

**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>FOOD TRAILER - PRE-APPLICATION</b>   | <b>PROJ #: 24-80000130</b> |
| APPLICATION FOR:  | DR - PRE-APPLICATION DRC  |                            |
| APPLICATION DATE:   | 10/31/24  |                            |
| RELATED NAMES:  | EP ABRAHAM MEZAAEL  |                            |
| PROJECT MANAGER:  | KAITLYN APGAR (407) 665-7377  |                            |
| PARCEL ID NO.:  | 27-21-31-5CC-0E00-0050  |                            |
| PROJECT DESCRIPTION   | PROPOSED SITE PLAN TO OPERATE A FOOD TRUCK ON A COMMERCIAL PROPERTY ON 2.14 ACRES IN THE C-2 ZONING DISTRICT LOCATED ON THE WEST SIDE OF SR 434, NORTH OF ECON RIVER PL |                            |
| NO OF ACRES   | 2.14  |                            |
| BCC DISTRICT  | 1: DALLARI  |                            |
| CURRENT ZONING  | C-2   |                            |
| LOCATION  | ON THE WEST SIDE OF SR 434, NORTH OF ECON RIVER PL  |                            |
| FUTURE LAND USE-  | COM   |                            |
| <b>APPLICANT:</b>   | <b>CONSULTANT:</b>  |                            |
| ABRAHAM MEZAAEL<br>HALAL YUM<br>448 CROWNCLOVER AVE<br>ORLANDO FL 32828<br>(248) 229-0667<br>AMEZAAEL@GMAIL.COM | N/A   |                            |

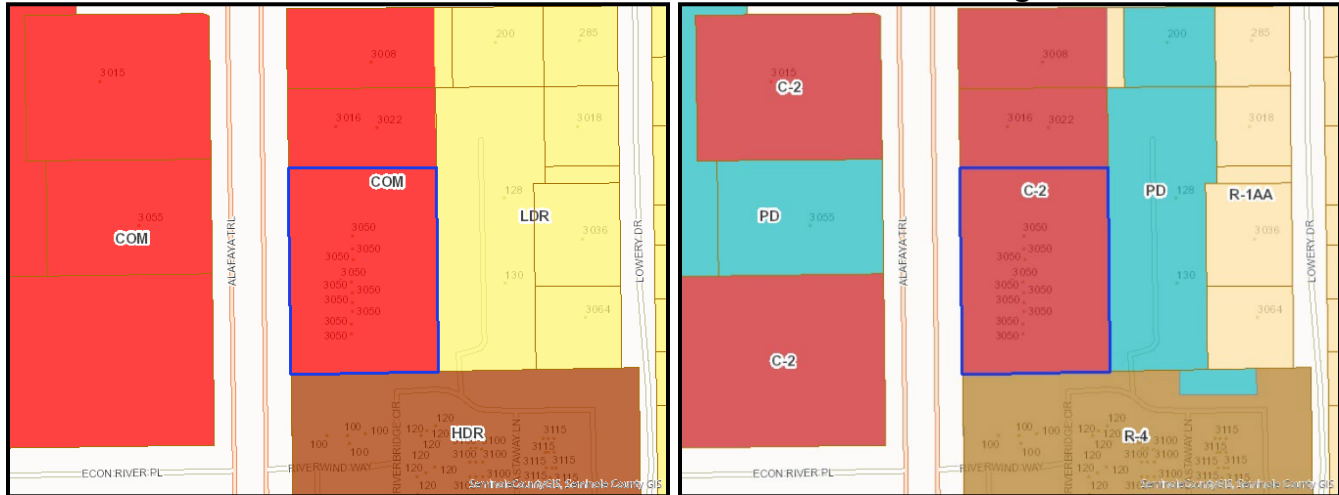
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and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

