



SEMINOLE COUNTY
 PLANNING & DEVELOPMENT DIVISION
 1101 EAST FIRST STREET, ROOM 2028
 SANFORD, FLORIDA 32771
 (407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 24-80000130

Received: 10/30/24

Paid: 10/31/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Food Trailer to work at 3050 Alafaya Trail, Oviedo, FL 32765

PARCEL ID #(S): 2721315CC0E000050

TOTAL ACREAGE: 2.14 acres

BCC DISTRICT: Seminole County

ZONING: C-2 (General Commercial)

FUTURE LAND USE: ~~already used for commercial food trailer to operate~~ COM

APPLICANT

NAME: Abraham Mezaael

COMPANY: Halal YUM

ADDRESS: 448 crownlover ave

CITY: Orlando

STATE: FL

ZIP: 32828

PHONE: 2482290667

EMAIL: amezaael@gmail.com

CONSULTANT

NAME:

COMPANY:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL:

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

☐ SUBDIVISION ☒ LAND USE AMENDMENT ☐ REZONE ☒ SITE PLAN ☒ SPECIAL EXCEPTION

Description of proposed development: _____
 everything is setup and ready, space available for food trailer to park there and operate

STAFF USE ONLY

COMMENTS DUE: 11/8

COM DOC DUE: 11/14

DRC MEETING: 11/20

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: C-2

FLU: COM

LOCATION:

W/S: Seminole County

BCC: 1: Dallari

on the west side of SR 434,
 north of Econ River Pl

Agenda: 11/15

Subject: Request for Approval and Permission to Operate a Food Trailer at 3050 Alafaya Trail, Oviedo, FL

Dear City Planner,

I am reaching out to formally request approval and permission to park and operate a food trailer at 3050 Alafaya Trail, Oviedo, FL. We believe this location would be an excellent fit, not only for the high visibility and customer access it offers but also due to the ample space available on the premises, which will ensure a safe, non-disruptive environment for both customers and tenants.

Proposal Details

Location:

The property at 3050 Alafaya Trail is a large commercial site with a well-organized parking lot that provides abundant space for a food trailer. We have reviewed the lot layout and identified specific areas where the food trailer could park without obstructing traffic flow or existing business operations. We are open to coordinating with you to ensure the exact location aligns with property guidelines.

Food Trailer Specifications:

The food trailer is compact, clean, and fully compliant with state and local health and safety regulations. It will require only a small portion of the designated area, and we will ensure all necessary permits and inspections are up to date.

Traffic Flow and Parking Capacity:

Based on our observations, the parking area has a high capacity, and the layout accommodates sufficient space for cars to circulate without congestion. The proposed food trailer location is away from main entry points, minimizing any potential disruption to traffic flow and providing a convenient stop for customers interested in a quick meal or snack.

Benefits to the Property:

The addition of a food trailer can increase foot traffic to the surrounding businesses, drawing in customers who may explore other shops on-site. This addition could be particularly beneficial during high-traffic periods or special events, providing an added amenity for visitors and enhancing the site's appeal.

Commitment to Cleanliness and Safety:

Our team is committed to maintaining a clean, safe, and inviting environment. We will ensure that the area around the trailer remains spotless and dispose of any waste

responsibly. Additionally, we will adhere strictly to any guidelines provided by property management to ensure smooth and compliant operation.

Summary and Next Steps

We are enthusiastic about the potential to bring this service to 3050 Alafaya Trail and are prepared to take any necessary steps to ensure full compliance with property and local guidelines. We are available for a site visit or meeting at your convenience to discuss any specifics and make any adjustments needed.

Thank you for considering this request. We look forward to the possibility of contributing positively to the community and the businesses at 3050 Alafaya Trail.

