

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

Please review the comments below. If you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee, please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, May 23, 2025, in order to place you on the Wednesday, May 28, 2025 meeting agenda.

MEETINGS ARE HELD IN A HYBRID FORMAT (IN-PERSON AND VIRTUALLY). IF YOU WOULD LIKE TO REQUEST A MEETING, YOU MUST INDICATE WHETHER YOU WOULD LIKE TO ATTEND THE MEETING IN-PERSON OR VIRTUALLY.

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

PROJECT NAME:	MAITLAND SUNOCO - PRE-APPLICATION	PROJ #: 25-80000057
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/08/25	
RELATED NAMES:	EP KESHORE MEETOO	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	19-21-30-300-0700-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR THREE PERMANENT FOOD TRUCKS AT AN EXISTING GAS STATION ON 3.34 ACRES IN THE C-2 ZONING DISTRICT LOCATED ON THE EAST SIDE OF US 17-92, SOUTH OF SPARTAN DR	
NO OF ACRES	3.34	
BCC DISTRICT	4: LOCKHART	
CURRENT ZONING	C-2	
LOCATION	EAST SIDE OF US 17-92, SOUTH OF SPARTAN DR	
FUTURE LAND USE	MXD	
APPLICANT:	CONSULTANT:	
KESHORE MEETOO KME2 CORP 9527 US HWY 17-92 MAITLAND FL 32751 (754) 308-2924 KESHORE_MEETOO@YAHOO.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.

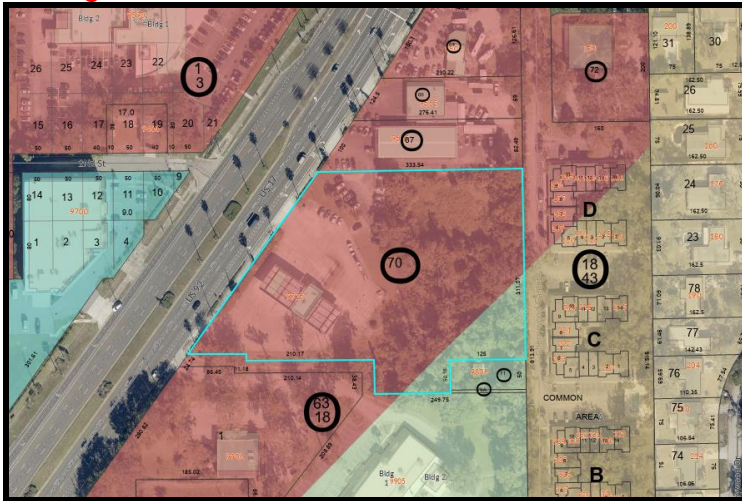
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

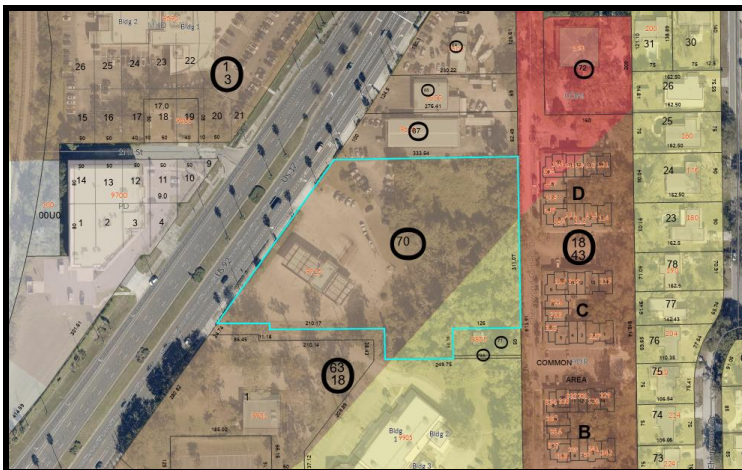
- The subject property has Mixed Development (MXD) and Low Density Residential (LDR) Future Land Use designations and C-2 (General Commercial) and A-1 (Agriculture) zoning districts.
- Any nonresidential zoning classification(s) assigned to a developed parcel before the Mixed Development (MXD) Land Use designation was assigned can continue as long as the existing use is not expanded more than twenty (20) percent by floor area. Since the new use of the food trucks is proposed, a rezone to Planned Development (PD) will be required.
- The property is currently designated with split Future Land Use categories, Mixed Development (MXD) and Low Density Residential (LDR). Staff recommends that a Future Land Use map amendment be applied for concurrently with the PD Rezone application to establish one Future Land Use designation across the entirety of the site.

