information

Parcel	17-21-30-300-025V-0000
Property Address	225 OXFORD RD FERN PARK, FL 32730
Mailing Address	225 OXFORD RD FERN PARK, FL 32730-2348
Subdivision	
Tax District	01:County Tax District
DOR Use Code	1104:Convenience Store With Gas
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	\$177,832	\$128,586
Depreciated Other Features	\$15,287	\$14,008
Land Value (Market)	\$382,942	\$249,275
Land Value Agriculture	\$0	\$0
Just/Market Value	\$576,061	\$391,869
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$155,758	\$9,775
P&G Adjustment	\$0	\$0
Assessed Value	\$420,303	\$382,094

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,176.20
Tax Bill Amount	\$5,098.68
Tax Savings with Exemptions	\$77.52

Owner(s)

Name - Ownership Type

AZZAN INV LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 17 TWP 21S RGE 30E
BEG 80.05 FT E & N 1 DEG 43
MIN 51 SEC W 85.05 FT OF SW
COR OF SE 1/4 OF SW 1/4 RUN
N 1 DEG 43 MIN 51 SEC W
90.81 FT NELY ON CURVE
121.13 FT S 61 DEG 11 MIN
17 SEC E 151.56 FT S 130 FT
W 168.97 FT TO BEG (LESS
RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$420,303	\$0	\$420,303
Schools	\$576,061	\$0	\$576,061
FIRE	\$420,303	\$0	\$420,303
ROAD DISTRICT	\$420,303	\$0	\$420,303
SJWM(Saint Johns Water Management)	\$420,303	\$0	\$420,303

Sales

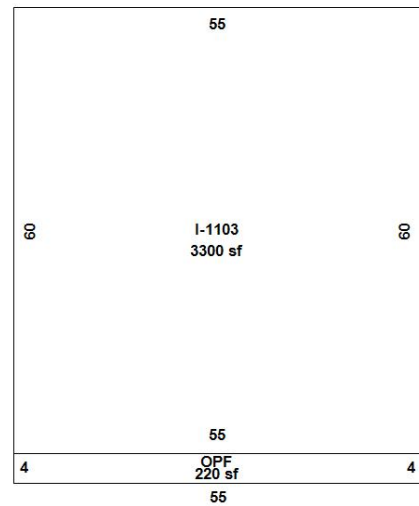
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	12/1/2014	\$500,000	08389/0312	Improved	No
WARRANTY DEED	1/1/1976	\$50,000	01095/0603	Vacant	Yes

Land

Units	Rate	Assessed	Market
22,526 SF	\$17/SF	\$382,942	\$382,942

Building Information	
#	1
Use	MASONRY PILASTER .
Year Built*	1977
Bed	
Bath	
Fixtures	0
Base Area (ft²)	3300
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$404,164
Assessed	\$177,832

* Year Built = Actual / Effective



Building 1

Appendages

Description	Area (ft²)
OPEN PORCH FINISHED	220

Permits

Permit #	Description	Value	CO Date	Permit Date
03144	225 OXFORD RD: SIGN (POLE,WALL,FACIA)-1.00	\$4,350		3/31/2020
02462	225 OXFORD RD: ELECTRICAL - COMMERCIAL-	\$2,495		2/27/2020
12097	UNDERGROUND FUEL TANK	\$58,000		12/11/2014
04788	UNDERGROUND FUEL TANK INSTALLATION	\$58,000		6/11/2013
	06/08/2009 09:03:47 AM Created by: Kim STATUS 01 TO 07			
04739	REBUILD DEMOLISHED WALL - TEMPO CLEANERS; PAD PER PERMIT 221 OXFORD RD	\$8,400	5/6/2008	5/6/2008
	06/08/2009 09:14:03 AM Created by: Kim INTEGRATED			
01725	SOIL REMEDIATION; PAD PER PERMIT 223 OXFORD RD	\$161,735	2/19/2008	2/19/2008
06150	INTERIOR DESIGNS BY CARMEN #115 181 OXFORD	\$1,800	10/5/1994	9/1/1994

Extra Features

Description	Year Built	Units	Cost	Assessed
CANOPY AVG COMM	1979	576	\$7,615	\$3,046

