SEMINOLE COUNTY GOVERNMENT

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

PROJECT NAME:	**PS TACO CO ORL - PRE-APPLICATION**	**PROJ #: 25-80000074**
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/24/25	
RELATED NAMES:	EP RICHARD ALLEYNE	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	17-21-30-300-025V-0000	
PROJECT DESCRIPTION:	PROPOSED SITE PLAN FOR A QUICK SERVICE TACO RESTAURANT ON 0.52 ACRES IN THE C-2 ZONING DISTRICT LOCATED ON THE NORTHEAST CORNER OF OXFORD RD AND FERN PARK BLVD	
NO OF ACRES:	0.52	
BCC DISTRICT:	4-LOCKHART	
CURRENT ZONING:	C-2	
LOCATION:	NORTHWEST OF FERN PARK BLVD, SOUTH OF OXFORD RD	
CURRENT LAND USE:	COM	
SEWER UTILITY:	SEMINOLE COUNTY UTILITIES	
WATER UTILITY:	SEMINOLE COUNTY UTILITIES	

APPLICANT:	**CONSULTANT:**
RICHARD ALLEYNE 200 MAITLAND AVE #234 ALTAMONTE SPRINGS FL 32701 (917) 600-7903 RALLEYNE@BIRDDOGMEDIA.NET	ROGER CAPOTE 175 CAPE HONEYSUCKLE PLACE SANFORD FL 32771 (407) 813-4110 ROGCAPOTE@GMAIL.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.

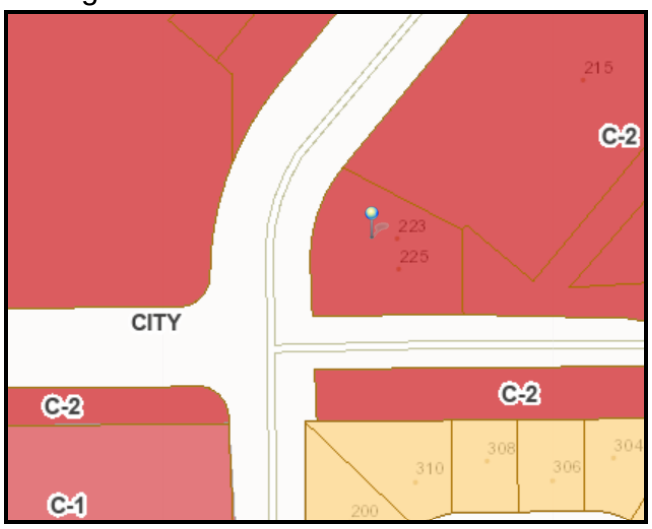
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found HERE.

PROJECT MANAGER COMMENTS

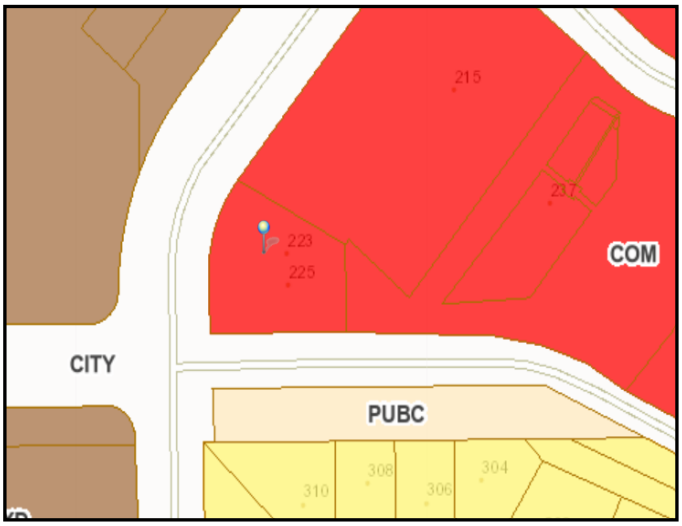
- The subject property has a Future Land Use of Commercial and C-2 (General Commercial) zoning.
- Any proposed changes to the site would require the Applicant to apply for site plan.
- If new impervious surfaces are being proposed on site, stormwater retention must be provided.

