



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

PROJ. #: 25-80000110
 RECEIVED AND PAID 10/13/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT NAME:

PARCEL ID #(S): Latino Flavors Food Court
 18-21-29-501-0A00-0010

TOTAL ACREAGE: 0.47 BCC DISTRICT: 3: CONSTANTINE

ZONING: C-1 FUTURE LAND USE: COM

NAME:

COMPANY: Espincars LLC

ADDRESS: Julio Cesar Espinoza
 1305 Morgan Stanley Av

CITY: Winter Park STATE: FL ZIP: 32789

PHONE: +1 (407) 840-8228 EMAIL: Espincarsj@gmail.com

NAME: Yani Figueredo

COMPANY: EXIT Realty Premier Legacy

ADDRESS: 171 Plumosos Dr

CITY: Altamonte Springs STATE: FL ZIP: 32701

PHONE: +14073608826 EMAIL: yanifig@gmail.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: Proposed installation and operation of two Latin-style food trucks, with daily service and overnight parking on-site as part of a family-oriented Latin Food Court.

STAFF USE ONLY

COMMENTS DUE: 10/24 COM DOC DUE: 10/30 DRC MEETING: 11/05/25

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: C-1 FLU: COM LOCATION: on the northwest side of Bear Lake Rd, south of SR 436
 W/S: SEMINOLE COUNTY UTILITIES BCC: 3: CONSTANTINE

Latino Flavors Food Court – Pre-Application Narrative

Project Name: Latino Flavors Food Court

Location: 706 Bear Lake Road, Apopka, FL 32703

Parcel ID: 18-21-29-501-0A00-0010

Total Acreage: 0.47 acres

Zoning: C-1 (Commercial)

Project Description:

The applicant proposes to establish a family-friendly Latin Food Court at the rear portion of the property located at **706 Bear Lake Road, Apopka, Florida**. The project includes the installation and operation of two (2) Latin-style food trucks, which will operate daily from 8:00 a.m. to 10:00 p.m. Both units will remain parked on-site overnight.

The proposed use will complement the existing commercial building located on the parcel. The indoor area of the building will include dining tables and public restrooms available for customers of both the interior establishment and the outdoor food trucks.

No new permanent structures are proposed at this time. The existing parking area will continue to serve customers, maintaining compliance with accessibility requirements and ADA-approved parking spaces.

The food trucks will be positioned at the rear of the property to allow safe circulation for vehicles and pedestrians, as shown in the attached site sketch and floor plan.

Utilities and Services:

- **Electricity:** Each food truck will be connected to the existing on-site electrical system through a dedicated outdoor connection, in compliance with Seminole County building codes.
- **Water Supply:** The food trucks will use water from the existing building system, following Florida Department of Health regulations.
- **Sanitary Facilities:** Public restrooms will be provided inside the existing building for customers and employees.
- **Waste Management:** Trash containers and grease disposal will comply with Seminole County Health Department standards.
- **Lighting and Safety:** Outdoor lighting will be installed as needed to ensure visibility and security during evening operations.

Parking and Circulation:

The existing parking lot will be used for customer access and employee parking. The layout accommodates accessible parking and ensures clear circulation for emergency vehicles. The attached plan indicates the parking configuration and food truck placement.

Purpose of Pre-Application: This pre-application aims to determine whether the proposed use—a small Latin food court with two food trucks operating daily and remaining on-site overnight—is permitted under the current C-1. Commercial zoning, or if a Special Exception or Site Plan Review will be required.

The applicant seeks guidance from the Seminole County Planning and Development Division to confirm necessary approvals, health department coordination, and concurrency requirements for utilities and traffic.

Property Owner Authorization:

The property owner has been informed of and agrees with the proposed use described in this pre-application. The applicant is currently negotiating directly with the property owner and operates under their authorization.

