

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

PROJECT NAME:	OLIVE GARDEN OVIEDO - PRE-APPLICATION	PROJ #: 25-80000085
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	7/24/25	
RELATED NAMES:	EP JANIE SCHAUMBURG	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	19-21-31-514-0000-0020	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO DEMO EXISTING BUILDING AND BUILD A NEW RESTAURANT ON 1.79 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF RED BUG LAKE RD, EAST OF MIKLER RD	
NO OF ACRES	1.79	
BCC DISTRICT	1: DALLARI	
CURRENT ZONING	PD	
LOCATION	ON THE SOUTH SIDE OF RED BUG LAKE RD, WEST OF MIKLER RD	
FUTURE LAND USE-	PD	
APPLICANT:	CONSULTANT:	
BOB FIELDS DARDEN 1000 DARDEN CENTER DR ORLANDO FL 32837 (407) 245-4577 BFIELDS@DARDEN.COM	JANIE SCHAUMBURG 1400 E TOUHY AVE STE 215 ROSEMONT IL 60018 (847) 219-1513 JANIE.SCHAUMBURG@JSDINC.COM	

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 site is part of the Goldeneye PD (Planned Development) approved for office and restaurant uses.
- The proposed use of a restaurant on Lot 2 is permitted.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Annie Sillaway	<p>Condition A in the Development Order states the buffer adjacent to Red Bug Lake Road shall be a minimum width of ten (10) feet with a three (3) foot continuous hedge along the property line. Additional landscaping shall consist of four (4) canopy trees per 100 linear feet.</p> <p>Existing landscaping may be used to satisfy these requirements, however, please show them on the landscape plan during site plan review. Additional landscaping shall consist of four (4) canopy trees per 100 linear feet.</p>	Info Only
2.	Buffers and CPTED Annie Sillaway	Approved plant species list. All plant material proposed to be installed on a site must be site appropriate and selected for the Approved Plan Species List set forth in Figure 14.1 of Part 14 of the SCLDC Sec. 30.30.14.8. Use of any other species shall require prior approval by the Planning Manager. The plants listed in Figure 1 have been demonstrated to grow and thrive in the Central Florida Area.	Info Only
3.	Buffers and CPTED Annie Sillaway	Condition G in the Development Order states, Landscaping shall consist of at least seventy-five (75) percent native plant materials.	Info Only
4.	Buffers and CPTED Annie Sillaway	Condition A in the Development Order states, adjacent to the south property line, the Seminole County Land Development Code requires a minimum buffer width of 25 feet with 8 canopy trees per 100 linear feet and a 6 feet brick or masonry wall. In place of this standard, however, the developer may choose to meet any of the alternative buffer requirements listed in Exhibit B based on an opacity rating of 0.6 or 60 percent. The Board of County Commissioners recognizes the four landscaping alternatives listed in Exhibit B as equivalent to normal Code requirements in achieving compatibility with adjacent residential property to the south. At the time of planting, canopy trees shall have a minimum height of 10 feet and minimum caliper of 3 inches with an overall average of 4 inches, measured 1 foot above the ground. Understory trees shall have a minimum height of 8 feet, and 2 inch caliper as measured 1 foot above the ground. Shrubs shall have a minimum height of 3 feet attained within 1 year after	Info Only

		planting.	
5.	Building Division Jay Hamm	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
6.	Building Division Jay Hamm	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
7.	Building Division Jay Hamm	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Info Only
8.	Building Division Jay Hamm	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
9.	Comprehensive Planning David German	Please note the Comprehensive Plan Future Land Use OBJECTIVE FLU 4.4 PLANNED DEVELOPMENTS. Changes to the site may require PD amendments.	Info Only
10.	Environmental Services Bill White	The development is within Seminole County's potable water service area and is required to connect. This lot was part of a master development plan with prepared utility connection points. The connection point is an 8" PVC potable water main running along the south side of the commercial parcel. The existing service may be utilized for new building if EOR deems it sufficiently sized.	Info Only
11.	Environmental Services Bill White	This development is within Seminole County's sanitary sewer service area. This lot was part of a master development plan with prepared utility connection points. The developer must tie into the existing master sanitary sewer system and verify the existing Pump Station is adequate for additional flows if any.	Info Only
12.	Environmental Services Bill White	The 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
13.	Environmental Services	This development is not within any reclaim irrigation service areas. This lot was part of a master	Info Only

	Bill White	development plan with prepared utility connection points, so irrigation will be provided with connection to the master development connection point.	
14.	Natural Resources Sarah Harttung	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
15.	Natural Resources Sarah Harttung	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
16.	Natural Resources Sarah Harttung	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
17.	Natural Resources Sarah Harttung	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
18.	Natural Resources Sarah Harttung	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
19.	Natural Resources Sarah Harttung	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
20.	Natural Resources Sarah Harttung	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
21.	Natural Resources Sarah Harttung	Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options	Info Only

		to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)	
22.	Natural Resources Sarah Harttung	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
23.	Natural Resources Sarah Harttung	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement.	Info Only
24.	Natural Resources Sarah Harttung	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
25.	Planning and Development Annie Sillaway	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
26.	Planning and Development Annie Sillaway	Property is within the Goldeneye PD and shall be developed in accordance with the approved PD Development Order #11-20500018 and Developer's Commitment Agreement #21-20500005.	Info Only
27.	Planning and Development Annie Sillaway	The building setbacks for the Goldeneye PD (Planned Development) zoning district are: North: Twenty-five (25) feet, South: Ten (10) feet, East: Ten (10) feet, and West: Twenty-five (25) feet.	Info Only
28.	Planning and	The proposed project is subject to Site Plan Review	Info Only