Sincerely,

Abraham Mezaael

Location manager and work directly with plaza owner

2482290667

Spots wide open for food trailer to be parked at 3050 alafaya trail

This document shows plaza with indepdent open spot for food trailer, this is also approved by plaza owner but waiting for your approval

Red square proposal for trailer location





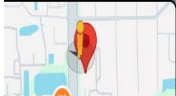
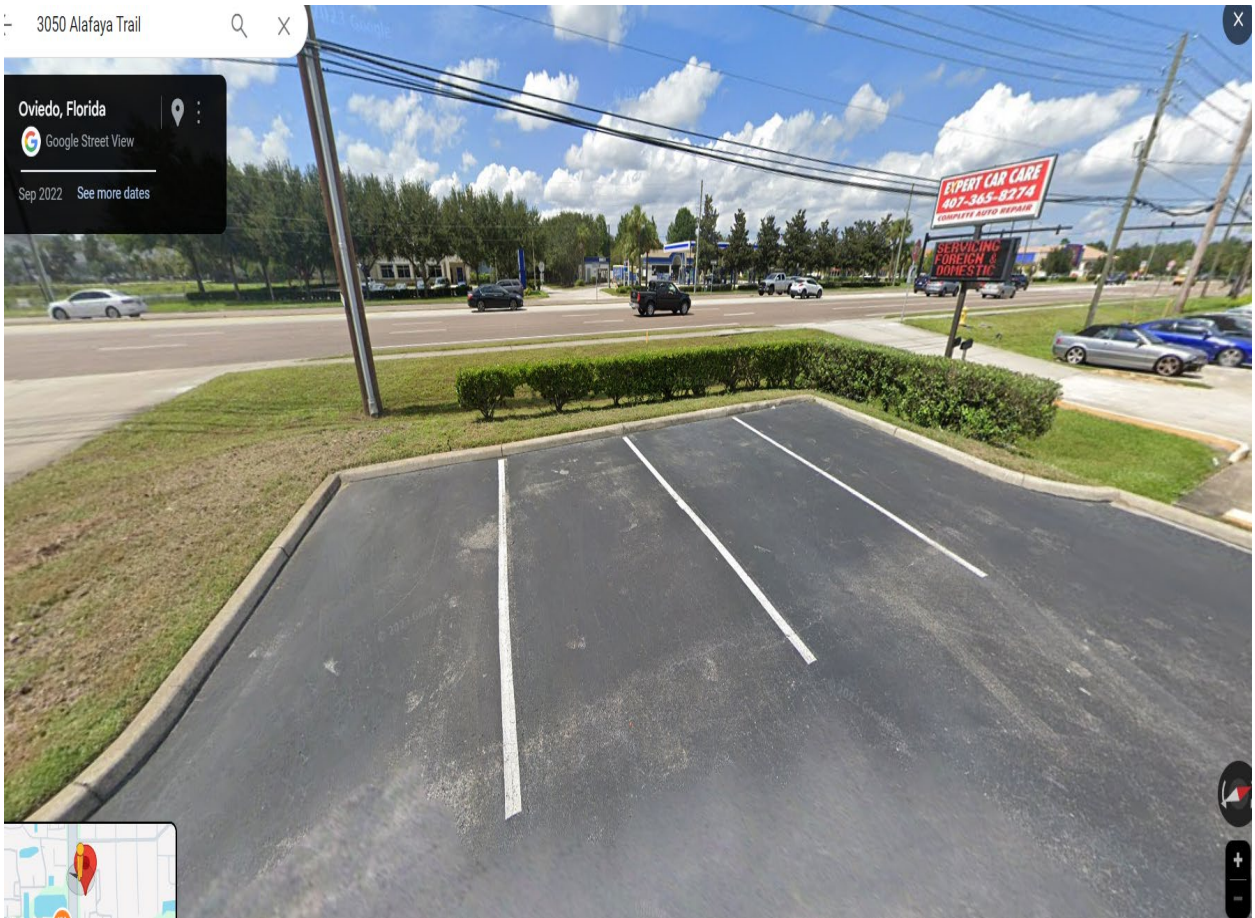
3050 Alafaya Trail