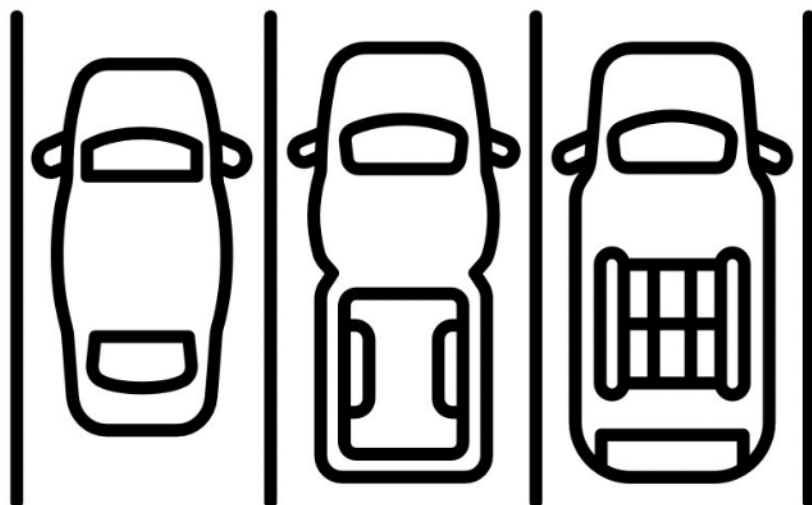
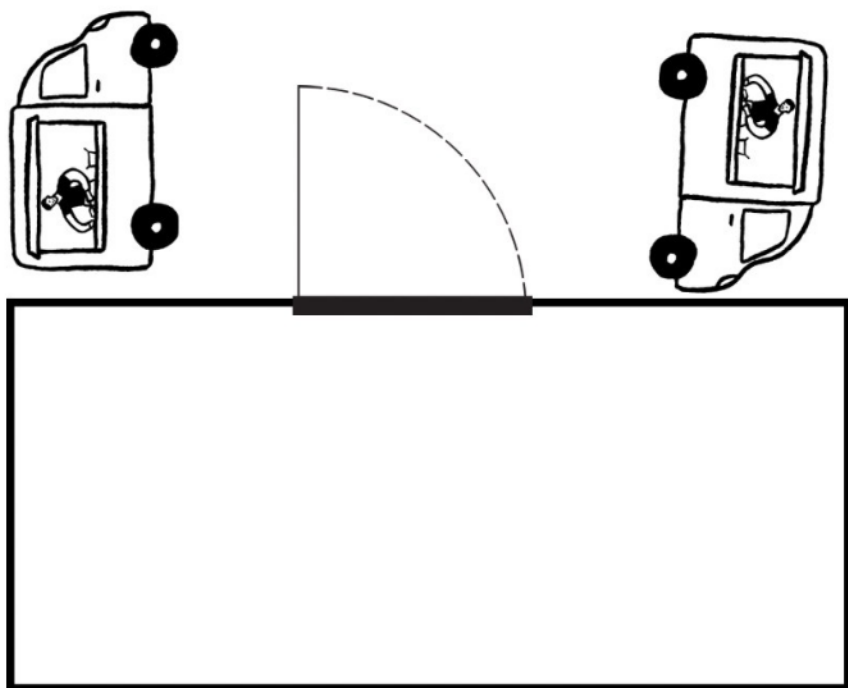
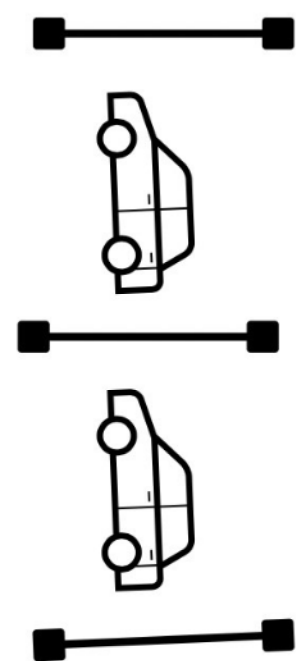
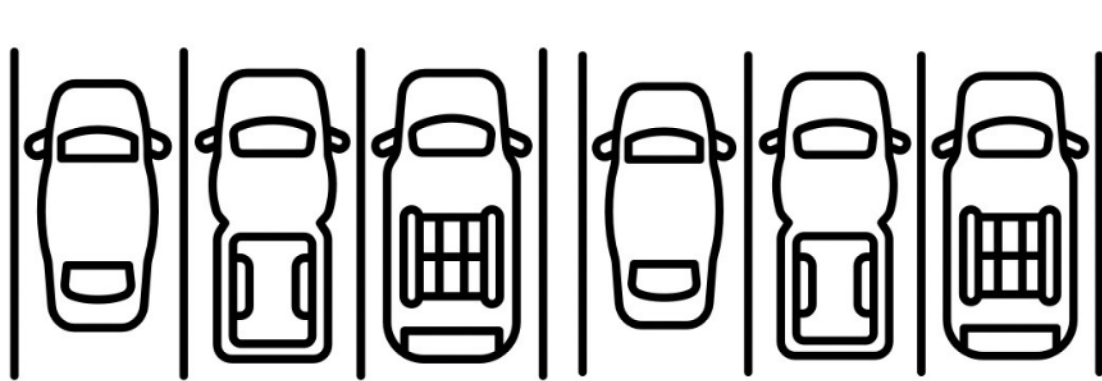
Project Representative:

