

SEMINOLE COUNTY GOVERNMENT
 1101 EAST FIRST STREET, WEST WING
 SANFORD, FLORIDA 32771

PROJECT NAME:	MAGIC CITY BBQ - PRE-APPLICATION	PROJ #: 26-80000008
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	1/23/26	
RELATED NAMES:	EP GLORIA WHITE	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	29-21-31-501-0000-0010	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR A HOME-BASED FOOD SERVICE ON 0.34 ACRES IN THE R-1 ZONING DISTRICT LOCATED ON THE NORTHWEST CORNER OF W SR 426 AND JAMES DR	
NO OF ACRES	0.34	
BCC DISTRICT	1-Bob Dallari	
CURRENT ZONING	R-1	
LOCATION	ON THE NORTHWEST CORNER OF W CR 426 AND JAMES DRIVE	
LOCATION PART 2		
CURRENT LAND USE-FUTURE	MDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
GLORIA WHITE MAGIC CITY BBQ 2681 W SR 426 OVIEDO FL 32765 (407) 800-1115 [REDACTED]	N/A	

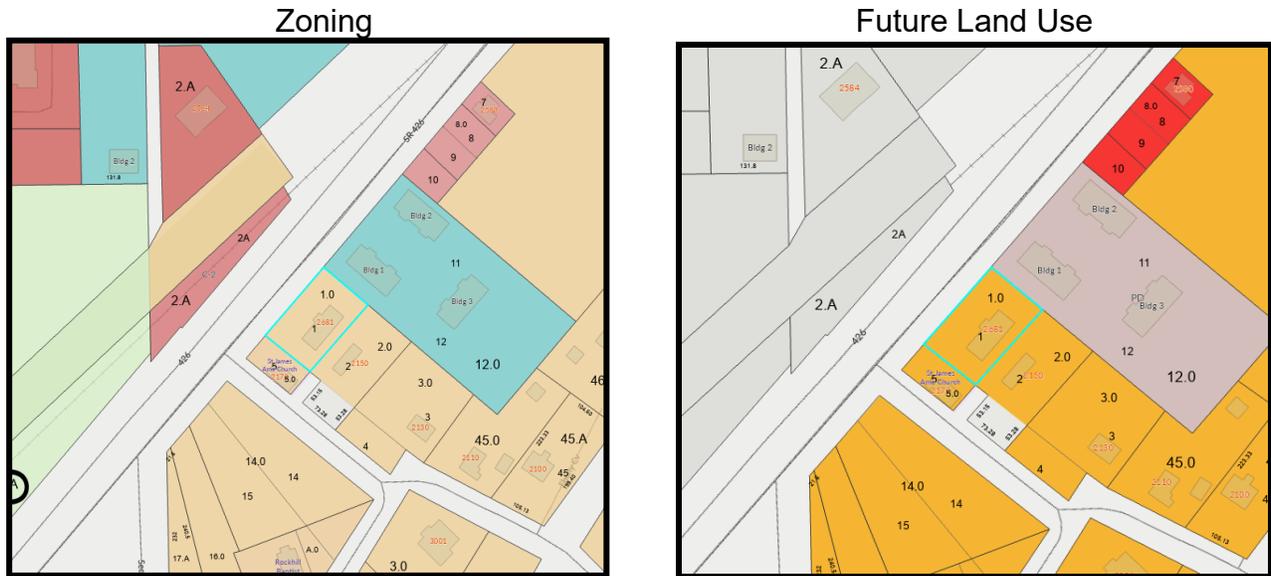
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and 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](#).

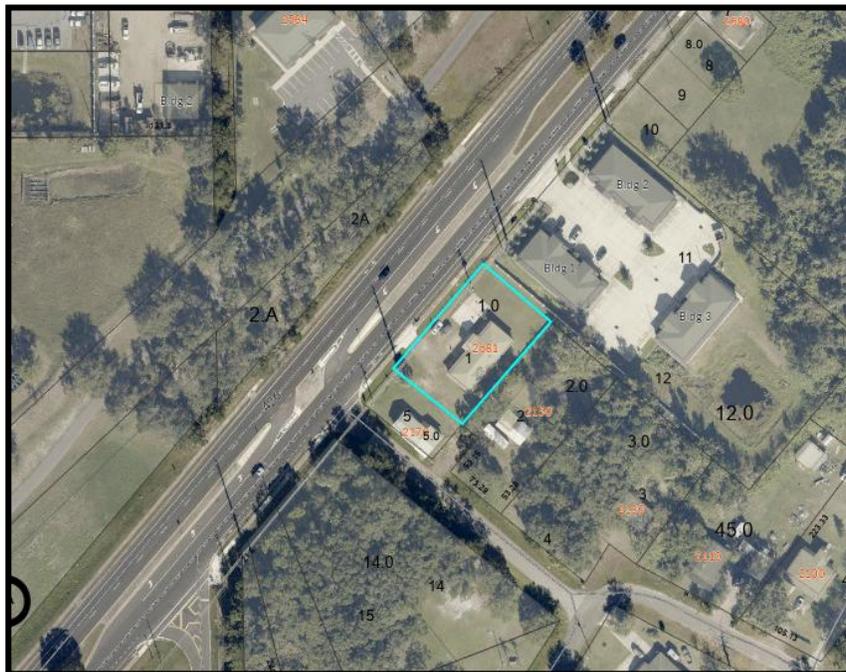
PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use of Medium Density Residential with R-1 (Single Family Dwelling) zoning.
- The proposed use of a food truck either temporary or permanent is not permitted in the R-1 (Single Family Dwelling) zoning district.

