

**SEMINOLE COUNTY GOVERNMENT**

1101 EAST FIRST STREET, WEST WING  
SANFORD, FLORIDA 32771

**Comment Document – Initial Submittal**

|                                                                                                                                  |                                                                                                           |                            |
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| <b>PROJECT NAME:</b>                                                                                                             | <b>FOXTAIL COFFEE - SPECIAL EXCEPTION</b>                                                                 | <b>PROJ #: 26-32000005</b> |
| APPLICATION FOR:                                                                                                                 | SPECIAL EXCEPTION - OTHER                                                                                 |                            |
| APPLICATION DATE:                                                                                                                | 6/24/26                                                                                                   |                            |
| RELATED NAMES:                                                                                                                   | BS2026-05                                                                                                 |                            |
| PROJECT MANAGER:                                                                                                                 | CHAD HARVEY (407) 665-7341                                                                                |                            |
| PARCEL ID NO.:                                                                                                                   | 20-21-31-5ME-0000-0030                                                                                    |                            |
| PROJECT DESCRIPTION                                                                                                              | PROPOSED SPECIAL EXCEPTION TO SERVE ALCOHOLIC BEVERAGES AT A CAFE ON 1.23 ACRES IN THE PD ZONING DISTRICT |                            |
| BCC DISTRICT                                                                                                                     | Jay Zembower                                                                                              |                            |
| CURRENT ZONING                                                                                                                   | PD                                                                                                        |                            |
| LOCATION                                                                                                                         | ON THE SOUTH SIDE OF REDBUG LAKE RD, NORTH OF VIDINA PL                                                   |                            |
| <b>APPLICANT:</b>                                                                                                                | <b>CONSULTANT:</b>                                                                                        |                            |
| STEVENSON SOLOMON FRANCOIS<br>COFFEE AND BUTTERFLIES LLC<br>5140 KINGWELL CIR<br>OVIEDO FL 32765<br>(407) 916-9973<br>[REDACTED] | N/A                                                                                                       |                            |

County staff members have reviewed the subject development project and offer the following comments. The comments below are a compilation of comments from the ePlan review system. These items need responses with further information, data, explanation or revision of plans and documents before project approval.

**Please itemize any and all revisions made to the development plan in addition to those made in response to staff comments; include a statement in your response to comments that no additional revisions have been made to the site plan beyond those stated.**

**PROTECT YOURSELF FROM FRAUDULENT INVOICES**

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County's logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

**State Permits that may be required:**

FDOT, FDEP- UTILITIES, SJRWMD, ENVIRONMENTAL REPORTS, ARCHEOLOGICAL REPORTS, FDEP- ENVIRONMENTAL, SJRWMD- ENVIRONMENTAL, FFW, IF APPLICABLE.

**AGENCY/DEPARTMENT COMMENTS**

| NO. | REVIEWED BY                             | TYPE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | STATUS      |
|-----|-----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 1.  | Planning and Development<br>Chad Harvey | 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:<br><a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a><br>Seminole County Planning & Development:<br><a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a> | Info Only   |
| 2.  | Planning and Development<br>Chad Harvey | The subject property is located within the Oviedo Marketplace PD. The permitted uses for this property are those in the C-1 zoning district. Alcoholic beverage establishments must be approved by Special Exception per the Developer's Commitment of this PD.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Info Only   |
| 3.  | Planning and Development<br>Chad Harvey | The subject property, is more than the minimum required 500' separation from any school. Therefore, the distance separation for this request is met. However, the Planning Manager has determined that Foxtail is not a bona fide restaurant, so the Applicant is required to obtain a special exception for this request.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Info Only   |
| 4.  | Planning and Development<br>Chad Harvey | This site is already developed. No buffer reviews or additional buffer requirements are required for this request.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Info Only   |
| 5.  | Planning and Development<br>Chad Harvey | Please provide a detailed site plan showing the interior of the business with a seating chart that includes the proposed outdoor seating area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Unresolved  |
| 6.  | Planning and Development<br>Chad Harvey | Please provide a legal description in word format. Please add the legal description of this site to the site plan as well.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Unresolved  |
| 7.  | Planning and Development<br>Chad Harvey | On the site plan, please provide a site data table that states the existing zoning and future land use of the property, and how many beer taps will be at the location, the seating capacity, indoor and outdoor, restaurant square footage, hours of operation, and state the request for beer and wine (2CPO) alcohol license for your business.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Unresolved. |