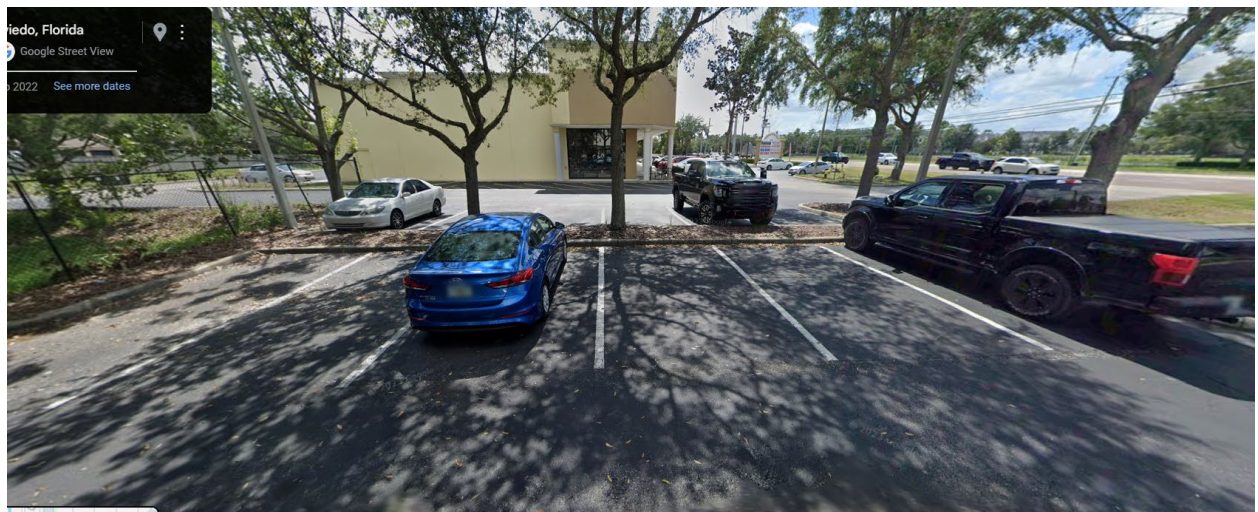
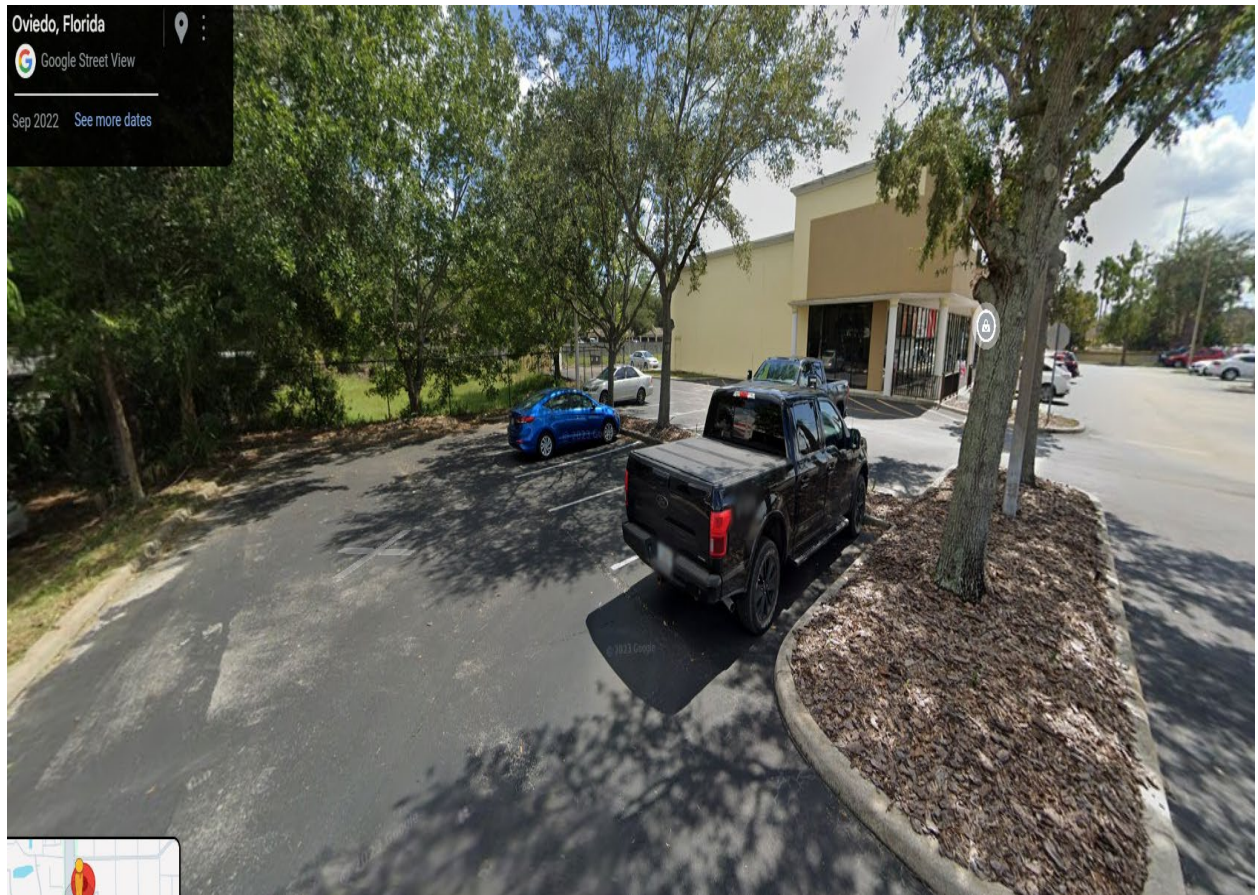