PROJECT AREA ZONING AND AERIAL MAPS

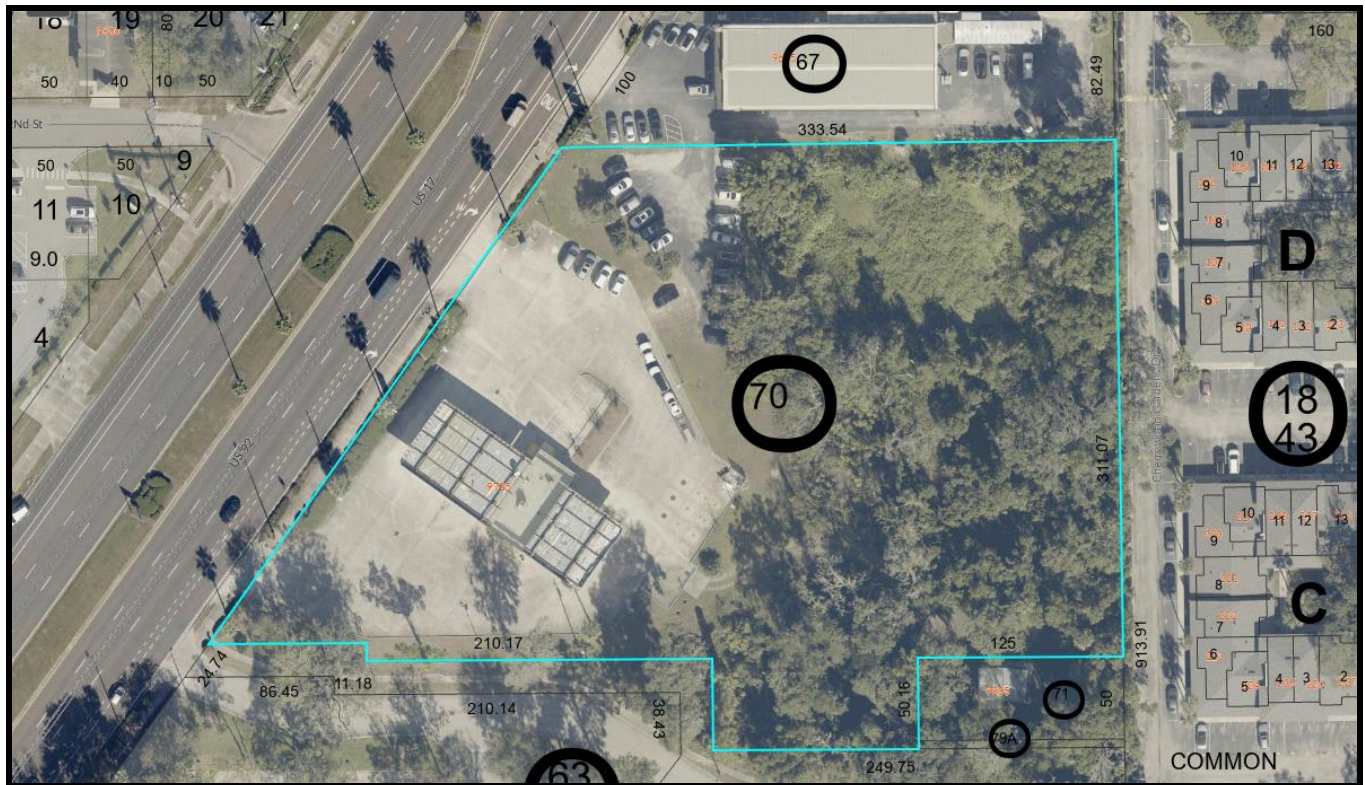
Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE
1	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU
2	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.
3	Buffers and CPTED	Per Sec. 30.14.15, mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.
4	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.
5	Building Division	If providing seating areas, restroom facilities will be required based on Assembly occupancy/use.
6	Building Division	If trucks/trailers are to remain on a permanent basis anchoring will be required to be designed by a registered design professional. If trucks/trailer remain mobile (road worthy and registered with DMV) then anchoring will not be required.
7	Comprehensive Planning	Site is located in the Urban Corridor and adjacent to US 17-92, near Orange County border.