Yani Figueredo Consultant / Realtor®

EXIT Realty Premier Legacy

Email: yanifig@gmail.com

Phone: (407) 360-8826



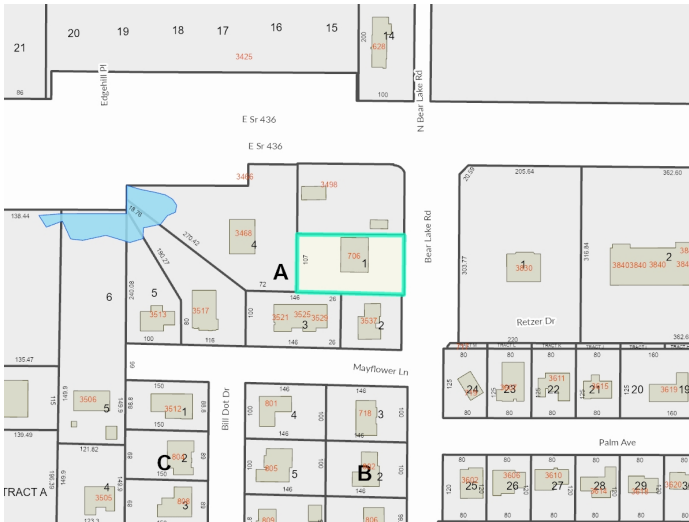
— — **Bear Lake Road** — —

Property Record CardA



Parcel: **18-21-29-501-0A00-0010**
 Property Address: **706 BEAR LAKE RD APOPKA, FL 32703**
 Owners: **GIRMIS, GEORGE; GIRMIS, MARY A**
 2026 Market Value \$278,108 Assessed Value \$241,000 Taxable Value \$241,000
 2025 Tax Bill \$3,310.90 Tax Savings with Non-Hx Cap \$504.23
 Stores General-One Story property w/1st Building size of 2,604 SF and a lot size of 0.47 Acres

Parcel LocationA



Site ViewA



Parcel InformationA

Parcel	18-21-29-501-0A00-0010
Property Address	
Mailing Address	7950 LAKE ROSS LN SANFORD, FL 32771-8909
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$138,976	\$142,164
Depreciated Other Features	\$7,175	\$4,783
Land Value (Market)	\$131,957	\$131,957
Land Value Agriculture	\$0	\$0
Just/Market Value	\$278,108	\$278,904
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$37,108	\$59,813
P&G Adjustment	\$0	\$0
Assessed Value	\$241,000	\$219,091

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$3,815.13
Tax Bill Amount	\$3,310.90
Tax Savings with Exemptions	\$504.23

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)A

Name - Ownership Type

GIRMIS, GEORGE - Tenancy by Entirety
 GIRMIS, MARY A - Tenancy by Entirety

Legal DescriptionA

S 107 FT OF E 200 FT OF LOT 1 (LESS ST RD
R/W) BLK A TRIM ACRES PB 10 PG 38

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$241,000	\$0	\$241,000
Schools	\$278,108	\$0	\$278,108
FIRE	\$241,000	\$0	\$241,000
ROAD DISTRICT	\$241,000	\$0	\$241,000
SJWM(Saint Johns Water Management)	\$241,000	\$0	\$241,000

SalesA

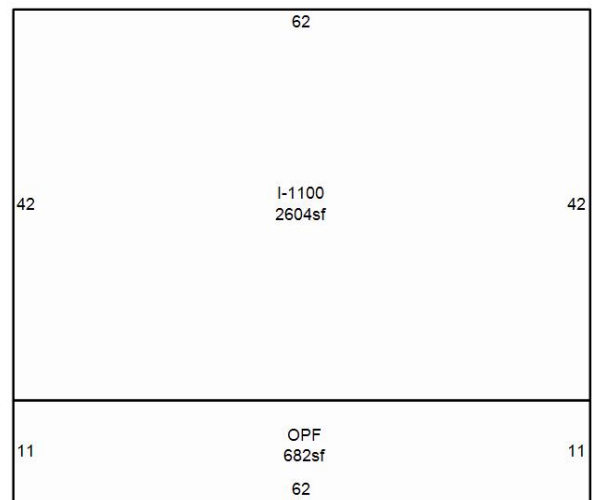
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	11/1/2017	\$240,000	09024/1295	Improved	No
QUIT CLAIM DEED	8/1/2006	\$100	06385/1065	Improved	No
WARRANTY DEED	12/1/1997	\$222,500	03342/1098	Improved	Yes
WARRANTY DEED	3/1/1994	\$235,000	02751/0409	Improved	No
QUIT CLAIM DEED	4/1/1979	\$100	01222/1743	Improved	No
WARRANTY DEED	1/1/1977	\$264,800	01141/1401	Improved	No