Oviedo, Florida

Google Street View

Sep 2022 See more dates







Property Record Card



Parcel: 27-21-31-5CC-0E00-0050
 Property Address: 3050 ALAFAYA TRL OVIEDO, FL 32765
 Owners: ARENA ALAFAYA LLC
 2025 Market Value \$3,298,803 Assessed Value \$3,298,803
 2024 Tax Bill \$43,573.89
 Retail Center-Unanchored property w/1st Building size of 14,325 SF and a lot size of 2.14 Acres

Parcel Location



Site View



Parcel Information

Parcel	27-21-31-5CC-0E00-0050
Property Address	3050 ALAFAYA TRL OVIEDO, FL 32765
Mailing Address	9101 SOUTHERN BREEZE DR ORLANDO, FL 32836-5053
Subdivision	SEMINOLE TERRACE REPLAT
Tax District	01:County Tax District
DOR Use Code	1601:Retail Center-Unanchored
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Income	Income
Number of Buildings	1	1
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$0	\$0
Land Value Agriculture	\$0	\$0
Just/Market Value	\$3,298,803	\$3,298,803
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$3,298,803	\$3,298,803

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$43,573.89
Tax Bill Amount	\$43,573.89
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 ARENA ALAFAYA LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 5 THRU 14 BLK E SEMINOLE TERRACE
REPLAT PB 11 PG 29

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$3,298,803	\$0	\$3,298,803
Schools	\$3,298,803	\$0	\$3,298,803
FIRE	\$3,298,803	\$0	\$3,298,803
ROAD DISTRICT	\$3,298,803	\$0	\$3,298,803
SJWM(Saint Johns Water Management)	\$3,298,803	\$0	\$3,298,803

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	3/15/2021	\$4,040,000	09874/1657	Improved	Yes
SPECIAL WARRANTY DEED	1/15/2019	\$2,800,000	09283/1117	Improved	Yes
WARRANTY DEED	2/1/1999	\$375,000	03590/1677	Vacant	No
WARRANTY DEED	12/1/1988	\$78,000	02022/1625	Vacant	No

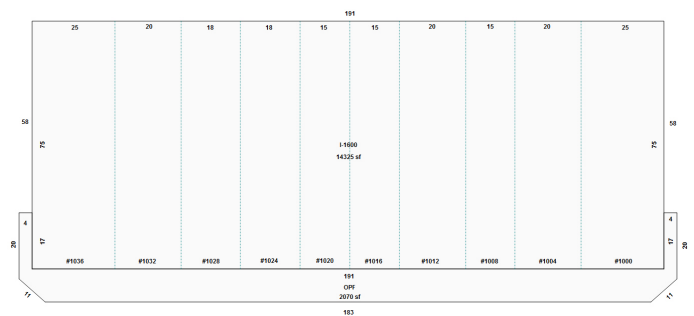
Land

Units	Rate	Assessed	Market
91,899 SF	\$16.02/SF	\$1,472,222	\$1,472,222

Building Information

#	1
Use	MASONRY PILASTER
Year Built*	2001/2010
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	14325
Total Area (ft ²)	
Constuction	METAL & GLASS - CURTAIN WALLS
Replacement Cost	\$1,538,766
Assessed	\$1,269,482

