

**SEMINOLE COUNTY GOVERNMENT**  
 1101 EAST FIRST STREET, 2ND FLOOR, WEST WING  
 SANFORD, FLORIDA 32771

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

<b>PROJECT NAME:</b>	<b>EL COQUI FOOD TRUCK -PRE-APPLICATION</b>	<b>PROJ #: 24-8000070</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/22/24	
RELATED NAMES:	YAMILET ORTIZ	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	18-21-29-501-0A00-001A	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO HAVE A PERMANENT FOOD TRUCK AT AN EXISTING GAS STATION ON 0.56 ACRES IN THE C-2 ZONING DISTRICT LOCATED ON THE SOUTHWEST CORNER OF BEAR LAKE RD AND SR 436	
NO OF ACRES	0.56	
BCC DISTRICT	3-LEE CONSTANTINE	
CURRENT ZONING	C-2	
LOCATION	ON THE SOUTHWEST CORNER OF BEAR LAKE RD AND SR 436	
FUTURE LAND USE-	COM	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
YAMILET ORTIZ EL COQUI FOOD TRUCK 466 NADEAU WAY APOPKA FL 32712 (407) 652-8923 ELCOQUIFOODTRUCK24@GMAIL.COM	N/A	

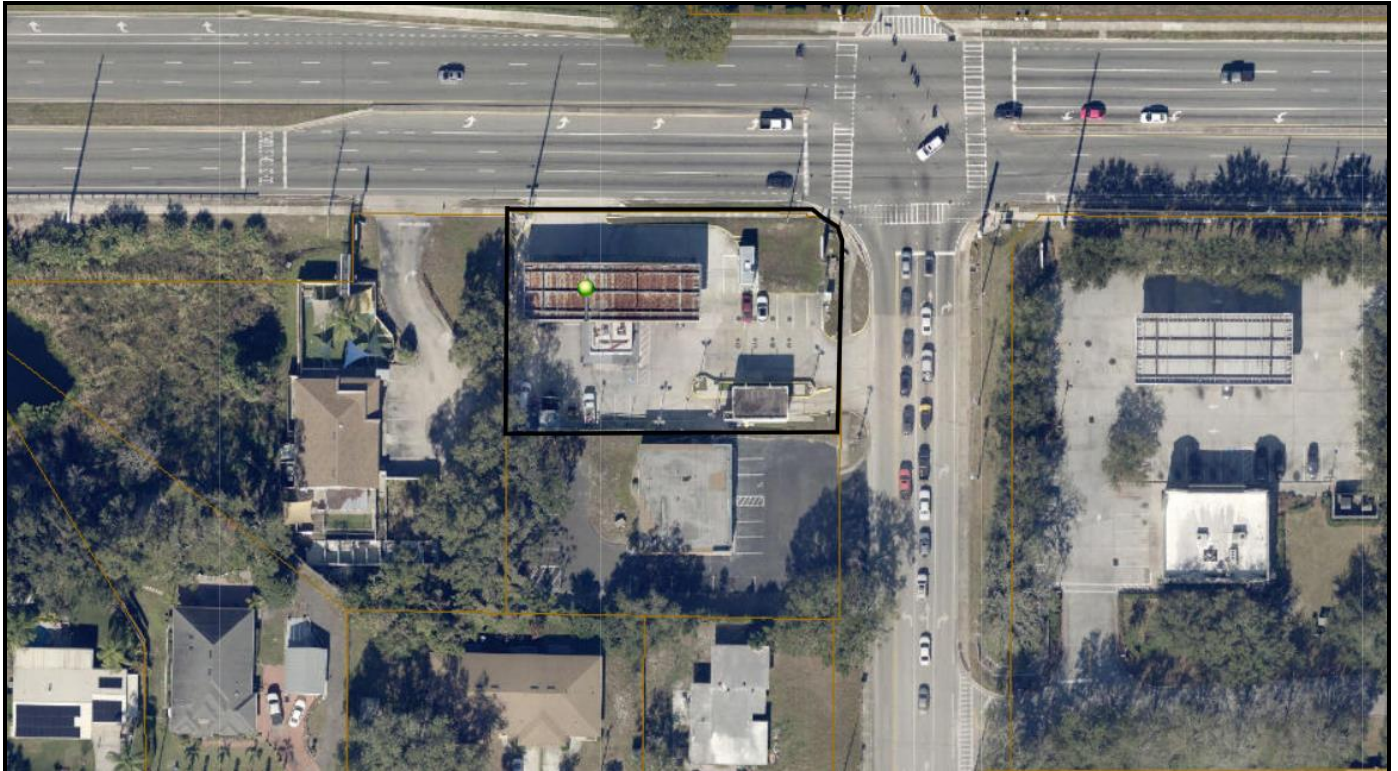
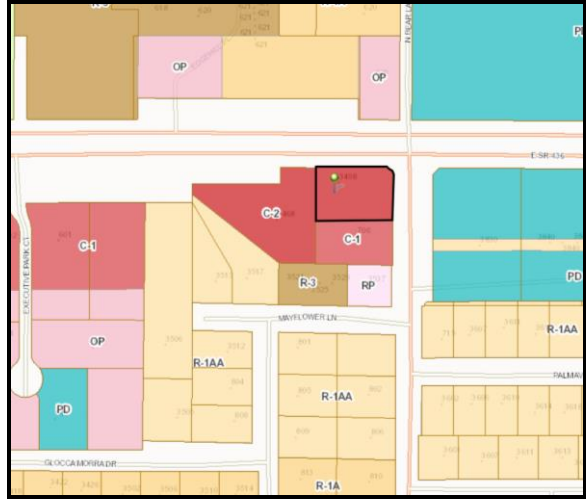
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and 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 site has a Commercial Future Land Use and C-2 (Retail Commercial) zoning which allows for the use of restaurants.
- The proposed addition of a permanent Food Truck will require submittal and approval of a site plan.