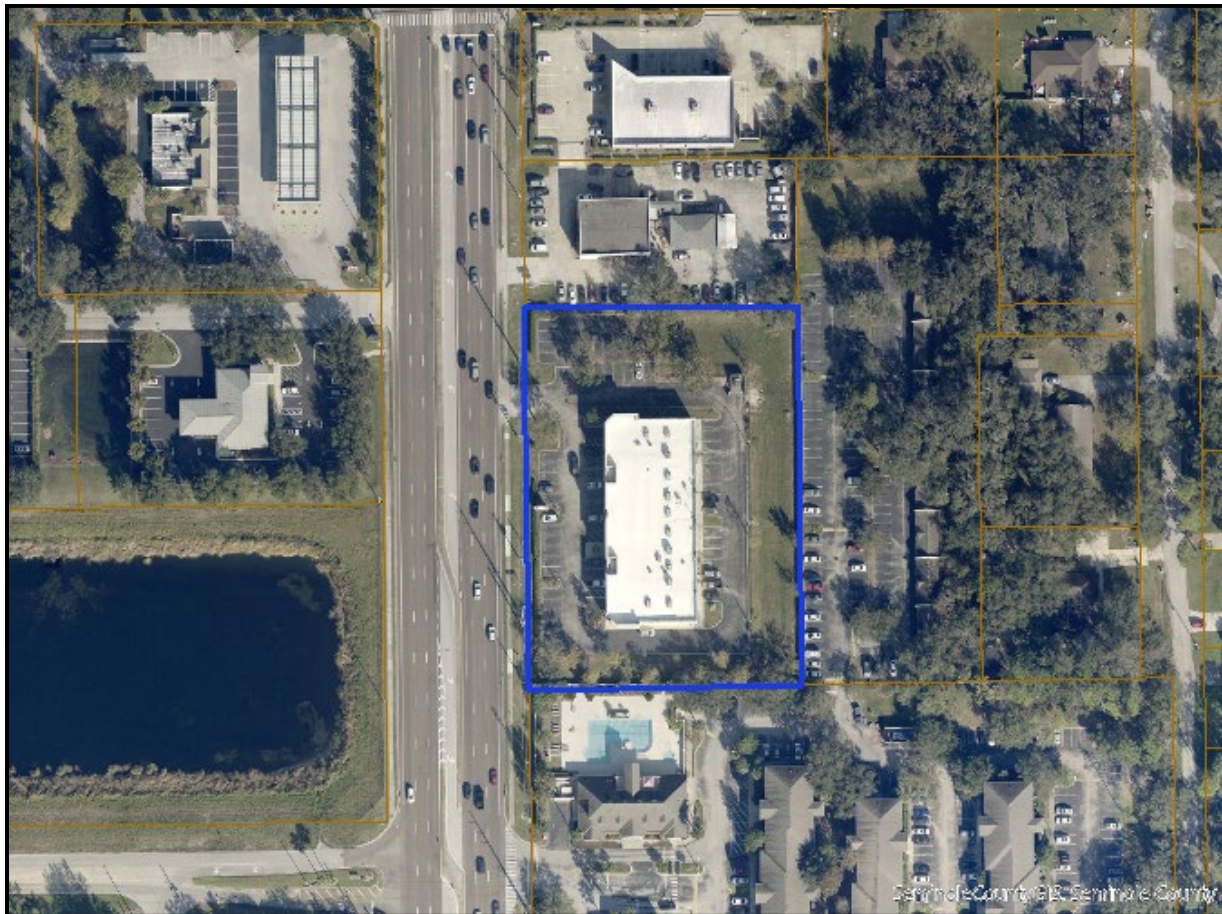
## PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use (FLU) designation of Commercial (COM) and is located within the A-1 (Agriculture) zoning district.
- The proposed project is subject to the Site Plan Review Process: SCLDC Chapter 40 as well as provisions contained within Ordinance 2024-21, Part 6. Additional Use Standards, Sec. 30.6.4.2 Permits for site-specific special events, outdoor sales of merchandise, and temporary package storage permits, and mobile food vendors.

## PROJECT AREA ZONING AND AERIAL MAPS



## Aerial



## AGENCY/DEPARTMENT COMMENTS

|    | REVIEWED BY                  | TYPE   | STATUS    |
|----|------------------------------|--|-----------|
| 1. | Environmental Services       | According to our records, it appears as though there is no utility easement over the existing Seminole County owned fire hydrant and commercial water meters. Everything else on the site appears to be privately owned/maintained. Please contact the property owner (or authorized representative) and have them provide us any documentation that there is an existing utility easement over this infrastructure. If none exists, then please have the property owner (or authorized representative) provide a sketch and legal description (signed/sealed by a professional surveyor) of the proposed utility easement so that we can begin the process to getting this completed. A signed/sealed sketch and legal description is all that we would require to be completed at this time as the rest of the process can take a while to complete. Please see the file "Alafaya Shopping Center Boundary Survey 2000" in the Resources folder on eplan for reference on the boundary survey done in the past. We require 15 ft wide utility easements along the centerline of our potable water mains/fire hydrants and 10 ft wide utility easements along the centerline of our potable water meters/service lines. Please see the file "Shoppes at Alafaya Proposed Utility Easement" in the Resources folder on eplan for reference on the rough dimensions of the utility easement that we're looking for. | Info Only |
| 2. | Building Division            | If Food truck/trailer remains fully registered and is not anchored in a way that makes it permanent in nature, no Florida Building Code regulations would apply.   | Info Only |
| 3. | Buffers and CPTED            | Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.  | Info Only |
| 4. | 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 |
| 5. | Buffers and CPTED            | FOR COM AND IND: 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 |
| 6. | 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 |
| 7. | Comprehensive Planning       | The subject property has a Commercial Future Land Use (FLU) Designation. The proposed use is allowed in this FLU.  | Info Only |
| 8. | 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  | Info Only |
| 9. | Public Safety - Fire Marshal | If the trailer is not permanently located there and is subject to daily moving, food truck fire inspection fees shall be required to ensure there are no gas leaks or any issues during movement. If truck is located there permanently a  | Info Only |