LandA

Units	Rate	Assessed	Market
20,301 SF	\$6.50/SF	\$131,957	\$131,957

Building InformationA

#	1
Use	MASONRY PILASTER .
Year Built*	1967/1985
Bed	
Bath	
Fixtures	0
Base Area (ft²)	2604
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$255,002
Assessed	\$138,976



Building 1

* Year Built = Actual / Effective

AppendagesA

Description	Area (ft²)
OPEN PORCH FINISHED	682

PermitsA

Permit #	Description	Value	CO Date	Permit Date
08411	706 BEAR LAKE RD: ALTERATION COMMERCIAL-NEW FRONT FACADE NEED C.C. [TRIM ACRES]	\$10,000		2/5/2020
08940	706 BEAR LAKE RD: SIGN (POLE,WALL,FACIA)- [TRIM ACRES]	\$500		6/19/2019
10577	ELECTRICAL	\$2,395		8/2/2017
07808	REROOF	\$12,000		9/29/2009

Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1979	4429	\$11,958	\$7,175

ZoningA

Zoning	C-1
Description	Retail Commercial-Commodies
Future Land Use	COM
Description	Commercial

School DistrictsA

Elementary	Bear Lake
Middle	Teague
High	Lake Brantley

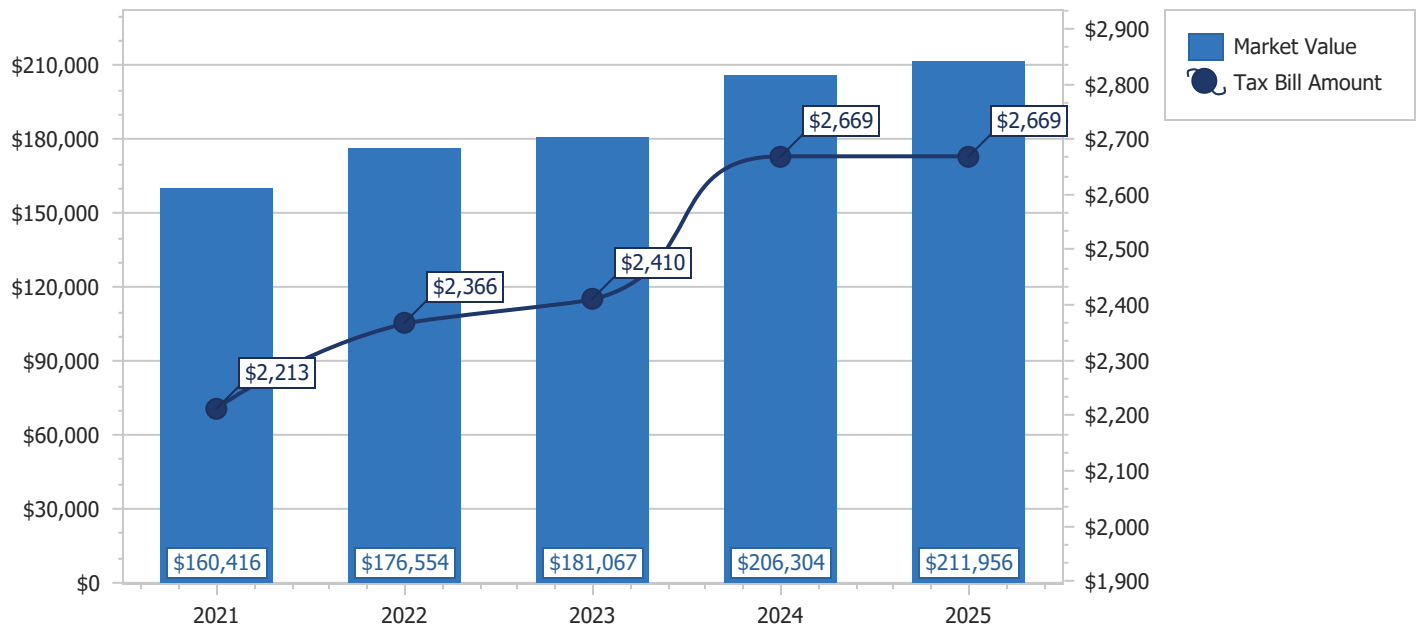
Political RepresentationA

Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 38

UtilitiesA

Fire Station #	Station: 13 Zone: 133
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value HistoryA



Copyright 2026 © Seminole County Property Appraiser

**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
eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 10/13/2025 1:03:03 PM
Project: 25-80000110
Credit Card Number: 44*****4274
Authorization Number: 07297C
Transaction Number: 131025O2C-8FA22389-1AEE-494E-8B38-B7CC998ED75C
Total Fees Paid: 52.50

Fees Paid

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