## PROJECT AREA ZONING AND AERIAL MAPS



## AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: <a href="https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67">https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67</a> LASCBU	Info Only
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3.	Buffers and CPTED	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development.	Info Only
4.	Buffers and CPTED	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
5.	Buffers and CPTED	Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.	Info Only
6.	Comprehensive Planning	The subject property has a Commercial (COM) Future Land Use designation. 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
7.	Planning & Development	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.	Info Only
8.	Planning & Development	The subject site has a Commercial Future Land Use and C-2 (Retail Commercial) zoning which allows for the use of restaurants. <ul style="list-style-type: none"> <li>The Commercial Future Land Use designation allows a maximum Floor Area Ratio (F.A.R.) of 0.35.</li> </ul>	Info Only

		<ul style="list-style-type: none"> <li>The maximum building height in the C-2 (General Commercial) zoning district is thirty-five (35) feet.</li> <li>The C-2 (General Commercial) zoning district requires the following minimum building setbacks:  Front Yard – Twenty-five (25) feet  Side Yard - setback may be reduced to zero (0) feet except when a side lot line abuts property assigned a residential zoning classification or land use designation.  Side Street - Zero (0) feet  Rear Yard - Ten (10) feet</li> </ul>	
9.	Planning & Development	F.A.R. Definition: The Floor Area Ratio (FAR) is the relationship between the total usable floor area of the building and the total area of the lot on which the building stands.	Info Only
10.	Planning & Development	<p>The proposed addition of a permanent Food Truck will require submittal and approval of a Site Plan. The Site Plan review process can be found in Seminole County Land Development Code, Chapter 40.</p> <p>The Site Plan must meet all requirements of the Seminole County Land Development Code (SCLDC) including but not limited to building/structure setbacks; parking requirements; access/drive aisle; open space; landscape buffers; stormwater; ect.</p>	Info Only
11.	Planning & Development	25% open space shall be required; the purpose of open space in non-residential developments is to set aside areas for landscaping, buffering, storm water retention, recreation, and/or preservation of natural resources.	Info Only
12.	Planning & Development	<p>The Site Plan must demonstrate that the parking requirements for the existing use and the proposed use of a food service establishment are met.</p> <ul style="list-style-type: none"> <li>Parking requirements for general retail are 4 spaces for every 1,000 square feet of building.</li> <li>Parking for food and beverage uses are 5 spaces for every 1,000 square feet.</li> </ul>	Info Only
13.	Planning & Development	The proposed use of a food truck onsite requires the provision of restroom facilities.	Info Only
14.		The proposed food truck shall not encroach within required landscape buffers, parking spaces, or drive aisles.	Info Only
15.	Public Safety - Fire Marshal	Please note that periodic fire inspections will have to be coordinated with our office (Seminole County Fire Prevention) if site permit is approved. Fee for the inspection will be per the New Fee Resolution.	Info Only