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| 8.  | Planning and Development<br>Chad Harvey | Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link in the Resources tab located at the top of your ePlan task window or below for the requirements that the applicant must meet.<br><a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/uri/Community-Meeting-Procedure.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/uri/Community-Meeting-Procedure.pdf</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Unresolved |
| 9.  | Planning and Development<br>Chad Harvey | New Public Notification Procedures are required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link in the Resources tab located at the top of your ePlan task window or below for the requirements:<br><a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/uri/Public-Notice-Amendment-Procedures.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/uri/Public-Notice-Amendment-Procedures.pdf</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Unresolved |
| 10. | Planning and Development<br>Chad Harvey | Application for Special Exception, per Sec. 30.3.1.5 (c )<br>Application for special exception. An applicant for a special exception shall file with Development Services. A conceptual plan should include a simple development plan drawn to an appropriate scale indicating the legal description, lot area, site dimensions, right-of-way location and width, tentative parking areas and number of parking spaces, proposed building location and setbacks from lot lines, total floor area proposed for building, proposed points of access with tentative dimensions, locations of identification signs not on building, proposed location of existing easements, location of existing trees on-site and their common name, number of trees to be removed and retained as required by Seminole County Arbor Regulations, and a general plan for proposed landscaping                                                                                                  | Info Only  |
| 11. | Planning and Development<br>Chad Harvey | The Planning and Zoning Commission shall hold a public hearing or hearing to consider a proposed special exception and submit in writing its recommendations on the proposed action and if the special exception should be denied or granted with appropriate conditions and safeguards to the Board of County Commissioners for official action. After review of an application and a public hearing thereon, with due public notice, the Board of County Commissioner may allow uses for which a special exception is required; provided, however, that said Board must first make a determination that the use requested:<br><br>Please modify the narrative on how this Special Exception request meet the criteria below:<br><br>(1) Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area; and<br>(2) Does not have an unduly adverse effect on existing traffic patterns, movements and volumes; and | Unresolved |

|     |                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |           |
|-----|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
|     |                                         | <p>(3) Is consistent with the County's comprehensive plan; and</p> <p>(4) Will not adversely affect the public interest; and</p> <p>(5) Meets any special exception criteria described in Additional Use Standards of Sec. 30.6.6.2 Alcoholic Beverage Establishments may be approved by the Board of County Commissioners as a special exception, providing, in addition to all other required findings:</p> <p>(b) Special Exception Required. Any establishment selling alcoholic beverages, where the sale of alcoholic beverages is not incidental to other products offered for sale, either for on-premise or off-premise consumption, must apply for and be granted a special exception by the Board of County Commissioners before selling alcoholic beverages. The Board of County Commissioners may also grant a special exception to allow a bona fide restaurant, located within five hundred (500) feet of a school, to serve alcoholic beverages with meals. Said special exception may only be granted in those zoning classifications that allow alcoholic beverage establishments as a conditional use.</p> <p>(d) Separation Requirements. Any establishment selling alcoholic beverages for consumption on-premise shall maintain the following separation from all churches, schools, and property assigned a residential zoning classification or land use designation, or like establishments:</p> <p>(1) Schools public, private and parochial. No closer than five hundred (500) feet from the nearest entrance of any public, private or parochial school.</p> |           |
| 12. | Planning and Development<br>Chad Harvey | <p>Special Exception Application Process:</p> <p>Step 1: The Special Exception request goes to the Planning and Zoning Commission as a public hearing item.</p> <p>Step 2: The Special Exception request goes to the Seminole County Board of County Commissioners for Final approval or denial. (if approved)</p> <p>Step 3: The applicant submits a site plan if required for review and approval by staff, as well as plans required by Seminole County to upgrade/ alter the existing structure.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Info Only |