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft²)
OPEN PORCH FINISHED	2070

Permits				
Permit #	Description	Value	CO Date	Permit Date
02494	3050 ALAFAYA TRL: SIDING / ROOF OVER -COMMERCIAL REROOF [SEMINOLE TERRACE REPLAT]	\$158,000		3/2/2022
05876	3050 ALAFAYA TRL: SIGN (POLE,WALL,FACIA)-Wall Sign [SEMINOLE TERRACE REPLAT]	\$7,500		6/9/2020
09594	3050 ALAFAYA TRL: ELECTRICAL - COMMERCIAL-COMMERCIAL [SEMINOLE TERRACE REPLAT]	\$27,500		8/20/2019
04513	3050 ALAFAYA TRL: ALTERATION COMMERCIAL-RETAIL CENTER CHG OF OCC C/O REQ [SEMINOLE TERRACE REPLAT]	\$140,000	10/2/2019	7/8/2019
04847	3050 ALAFAYA TRL: ALTERATION COMMERCIAL-DR OFFICE, NEW C/O REQ. [SEMINOLE TERRACE REPLAT]	\$60,000		7/8/2019
07387	3050 ALAFAYA TRL: SIGN (POLE,WALL,FACIA)-LED Illuminated Wall Sign [SEMINOLE TERRACE REPLAT]	\$1,800		6/19/2019
06085	3050 ALAFAYA TRL: SIGN (POLE,WALL,FACIA)-ILLUMINATED WALL SIGN [SEMINOLE TERRACE REPLAT]	\$1,700		5/22/2019
04983	3050 ALAFAYA TRL: SIGN (POLE,WALL,FACIA)- [SEMINOLE TERRACE REPLAT]	\$500		5/2/2019
02168	MECHANICAL- #1004	\$3,372		2/22/2019
10960	LEVEL 2 ALTERATION - 3050 ALAFAYA TRL #1028	\$1,900	12/8/2017	8/10/2017
04181	FIRE SPRINKLER SYSTEM - #1024	\$1,175		4/3/2017
13205	INSTALL WALL SIGN & HOOK TO EXISTING ELECTRIC - GRACIE BARRE - #1004	\$1,800		11/15/2016
01628	INTERIOR ALTERATION - CHANGE OF USE - #1028	\$5,000	4/16/2015	2/18/2015
00570	ELECTRICAL - #1028	\$2,000		1/21/2015
00571	ELECTRICAL - #1028	\$2,400		1/21/2015
08980	CHANNEL LETTERS - #1016 - ORION'S VAPOR	\$300		10/24/2013
08788	INTERNALLY LIGHTED SET OF CHANNEL LETTERS (WALL SIGN) - #1020	\$1,557		10/17/2013
09205	HOOAH LOUNGE - INTERIOR REMODEL - CHANE OF USE - #1012	\$2,500		12/13/2012
00475	ELECTRICAL - #1008	\$500		1/20/2011
00502	INSTALL WALL SIGN - #1008	\$2,000		1/20/2011
05247	WALL SIGN - KABAB GRILL - #1036	\$0		6/30/2009
11378	SIGN - #1028 - ELEGANTE FASHION	\$1,200		11/14/2008