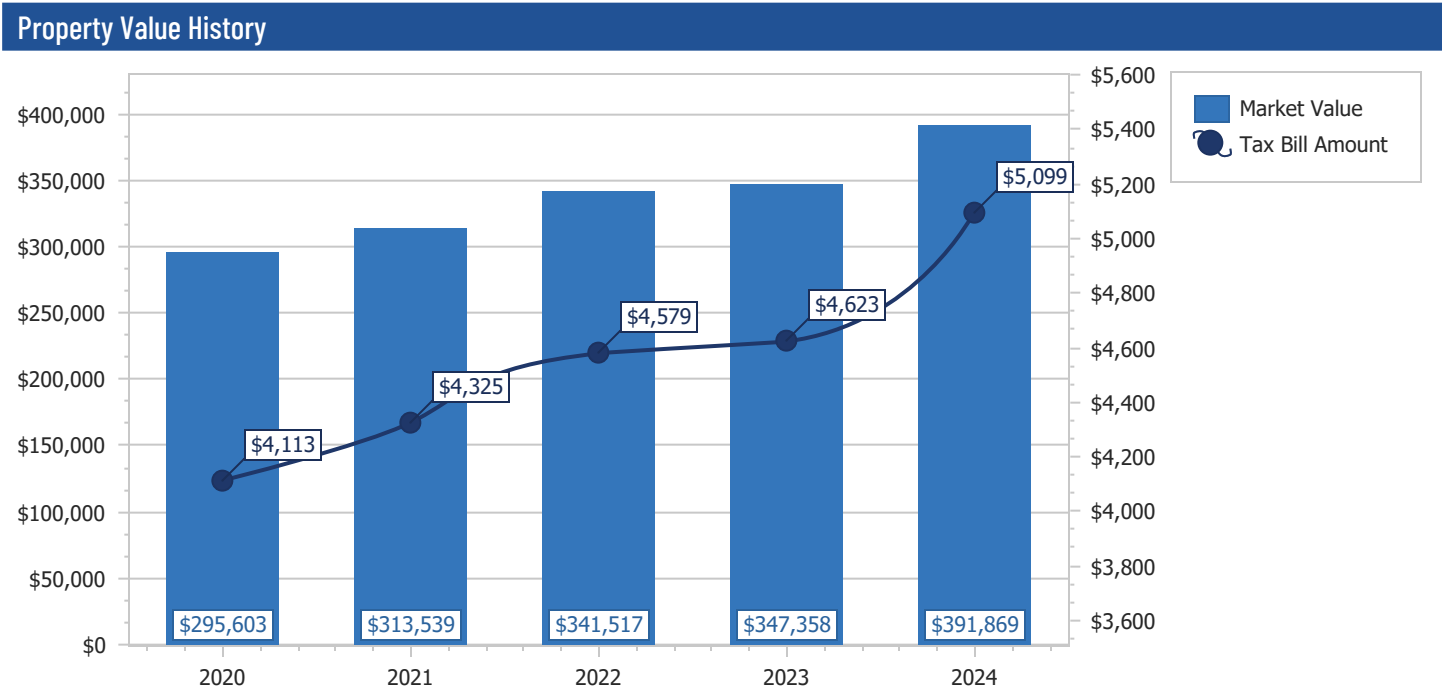
COMMERCIAL ASPHALT DR 2 IN	1979	11334	\$30,602	\$12,241
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Zoning	
Zoning	C-2
Description	Retail Commercial
Future Land Use	COM
Description	Commercial

Political Representation	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 62

School Districts	
Elementary	English Estates
Middle	South Seminole
High	Lake Howell

Utilities	
Fire Station #	Station: 22 Zone: 222
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



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6/24/25 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT10:58:58
PROJ # 25-80000074 RECEIPT # 0175546

OWNER:
JOB ADDRESS:
LOT #:

PRE APPLICATION	50.00	50.00	.00
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TOTAL FEES DUE.....:	50.00
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AMOUNT RECEIVED.....:	50.00
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* DEPOSITS NON-REFUNDABLE *
** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: DRSW01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000001003	
CASH/CHECK AMOUNTS....:	50.00	
COLLECTED FROM:	MACHETE TRADE GROUP LLC	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 - 4 - FINANCE	