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	Per Sec. 30.10.12.13 (b) Buffering. (1) Buffers within the Overlay District shall be required as follows: a. On development sites adjacent to the District perimeter boundary not facing US 17-92 and SR 436, buffering shall be provided along the boundary in accordance with Chapter 30 Part 67, except that no such buffer shall have an opacity of less than 0.3 as specified in Section 30.14.5(b)(1).	Info Only
2.	Buffers and CPTED Annie Sillaway	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
3.	Buffers and CPTED Annie Sillaway	Off-site trees do not count toward the landscape buffer requirements.	Info Only
4.	Buffers and CPTED Annie Sillaway	A full buffer review will be done at the time of site plan review.	Info Only
5.	Buffers and CPTED Annie Sillaway	For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.	Info Only
6.	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
7.	Building Division Jay Hamm	Conversion of an existing building from one use to another may trigger certain building code requirements that will result in modifications to the structure: 1.) Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction. 2.) A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. 3.) Please note that a conversion of a structure from residential to a commercial use will require modifications and compliance with the 8th edition (2023) Florida Building Code - Existing Building.	Info Only
8.	Building Division Jay Hamm	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
9.	Building Division Jay Hamm	Food service establishments shall provide a minimum 750 gallon grease trap per Florida	Info Only

		Administrative Code 64E-6.	
10.	Building Division Jay Hamm	Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.	Info Only
11.	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
12.	Comprehensive Planning David German	Site has a Future Land Use of COM has FAR of 0.35 (floor area ratio).	Info Only
13.	Comprehensive Planning David German	COM Policy FLU 5.3.3 Commercial lists: D Retail sales, restaurants and commercial services; Based on this, the Future Land Use of COM is consistent with the proposed use.	Info Only
14.	Comprehensive Planning David German	Site is located in the Oxford Overlay District, please note Future Land Use Policy FLU 4.6.1 Oxford Place Future Land Use Overlay District.	Info Only
15.	Environmental - Impact Analysis Becky Noggle	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
16.	Environmental Services James Van Alstine	This development is within Seminole County's potable water service area and is required to connect. The property is already metered and has an active Seminole County water account.	Info Only
17.	Environmental Services James Van Alstine	This development is within Seminole County's sanitary sewer service area and is required to connect. The property appears to be connected through an existing onsite lift station/force main and already has an active Seminole County water account.	Info Only
18.	Environmental Services James Van Alstine	This development is not within any reclaim irrigation service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
19.	Environmental Services James Van Alstine	This development will be required to install (if not done already) an appropriate wastewater pretreatment system such as a grease trap due to the proposed restaurant use which has the potential to generate wastewater containing fats, oils, and/or grease.	Info Only
20.	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	Info Only

		exempt 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/	
21.	Planning and Development Annie Sillaway	The subject property is within the Oxford Overlay District.	
22.	Planning and Development Annie Sillaway	The proposed use of restaurants without a drive-through, as well as alcoholic beverage establishments is a permitted use within the Oxford Overlay District.	Info Only
23.	Planning and Development Annie Sillaway	The building setbacks in the C-2 (General Commercial) zoning district are: Front: Twenty-five (25), Side: Zero (0) feet, Rear: Ten (10) feet.	Info Only
24.	Planning and Development Annie Sillaway	The subject site has a Commercial Future Land Use designation which allows a maximum Floor Area Ratio (F.A.R.) of 0.35.	Info Only
25.	Planning and Development Annie Sillaway	Definition: Alcoholic beverage establishments: Term applies to those commercial establishments selling, dispensing, serving or providing alcoholic beverages and includes, but is not limited to, bars, nightclubs, cocktail lounges, package stores.	Info Only
26.	Planning and Development Annie Sillaway	Because the proposed bona fide restaurant is located within a multi-tenant building and plans to serve alcoholic beverages for on-site consumption, the bona fide restaurant must apply for an alcohol license and comply with the requirement to be at least 1,000 feet from any church or school.	Info Only
27.	Planning and Development Annie Sillaway	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.stml	Info Only
28.	Planning and Development Annie Sillaway	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)	Info Only
29.	Planning and Development Annie Sillaway	Per Sec. 30.10.12.14 (c) Off-Street Parking: The following minimum parking standards shall apply in the Oxford Place Overlay District. Where specific land uses are not mentioned in Table 1 below, the	Info Only

		standards provided in Section 30.11.3 of this Code will be applicable. 1. Based on Table 1, General Business or Personal Service Establishments (gas station): One (1) space for each two hundred fifty (250) square feet of gross floor area. 2. Restaurant or Other Eating and drinking Establishments: One (1) space for each four (4) seats. Per Sec. 30.11.3 (b) - Developments containing more than one use shall provide parking and loading spaces in an amount equal to the total of the requirements for all uses. At site plan review, the Applicant will be required to demonstrate that the proposed restaurant and existing gas station meet the minimum parking requirements.	
30.	Planning and Development Annie Sillaway	Per Sec. 30.10.12.15 Signage. (a) [Existing signs.] Business signs which conform to Part 65 Sign Regulations, SCLDC existing as of the effective date of December 11, 2018, the Oxford Place Overlay District Ordinance (2018-0039) may continue in place and shall not require alternation or removal until such time as the property is redeveloped. Existing signs may be repaired, maintained or replaced in accordance with Part 65 Sign Regulations, SCLDC. If new signage is being proposed at the time of site plan review, the Applicant would be required to comply with Sec. 30.10.12.15 (b) under the Oxford Overlay District. Per Sec. 30.10.12.15 (b) - [New signs.] New signs within the Oxford Place Overlay District shall comply with the following standards:(1) Wall (building) Signs. a. Wall signs may not be used in conjunction with blade signs; b. Commercial uses (retail, office and restaurant): One sign per tenant space; area to be calculated at 0.5 square feet per linear foot of public street frontage with a maximum of thirty (30) square feet; c. Second-floor commercial uses may also be permitted one second-floor wall sign per	Info Only