16.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per chapter 18.3 of NFPA 1.	Info Only
17.	Public Safety - Fire Marshal	This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.5.1.1	Info Only
18.	Public Safety - Fire Marshal	Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in.	Info Only
19.	Public Works - Engineering	The current temporary location of the Food Truck is within the area designated for the Dry Retention Pond. It appears that the Food Truck is currently placed over unpermitted gravel and mat pad that reduces the pond storage capacity and the proper functioning of the approved Stormwater Management System for this site. An alternative location shall be considered for the permanent location of the Food Truck.	Info Only
20.	Public Works - Engineering	The traffic access to the site is of great concern. Although, the two access points to the site are previously approved and existing, they were approved solely for the Gas Station and not for multiple businesses. A permanent location of another business at this site may require additional traffic analysis, both internal to the site and external. Additional parking may be required as well. Bear Lake Road is owned and maintained by Seminole County and is functionally classified as Urban Major Collector Road and was last resurfaced in 2023. The roadway geometry and structure meet the current Seminole County standards. Bear Lake Road is not currently programmed to be improved according to the Seminole County 5-year Capital Improvement Program. The East Entrance to the site (off Bear Lake Road) is only 60 feet from the intersection with State Road 436 (Semoran Boulevard), and introduction of additional traffic to the site represents a concern. Any proposed work in the Bear Lake Road "right-of-way" will need to be permitted through Seminole County. State Road 436 (Semoran Boulevard) is owned and maintained by the State of Florida DOT (FDOT) and is functionally classified as Urban Principal Arterial Road. The North Entrance to the site (off S.R. 436) is only 160 feet from the intersection with Bear Lake Road, and introduction of additional traffic to the site represents a concern. Any proposed work in the S.R. 436 "right-of-way" will need to be permitted through FDOT.	Info Only
21.	Public Works - Engineering	A permanent approval of the Food Truck operation at the site will require adequate pedestrian access to the ultimate location of the Food Truck. The required pedestrian access will be internal to	Info Only

	the site, as well as external, from the existing pedestrian sidewalks along S.R. 436 and Bear Lake Road.	
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**AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS**

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

DEPARTMENT	REVIEWER
Buffers and CPTED	Maya Athanas <a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a>
Environmental Services	James Van Alstine <a href="mailto:jvanalstine@seminolecountyfl.gov">jvanalstine@seminolecountyfl.gov</a>
Public Works - Engineering	Vladimir Simonovski <a href="mailto:vsimonovski@seminolecountyfl.gov">vsimonovski@seminolecountyfl.gov</a>
Public Works - Impact Analysis	William Wharton <a href="mailto:wwharton@seminolecountyfl.gov">wwharton@seminolecountyfl.gov</a>
Planning and Development	Joy Giles <a href="mailto:jgiles@seminolecountyfl.gov">jgiles@seminolecountyfl.gov</a>
Environmental - Impact Analysis	Becky Noggle <a href="mailto:bnoggle@seminolecountyfl.gov">bnoggle@seminolecountyfl.gov</a>
Public Safety - Fire Marshal	Brenda Paz <a href="mailto:bpaz@seminolecountyfl.gov">bpaz@seminolecountyfl.gov</a>
Comprehensive Planning	Maya Athanas <a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a>
Natural Resources	Sarah Harttung <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>
Building Division	Jay Hamm

## 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](http://www.fema.gov)

### Cities:

Altamonte Springs	(407) 571-8150	<a href="http://www.altamonte.org">www.altamonte.org</a>
Casselberry	(407) 262-7751	<a href="http://www.casselberry.org">www.casselberry.org</a>
Lake Mary	(407) 585-1369	<a href="http://www.lakemaryfl.com">www.lakemaryfl.com</a>
Longwood	(407) 260-3462	<a href="http://www.longwoodfl.org">www.longwoodfl.org</a>
Oviedo	(407) 971-5775	<a href="http://www.cityofoviedo.net">www.cityofoviedo.net</a>
Sanford	(407) 688-5140	<a href="http://www.sanfordfl.gov">www.sanfordfl.gov</a>
Winter Springs	(407) 327-5963	<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>