|     |                              |  |           |
|-----|------------------------------|--|-----------|
|     |                              | schedule will be required to be worked out for inspection purposes to ensure visitor safety.   |           |
| 10. | Public Safety - Fire Marshal | Food truck shall be located a minimum 10 ft from structures and other vehicles and food trucks.  | Info Only |
| 11. | Planning and 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. 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 |
| 12. | Planning and Development     | Operation of an individual food truck 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 |
| 13. | Planning and Development     | 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. If the proposed project is permanent, setbacks will be applicable.   | Info Only |
| 14. | Planning and Development     | If the proposed project is intended to be permanent, it will subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at:<br><a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml</a>  | Info Only |
| 15. | Planning and Development     | Mobile food vendors shall not occupy site entrances, exits, and driveway aisles.   | Info Only |
| 16. | Planning and Development     | Mobile food vendors shall not occupy more than ten (10) percent of parking spaces required for the existing uses under SCLDC Sec. 30.11.3.   | Info Only |
| 17. | Planning and Development     | Mobile food vendors shall not occupy required buffers, open space, or stormwater retention areas/drainage easements/ related facilities.   | Info Only |
| 18. | Planning and Development     | Business activity shall be prohibited during the hours of 11:00 p.m. to 7:00 a.m.  | Info Only |
| 19. | Planning and Development     | Overnight parking of the mobile food vendor vehicle shall be prohibited.   | Info Only |
| 20. | Planning and Development     | All mobile food vendors shall obtain the required license(s) from the Stat of Florida and a business tax receipt (BTR) from Seminole County.   | Info Only |
| 21. | Planning and Development     | All mobile food vendors shall obtain a notarized letter from the property owner authorizing the activity. The letter shall note specific days when the vendor may operate on the   | Info Only |

|     |                          |   |           |
|-----|--------------------------|---|-----------|
|     |                          | property and confirm access to on site restrooms. Where on site restroom access is not available, mobile food vendors shall operate only under an Outdoor Sales Permit in accordance with those specific regulations within SCLDC Sec. 30.6.4.2   |           |
| 22. | Public Works-Engineering | The proposed location of the Food Truck is not clear from the submitted documents. It appears that two potential locations are being considered. Development Review Engineering will not support the location right across the north side of the existing building, as it will adversely affect the primary access to the established businesses. The most northern section of the existing parking (north of the primary access) appears to be a better option. The existing plaza parking currently does not have designated striping for pedestrian traffic and is not connected to the existing pedestrian concrete sidewalk along State Road 434 (Alafaya Trail). These conditions will make it somewhat difficult for pedestrians to access the proposed Food Truck location, and it will certainly make it noncompliant with the ADA requirements. Pedestrian traffic signage internal to the plaza parking and walkable connection to the existing sidewalk along S.R. 434 may be required. | Info Only |

## AGENCY/DEPARTMENT REVIEWERS

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            | Email                            | Contact      |
|---------------------------------|---------------------|----------------------------------|--------------|
| Buffers and CPTED               | Maya Athanas        | mathanas@seminolecountyfl.gov    | 407-665-7388 |
| Building Division               | Jay Hamm            | jhamm@seminolecountyfl.gov       | 407-665-7468 |
| Comprehensive Planning          | Maya Athanas        | mathanas@seminolecountyfl.gov    | 407-665-7388 |
| Environmental - Impact Analysis | Becky Noggle        | bnoggle@seminolecountyfl.gov     | 407-665-2143 |
| Environmental Services          | James Van Alstine   | jvanalstine@seminolecountyfl.gov | 407-665-2014 |
| Natural Resources               | Sarah Harttung      | sharttung@seminolecountyfl.gov   | 407-665-7391 |
| Planning and Development        | Kaitlyn Apgar       | kapgar@seminolecountyfl.gov      | 407-665-7377 |
| Public Safety - Fire Marshal    | Matthew Maywald     | mmaywald@seminolecountyfl.gov    | 407-665-5177 |
| Public Works - Engineering      | Vladimir Simonovski | vsimonovski@seminolecountyfl.gov | 407-665-5764 |
| Public Works - Impact Analysis  | William Wharton     | wwharton@seminolecountyfl.gov    | 407-665-5730 |

## 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.html>



**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>   |