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

| Department               | Reviewer    | Email                          | Contact      | Status     |
|--------------------------|-------------|--------------------------------|--------------|------------|
| Planning and Development | Chad Harvey | charvey02@seminolecountyfl.gov | 407-665-7341 | Unresolved |

**A Development Review Committee (DRC) meeting will NOT automatically be scheduled for your item; you must request it. Please review the comments below. If you determine that you would like to be scheduled for a 20 minute DRC meeting, please email your request to attend to [devrevdesk@seminolecountyfl.gov](mailto:devrevdesk@seminolecountyfl.gov) or call (407) 665-7775 no later than noon on Friday, July 31, 2026, in order to place you on the Wednesday, August 5, 2026 meeting agenda.**

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

The next submittal, as required below, will be your:

☒ 1<sup>st</sup> RESUBMITTAL

| DATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | RESUBMITTAL FEE DUE                                                                                                                                       | ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW: |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| 7/30/2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | The application fee allows for the initial submittal plus two resubmittals.<br><i>Note: No resubmittal fee for Small Site Plans or Special Exceptions</i> | Chad Harvey                                      |
| <p>The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows:<br/> <b>Major Review (3+ reviewers remaining) – 50% of original application fee</b><br/> <b>Minor Review (1-2 reviewers remaining) – 25% of original application fee</b></p> <p>Summary of Fees: <a href="http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml">http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml</a></p> <p><b>NOTE:</b> Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)</p> |                                                                                                                                                           |                                                  |

Upon completion of your plan review process, Planning and Development staff must authorize and stamp plans for construction use. Once you receive an approval letter from Seminole County, the site contractor must contact Seminole County Planning and Development Inspections to schedule a pre-construction conference prior to the start of any site work. Upon issuance of the site permit, your approved drawings and/or documents will be released to you through the ePlan System. For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

**Cities:**

|                   |                |                                                                      |
|-------------------|----------------|----------------------------------------------------------------------|
| Altamonte Springs | (407) 571-8000 | <a href="http://www.altamonte.org">www.altamonte.org</a>             |
| Casselberry       | (407) 262-7700 | <a href="http://www.casselberry.org">www.casselberry.org</a>         |
| Lake Mary         | (407) 585-1449 | <a href="http://www.lakemaryfl.com">www.lakemaryfl.com</a>           |
| Longwood          | (407) 260-3440 | <a href="http://www.longwoodfl.org">www.longwoodfl.org</a>           |
| Oviedo            | (407) 971-5555 | <a href="http://www.cityofoviedo.net">www.cityofoviedo.net</a>       |
| Sanford           | (407) 688-5000 | <a href="http://www.sanfordfl.gov">www.sanfordfl.gov</a>             |
| Winter Springs    | (407) 327-1800 | <a href="http://www.winterspringsfl.org">www.winterspringsfl.org</a> |

**Other Agencies:**

|                                   |               |                |                                                              |
|-----------------------------------|---------------|----------------|--------------------------------------------------------------|
| Florida Dept of Transportation    | <b>FDOT</b>   |                | <a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a> |
| Florida Dept of Enviro Protection | <b>FDEP</b>   | (407) 897-4100 | <a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a> |
| St. Johns River Water Mgmt Dist   | <b>SJRWMD</b> | (407) 659-4800 | <a href="http://www.sjrwmd.com">www.sjrwmd.com</a>           |
| Health Department                 | <b>Septic</b> | (407) 665-3621 |                                                              |

**Other Resources:**

|                                 |                                                                                                                                  |
|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Flood Prone Areas               | <a href="http://www.seminolecountyfl.gov/gm/building/flood/index.aspx">www.seminolecountyfl.gov/gm/building/flood/index.aspx</a> |
| Watershed Atlas                 | <a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>                                             |
| Seminole Co. Property Appraiser | <a href="http://www.scpafl.org">www.scpafl.org</a>                                                                               |