8	Comprehensive Planning	Any nonresidential zoning classification(s) assigned to a developed subject parcel or area before the Mixed Development Land Use Designation is assigned may continue so long as the existing use is not expanded more than twenty (20) percent by floor area. Since a new use is proposed, a rezone to Planned Development will be required, per the MXD Future Land Use Designation.
9	Comprehensive Planning	Developments under Mixed-Use Development (MXD) shall include features intended to ensure a compact, walkable development pattern, as specified in the Seminole County Comprehensive Plan Performance Standards contained within Policy FLU 4.1.2 Development Standards and Strategies for Walkable Infill and Redevelopment and the Land Development Code.
10	Comprehensive Planning	Future Land Use of MXD and a maximum permitted FAR (Floor Area Ratio) of 1.0.
11	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Casselberry if any additional water/sewer services are needed. No review required.
12	Planning and Development	<p>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.</p> <p>Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp</p> <p>Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/</p>
13	Planning and Development	The building setbacks for the C-2 zoning district are: front - 25 feet, side yard - 0 feet, and rear - 10 feet.
14	Planning and Development	<p>The property is currently designated with split Future Land Use categories, Mixed Development (MXD) and Low Density Residential (LDR). Staff recommends that a Future Land Use map amendment be applied for concurrently with the PD Rezone application to establish one Future Land Use designation across the entirety of the site.</p> <p>The PD Rezone process is as follows:</p> <ul style="list-style-type: none"> - 1st step is approval of the PD Rezone which includes the Master Development Plan (MDP). This involves a public hearing with Planning & Zoning (P&Z), followed by a public hearing with the Board of County Commissioners (BCC). May take between 4-5 months depending on the review and agenda date deadlines. - 2nd step is approval of the Final Development Plan as an Engineered Site Plan (FDP), which is approved at the staff level.

15	Planning and Development	<p>The parking requirements for the food and beverage use is: 5 parking spaces for every 1,000 square feet of food truck space and the gas station use is: 4 spaces for every 1,000 square feet of retail space.</p> <p>Parking and parking lot landscaping requirements can be found in SCLDC Chapter 30 Part 11. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE</p>
16	Planning and Development	<p>If outdoor lighting is proposed, a photometric plan may be required.</p> <p>SCLDC lighting regulations: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE</p>
17	Planning and Development	<p>The subject property has Mixed Development (MXD) and Low Density Residential (LDR) Future Land Use designations and C-2 (General Commercial) and A-1 (Agriculture) zoning districts.</p>
18	Planning and Development	<p>Urban Core: The subject property is within the area described as the "Urban Core," defined as the lands bounded by I4 on the west, and within a ¼ mile boundary of U.S. 17/92 on the east, and all land within a ¼ mile of SR 436, that any parcel crossed by this boundary is considered wholly within the "Urban Core," the total number of acres within the boundary of a development, excluding natural lakes and wetlands or flood prone areas.</p> <p>F.A.R. Definition: The floor area ratio (FAR) is the relationship between the total usable floor area of the building and the total net buildable area of the lot on which the building stands.</p>
19	Planning and Development	<p>The subject site is located within the City of Casselberry Utility service area. Please contact the City at (407) 262-7700 to discuss utility requirements and a pre-annexation agreement prior to submitting a formal application with the County for development.</p>
20	Planning and 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 the Seminole County Land Development Code (SCLDC), Chapter 40.</p> <p>The Site Plan must meet all requirements of the SCLDC including, but not limited to: building/structure setbacks; parking requirements; access/drive aisle; open space; landscape buffers; stormwater; etc.</p> <p>Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stm</p>
21	Planning and Development	<p>Twenty-five (25) percent 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.</p>
22	Planning and Development	<p>The proposed use of food trucks on site requires restroom facilities.</p>

23	Public Safety - Fire Marshal	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
24	Public Safety - Fire Marshal	If permanent, trucks would have to be scheduled for regular inspections. If trucks are moved daily, inspections each time the trucks move would be required. An inspection baseline would be required per the fire marshals office to determine inspection scheduling if trucks are located without moving off site each day.
25	Public Safety - Fire Marshal	Trucks shall be a minimum 10 ft spacing.
26	Public Safety - Fire Marshal	Fire department access, hydrants and parking shall be assessed during a site plan review if project moves forward.
27	Public Works - Engineering	No specific traffic issues noted.
28	Public Works - Engineering	It appears that the trucks are proposed over existing impervious. However, if any additional impervious is proposed then additional retention will be required.

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	Hilary Padin hpadin@seminolecountyfl.gov
Building Division	Review Complete	Jay Hamm jhamm@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German dgerman@seminolecountyfl.gov
Environmental Services	No Review Required	James Van Alstine jvanalstine@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung sharttung@seminolecountyfl.gov
Planning and Development	Review Complete	Hilary Padin hpadin@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald mmaywald@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Jim Potter jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Jim Potter jpotter@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.shtml>

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.shtml>

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