11979	WALL SIGN - METRO PCS - #1016	\$1,900		11/7/2007
11967	WALL SIGN - MERIDIAN HOOKAH LOUNGE - #1012	\$2,000		11/6/2007
06965	WALL SIGN - #1004	\$2,200		6/13/2006
01897	INSTALL FIRE SPRINKLERS - #1000	\$1,300		2/17/2006
00613	WALL SIGN - #1000 - PARADISE COVE	\$9,272		1/19/2006
17026	TENANT BUILDOUT - #1000	\$45,000	2/23/2006	9/14/2005
14285	WALL SIGN - #1008	\$0		12/29/2003
10323	SIGN - #1000	\$0		9/12/2003
04963	SIGN - #1008	\$0		5/1/2003
06469	INSTALL FIRE ALARM SYSTEM; #1020	\$550		6/1/2002
02815	RANGE HOOD SUPPRESSION SYSTEM	\$400		3/1/2002
02408	RANGE HOOD	\$2,375		3/1/2002
02409	MECHANICAL & CONDENSOR	\$1,625		3/1/2002
03033	INTERIOR	\$2,400		3/1/2002
02718	WALL SIGN; #1036	\$0		3/1/2002
01644	RANGE HOOD SUPPRESSION SYSTEM; #1008	\$1,800		2/1/2002
00848	RANGE HOOD SUPPRESSION SYSTEM	\$1,200		1/1/2002
00484	RANGE HOOD; #1036	\$6,000		1/1/2002
00223	INSTALL FIRE SPRINKLERS/MAIN	\$945		1/1/2002
11619	CHANGE OF USE FROM MERCANTILE TO BUSINESS; #1004	\$932	1/22/2002	12/1/2001
11113	INTERIOR ALTERATION; TASTY WOK; #1008	\$16,000	4/1/2002	11/1/2001
10458	INTERIOR ALTERATION; HOT DOG HEAVEN - #1036	\$38,000	3/13/2002	11/1/2001
09700	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 3050 ALAFAYA TRL 1032	\$600		10/1/2001
09638	WALL SIGN; PAD PER PERMIT 3050 ALAFAYA TRL 1000	\$0		10/1/2001
08689	MATTRESS DIRECT; PAD PER PERMIT 3050 ALAFAYA TRL 1020 INTERIOR	\$150	10/5/2001	9/1/2001
08472	WALL SIGN; PAD PER PERMIT 3050 ALAFAYA TRL 1024	\$0		9/1/2001
08034	WALL SIGN; PAD PER PERMIT 3050 ALAFAYA TRL 1028	\$0		8/1/2001
08040	INTERIOR BUILDOUT STRIP UNIT; PAD PER PERMIT 3050 ALAFAYA TRL 1032	\$15,000	10/23/2001	8/1/2001
07950	OCCUPANCY PERMIT; PAD PER PERMIT 3050 ALAFAYA TRL 1012	\$2,495		8/1/2001
07764	ELECTRIC WIRING; PAD PER PERMIT 3050 ALAFAYA TRL 1032	\$0		8/1/2001
07413	PAD PER PERMIT;3050 ALAFAYA TRL 1032;SEMINOLE TERRACE REPLAT;WALL SIGN	\$0		8/1/2001
07926	PLUMBING; PAD PER PERMIT 3050 ALAFAYA TRL 1000	\$2,000	8/31/2001	8/1/2001

07348	PAD PER PERMIT; 3050 ALAFAYA TRL 1024 SEMINOLE TRACE REPLAT; INSTALL FIRE SPRINKLERS/ MAIN	\$1,000		8/1/2001
06749	RANGE HOOD; PAD PER PERMIT 3050 ALAFAYA TRL 1024	\$4,000		7/1/2001
07226	RANGE HOOD SUPPRESSION SYSTEM	\$0		7/1/2001
06422	PYLON MONUMENT SIGN.	\$0		7/1/2001
06499	NAIL SALON	\$15,000	9/20/2001	7/1/2001
05929	PLUMBING	\$0		6/1/2001
05889	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 3050 ALAFAYA TRL	\$900		6/1/2001
02471	PAD PER PERMIT 3050 ALAFAYA TRL; DUMPSTER	\$2,400		3/1/2001
00382	INSTALL FIRE SPRINKLERS/MAIN	\$12,500		1/1/2001
10875	PAD PER PERMIT; 3050 ALAFAYA TRL INSTALL FIRE SPRINKLERS/MAIN	\$12,144		12/1/2000
10934	BIG DADDY PIZZA; PAD PER PERMIT 3050 ALAFAYA TRL 1024	\$40,000	9/10/2001	12/1/2000
10808	ELECTRIC WIRING; PAD PER PERMIT 3048 ALAFAYA TRL	\$0		12/1/2000
09938	PAD PER PERMIT 3050 ALAFAYA TRL	\$1,000,000		11/30/1999