	Development Annie Sillaway	Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	
29.	Planning and Development Annie Sillaway	Off-Street Parking can be found in SCLDC Part 11 Chapter 30. Parking requirements for a restaurant are: Food and Beverage (free-standing) 5 parking space for every 1,000 square feet.	Info Only
30.	Planning and Development Annie Sillaway	If outdoor lighting is proposed, a photometric plan may be required. Requirements for Outdoor Lighting can be found under Part 15 Chapter 30 of the Seminole County Land Development Code.	Info Only
31.	Planning and Development Annie Sillaway	The subject site is part of the Goldeneye PD and restaurants are permitted.	Info Only
32.	Planning and Development Annie Sillaway	Parking lot Landscaping shall be in accordance with Sec. 30.11.3 of the Seminole County Land Development Code.	Info Only
33.	Planning and Development Annie Sillaway	The existing Goldeneye PD permits an overall Floor Area Ratio (F.A.R.) of 0.23 with a maximum building height of forty-five (45) feet. The maximum building size for any lots is limited to 12,000 square feet.	Info Only
34.	Planning and Development Annie Sillaway	Per the Goldeneye PD (Planned Development) Development Order, the following design standard conditions apply: <ul style="list-style-type: none"> • All service areas and mechanical equipment (ground or roof), including, but not limited to, air conditioning condensers, heating units, electric meters, satellite dishes, irrigation pumps, ice machines and dispensers, outdoor vending machines, propane tanks, displays and refilling areas shall be screened so that they are not visible from any public right-of-way. The screen shall consist of a solid wall, facade, parapet or other similar screening material which is architecturally compatible and consistent with the associated building. If landscaping is utilized, then the plantings must be high enough within one year of planting to provide the required screening. • No roof shall be predominantly flat. Flat roofs with parapet walls or mansards are acceptable provided it gives the appearance 	Info Only

		<p>of pitched roofs and it is consistent with the surrounding area structures.</p> <ul style="list-style-type: none"> The buffer adjacent to Red Bug Lake Road shall be a minimum width of 10 feet with a 3-foot continuous hedge along the property line. Additional landscaping shall consist of 4 canopy trees per 100 linear feet. 	
35.	Planning and Development Annie Sillaway	Signage standards shall be in accordance with the Lake Mary Boulevard Gateway Corridor Overlay Standards of the Land Development Code.	Info Only
36.	Planning and Development Annie Sillaway	Outdoor seating is permitted until 11:00 p.m., and may be located on the north, east and/or west side of each restaurant.	Info Only
37.	Planning and Development Annie Sillaway	Operating hours shall be limited to the hours between 6 AM and 2 AM.	Info Only
38.	Planning and Development Annie Sillaway	The landscape planting area for the Building Pad on Lot 2 shall be a minimum of 5 ft. wide on the north side of the building, and the total landscape planting area for this building shall be no less than 2,900 sq. ft.	Info Only
39.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
40.	Public Safety - Fire Marshal Matthew Maywald	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
41.	Public Safety - Fire Marshal Matthew Maywald	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
42.	Public Safety - Fire Marshal Matthew Maywald	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall	Info Only

		be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.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"	
43.	Public Safety - Fire Marshal Matthew Maywald	Point of service (POS) for automatic sprinkler system is not shown. POS must be indicated and designated in accordance with 633.102(24) State Statute. Point-of-service means the point at which the underground piping for a fire protection system, as defined in section 633.102(24), using water as the extinguishing agent becomes used exclusively for the fire protection system. If the building is sprinklered, location of Point of Service, Backflow Preventer and/or Post Indicating valves, and Fire Department Connection are required on the Site Plan in order to complete the Review (NFPA 1)	Info Only
44.	Public Works - Engineering Jim Potter	The site is part of a master drainage system. Any increase in impervious will have to be evaluated to ensure it still meets the master stormwater requirements.	Info Only
45.	Public Works - Engineering Jim Potter	There appears to be an impact to some of the existing parking. With the larger building and reduced parking, the site plan will have to demonstrate enough parking.	Info Only
46.	Public Works - Impact Analysis Arturo Perez	A Traffic Impact Study (TIS) may be required for this project if the new net external (the Existing Restaurant Trips can be taken as a credit) trip generation for the proposed use generates more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th Ed. 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. Contact Mr. Arturo Perez, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov .	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

This section shows the reviewers of this project from the various departments.

DEPARTMENT	STATUS	REVIEWER
Environmental - Impact Analysis	No Review Required	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 aperez@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Environmental Services	Review Complete	Bill White 407-665-2021 wwhite@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Building Division	Review Complete	Jay Hamm 407-665-7468 jhamm@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