		tenant space per public street frontage; area to be calculated at 0.25 square feet per linear foot of second floor frontage along that public street; d. Live-work and home occupations: One sign limited to an area of eight (8) square feet maximum. e. May encroach a maximum of twelve (12) inches over a sidewalk while maintaining a vertical clearance of eight (8) feet from the finished sidewalk; f. Wall signs should not obscure windows, grill work, piers, pilasters, and ornamental features. Typically, wall signs should be centered on horizontal surfaces (i.e., over a storefront opening); and g. Wall signs may be internally, or externally lit. Cutoff fixtures shall be angled toward the face of the wall sign and shall complement the design of the building through style, material and color.	
31.	Planning and Development Annie Sillaway	Per Sec. 30.10.12.14 (f) Bicycle Parking. (1) Two (2) bicycle spaces are required for each ten (10) off-street parking spaces in each development, plus one (1) additional bicycle space for each additional ten (10) off-street parking spaces, up to a maximum of twelve (12) total bicycle spaces for residential uses and a maximum of twenty (20) total bicycle spaces for non-residential uses. Bicycle parking facilities shall be located less than fifty (50) feet from the primary building entrance in a lighted area and visible from the entrance. (2) Where applicable, bicycle parking shall be provided within structured parking. (3) For non-residential uses, parking may be short term (bicycle racks that are sturdy and well anchored to the ground). (4) For residential uses, fifty (50) percent of bicycle parking may be provided by use of bicycle lockers (long term parking).	Info Only
32.	Planning and Development	Per Sec. 30.10.12.13 Open space, buffering, and landscaping.	Info Only

	Annie Sillaway	(a) Open Space. (1) Open space shall be provided at a minimum of fifteen (15) percent of the gross project site for each development parcel and in compliance with Section 30.14.2.4 of this Code unless otherwise stated. (2) Open space areas shall not contain mechanical units and equipment, storage areas, or other service-related functions. (3) For development west of Oxford Road open space areas may include up to seventy-five (75) percent of stormwater retention ponds subject to Section 30.14.2.4(f). (4) Open Space within any development site must include continuous walkways linking buildings together and at least two (2) of the following features: a. Outdoor patio/cafe seating areas; b. Pedestrian plazas/kiosk areas; c. Water features with seating areas; d. Rain gardens and/or bioswales; e. Stormwater planters. (5) Open Space areas not containing hardscape, specific amenities, or landscaping shall be sodded.	
33.	Planning and Development Annie Sillaway	Parking requirements can be found in SCLDC, Part 11 Chapter 30. 30.11.6.2, Dimensional requirements of off-street parking spaces. (a) Except where otherwise specified in this Code or Federal or State law, a minimum of twenty (20) percent of required off-street parking space shall consist of a minimum net area of two hundred (200) square feet with a minimum width of ten (10) feet and a minimum length of twenty (20) feet, exclusive of access drives or aisles thereto. (b) Up to eighty (80) percent of spaces provided may have a minimum net area of one hundred and sixty-two (162) square feet, a minimum width of nine feet	Info Only

		(9), and a minimum length of eighteen feet (18). Parallel parking spaces may be reduced to nine feet (9) in stall width.	
34.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
35.	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
36.	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
37.	Public Safety - Fire Marshal Matthew Maywald	Any building modification/fencing etc shall require building permits and will be reviewed outside of the site plan.	Info Only
38.	Public Works - County Engineering Approval Jim Potter	The site is in the Howell Creek Basin and the Cassel Creek sub area. There are known drainage issues in this area. The current site does not have an approved drainage system. It is currently discharged directly to the County roadway system. Any additional impervious will require stormwater retention to be provided. Water quality for the entire site would also be required as part of the modifications to that system.	Info Only
39.	Public Works - County Engineering Approval Jim Potter	The existing driveways to the site do not meet current County requirements. There is an Oxford Roadway project in this area. Please coordinate with Public Works (407-665-5674) to determine if there are any issues with the Oxford Road driveway. This may need to be modified as part of that project.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	STATUS	REVIEWER
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Environmental Services	Review Complete	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Environmental - Impact Analysis	Review Complete	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 Mmaywald@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 - County Engineering Approval	Review Complete	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Building Division	Review Complete	Jay Hamm 407-665-7468 jhamm@seminolecountyfl.gov

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