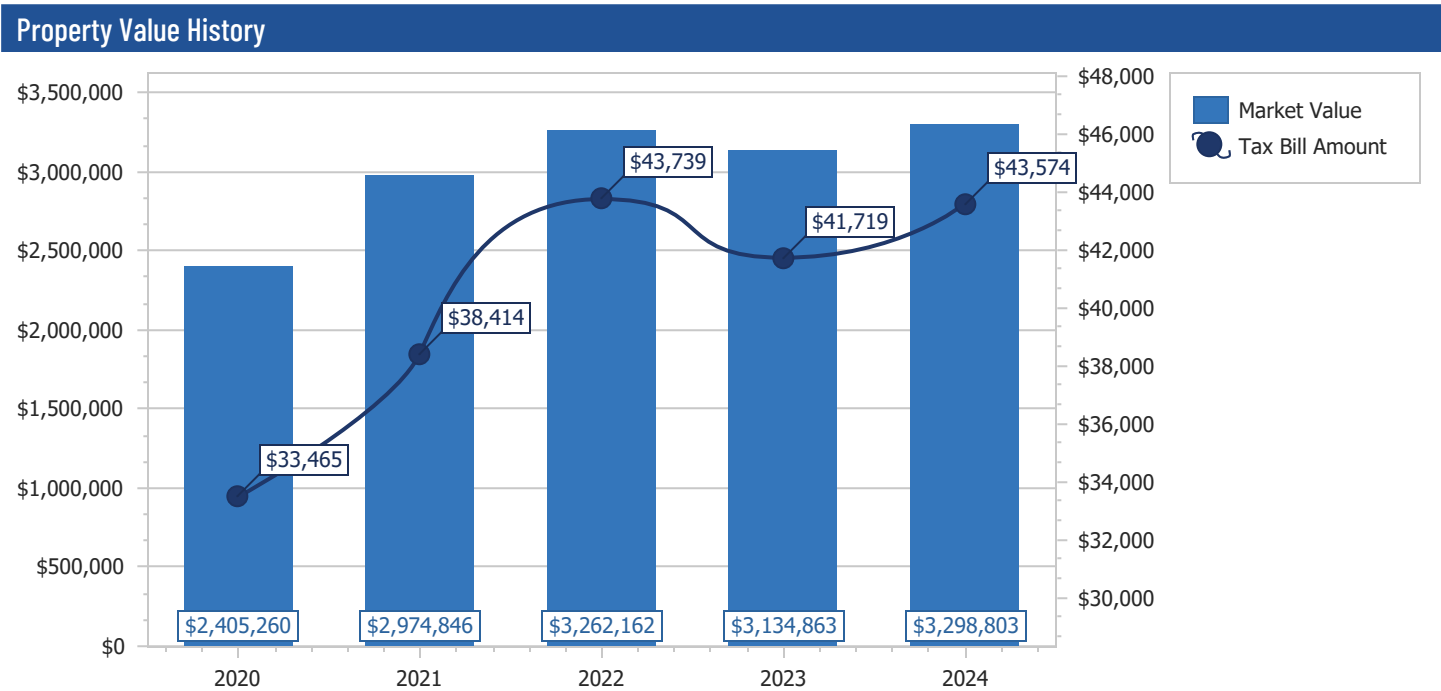
Extra Features				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	2001	36759	\$93,735	\$39,837
WALKS CONC COMM	2001	2008	\$10,924	\$4,643
BLOCK WALL	2001	228	\$3,162	\$1,344
BLOCK WALL	2001	2443	\$33,884	\$14,401
ALUM FENCE	2001	410	\$6,150	\$2,614
POLE LIGHT 1 ARM	2001	8	\$14,832	\$14,832
POLE LIGHT 2 ARM	2001	2	\$7,210	\$7,210

Zoning	
Zoning	C-2
Description	Retail Commercial
Future Land Use	COM
Description	Commercial

School Districts	
Elementary	Carillon
Middle	Jackson Heights
High	Hagerty

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 77

Utilities	
Fire Station #	Station: 65 Zone: 651
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



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**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us eplandes@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 10/31/2024 11:12:52 AM
Project: 24-80000130
Credit Card Number: 41*****1804
Authorization Number: 07544C
Transaction Number: 311024C2B-AB5A2B44-E38E-42A3-AE45-56C11FD3928A
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50