PROJECT AREA ZONING AND AERIAL MAPS



Aerial



AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Comprehensive Planning David German	Site has a Future Land Use of MDR (Medium Density Residential). Based on this, note Policy FLU 5.2.2 Medium Density Residential: The purpose and intent of this land use designation is to provide for a range of residential uses at a maximum density of 10 dwelling units per net buildable acre and allow for the conversion of existing residential units to residential professional office uses in the Residential Professional zoning classification. Uses - Single family detached residences, patio homes, duplexes, multi-family units, mobile home parks/manufactured housing parks and factory built modular units at a maximum density of 10 dwelling units per net buildable acre; Based on this, the proposed use of a food business does not appear consistent with the MDR FLU.	Info Only
2.	Comprehensive Planning David German	Note Policy FLU 5.3.3 Commercial: -Purpose and Intent The purpose and intent for this land use is to identify locations for a variety of commercial uses including neighborhood and community shopping centers, convenience stores, retail sales, highway oriented commercial, and other commercial services. This land use should be located at the intersections of major roadways and along major roadways as infill development where this use is established. The maximum intensity permitted in this designation is 0.35 floor area ratio.	Info Only
3.	Comprehensive Planning David German	Note Policy FLU 5.4.3 Neighborhood Commercial Uses: The County may allow commercial uses in areas designated solely for residential uses under the following conditions: Development intensity is limited to uses designed to serve the needs of the immediate neighborhoods, including: - Daycare centers - Convenience stores without gasoline pumps - Delicatessen/Cafe - Ice cream or coffee shop - Barbershop or hair salon Based on this, it does not appear that a food truck would qualify under the FLU Neighborhood commercial Uses category.	Info Only
4.	Environmental Services James Van Alstine	Site is already connected to County water/sewer. No utility work proposed with this project. No review required.	Info Only
5.	Planning and Development Annie Sillaway	Per Sec. 30.6.4 (c) (3)(a) - General Requirements. All mobile food vendors shall meet the following requirements: a. Mobile (temporary) food vendors shall be permitted in C-1, C-2, C-3, and M-1 Districts, but may also be allowed	Info Only

		in the Planned Development (PD) District where an approved master development plan permits general retail commercial uses, and where mobile food vendors are not specifically prohibited through a development order.	
6.	Planning and Development Annie Sillaway	Per Sec. 30.6.4 (c)(3)(a) - Mobile (temporary) food vendors shall not operate on vacant lots or within one hundred (100) feet of any structure containing a residence. Operation of an individual vendor at any location shall be limited to three (3) consecutive days and a total of twelve (12) days in any calendar month.	Info Only
7.	Planning and Development Annie Sillaway	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 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 s are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the s 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
8.	Planning and Development Annie Sillaway	The proposed use of a mobile (temporary) or permanent food truck is not permitted in the current R-1 (Single Family Dwelling) Zoning District, nor is the use permitted as a special exception.	Info Only
9.	Public Safety - Fire Marshal Matthew Maywald	This will require an initial fire inspection. If the truck is relocated daily a reinspection is required to ensure no gas leaks, placement, access, etc. This is all fee based. If the truck is permanently located, an initial and then likely a monthly inspection shall be conducted.	Info Only
10.	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
11.	Public Works - Engineering Jim Potter	The drainage for the site is not clear. An appropriate outfall will need to be demonstrated or the site will have to hold one of the following as applicable; The entire 25-year, 24-hour storm event volume onsite if a viable outfall is not demonstrated.	Info Only
12.	Public Works - Engineering Jim Potter	Based on 1 ft. contours, the topography of the site appears to slope generally north.	Info Only
13.	Public Works - Engineering Jim Potter	Based on a preliminary review, the outfall from the site is not clear. It appears that it may outfall to north or west across several private properties.	Info Only
14.	Public Works -	A detailed drainage analysis will be required at final	Info Only

	Engineering Jim Potter	engineering.	
15.	Public Works - Engineering Jim Potter	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
16.	Public Works - Engineering Jim Potter	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
17.	Public Works - Engineering Jim Potter	Driveway location/separation is not in accordance with the County Access Management Standards. The separation is required to be 330' on a Collector or Arterial roadway. There is currently approximately 70' to James Drive. There is not clear safe access into and out of the site.	Info Only
18.	Public Works - Engineering Jim Potter	The entrance and parking area will have to be paved or concrete. There would have to be at least 1 handicapped space provided for the site.	Info Only
19.	Public Works - Impact Analysis Arturo Perez	No Review Required.	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 - Engineering	Review Complete	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Environmental Services	Review Complete	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Buffers and CPTED	No Review Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 aperez@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Building Division	Review Complete	Phil Kersey 407-665-7460 Pkersey@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.scpafll.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