

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Please review the comments below. If upon reviewing the comments you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7374 no later than noon on Friday, October 31, 2025, in order to place you on the Wednesday, November 5, 2025 meeting agenda.

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

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

PROJECT NAME:	LATINO FLAVORS FOOD COURT - PRE-APPLICATION	PROJ #: 25-80000110
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	10/13/25	
RELATED NAMES:	EP YANI FIGUEREDO	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	18-21-29-501-0A00-0010	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION AND SITE PLAN FOR TWO MOBILE FOOD VENDORS WITH INDOOR SEATING	
NO OF ACRES	0.47	
BCC DISTRICT	3: CONSTANTINE	
CURRENT ZONING	C-1	
LOCATION	WEST SIDE OF BEAR LAKE ROAD, SOUTH OF E STATE ROAD 436	
FUTURE LAND USE	COM	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
JULIO CESAR ESPINOZA ESPINCARS LLC 1305 MORGAN STANLEY AVE WINTER PARK FL 32789 (407) 840-8228 ESPINCARSJ@GMAIL.COM		YANI FIGUEREDO EXIT REALTY PREMIER LEGACY 171 PLUMOSUS DR ALTAMONTE SPRINGS FL 32701 (407) 360-8826 YANIFIG@GMAIL.COM

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.

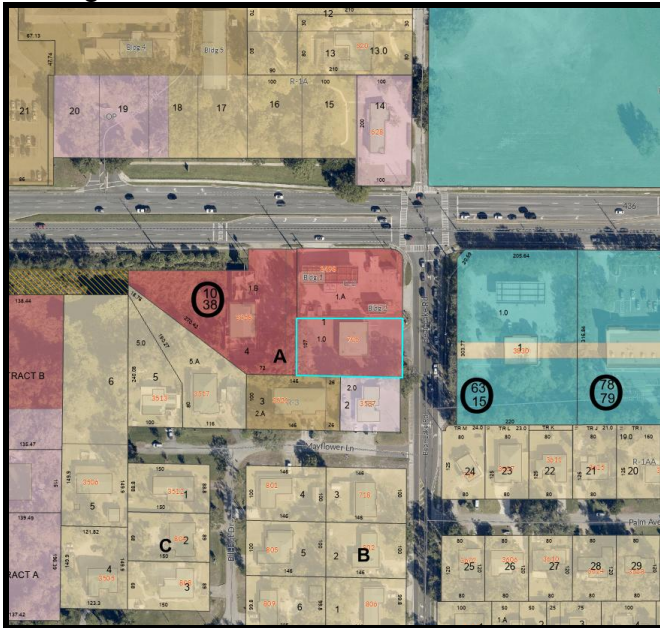
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [here](#).

PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use (FLU) of Commercial and a zoning designation of C-1 (Retail Commercial), which allows for the use of a restaurant.
- The proposed addition of permanent food trucks will require submittal and approval of a site plan.

PROJECT AREA ZONING AND AERIAL MAPS

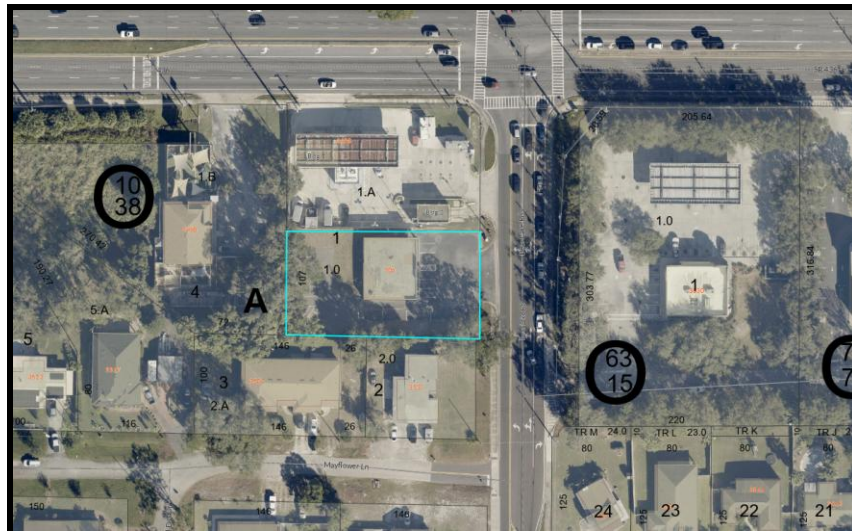
Zoning



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.
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	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 (F.A.R.) 4. Impervious Surface Ratio 5. Building Height in feet
5	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.
6	Building Division	10/28/25: - An approved electrical permit is required for any, and all electrical work proposed, and/ or needed for connection of food trucks, and installation of outdoor lighting. Use of extension cords for these connections are not allowed per the NEC, and NFPA.
7	Building Division	10/28/25: - An approved plumbing permit is required for all elements associated with the noted, and required potable water connections to the food trucks.
8	Comprehensive Planning	The subject property has a Commercial (COM) Future Land Use designation. The maximum intensity permitted in this designation is 0.35 floor area ratio. The proposed use appears to be consistent with the COM Future Land Use. The use and proposed design will also need to be consistent with the underlying zoning and site requirements.
9	Planning and Development	The subject property has a Future Land Use (FLU) of Commercial and a zoning designation of C-1 (Retail Commercial), which allows for the use of restaurants.
10	Planning and Development	The building setbacks for the C-1 zoning district are: Front - 25 feet Side yard - 0 feet Rear - 10 feet

11	Planning and Development	The parking requirement for food and beverage use is: 5 parking spaces for every 1,000 square feet of food truck and dining space. Approximately 15 parking spaces would be required. 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
12	Planning and Development	A photometric plan will be required for outdoor lighting. SCLDC lighting regulations: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE
13	Planning and Development	The proposed addition of permanent food trucks 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. 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. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stm
14	Planning and Development	At the time of site plan review, the applicant will need to demonstrate that they meet the minimum open space requirement of twenty-five (25) percent. 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. The definition of open space: Any portion of a parcel, or area of land or water, which is open and unobstructed from the ground to the sky, including areas maintained in a natural and undisturbed character and areas which are permeable in nature; portions of the Seminole County Trail System whether pervious or impervious; and, in the case of infill development, mixed use development or redevelopment, common areas intended as active or passive amenities. SCLDC Section 30.14.2 • Sec. 30.14.2.1(c) The character of required open space shall be determined by development type. Open space within nonresidential developments shall meet the requirements of Section 30.14.2.2 while open space within residential developments shall meet the requirements of Section 30.14.2.3. Open space in redevelopment, infill development, or mixed-use developments shall meet the requirements of Section 30.14.2.4. • Sec. 30.14.2.1(d) The amount of open space required for development shall be determined by the zoning district, development order, or other provisions of this Code applicable to the subject property. If not otherwise specified, the minimum open space shall be twenty-five (25) percent of the gross site area.

15	Planning and Development	The proposed use of food trucks on site requires restroom facilities.
16	Planning and Development	An alcohol license would not be permitted in this location as it is unable to meet the distance requirements from Forest Lake Academy per SCLDC Section 30.6.6.2(d)(2). https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT6ADUSST_S30.6.6ALBEES
17	Planning and Development	It appears that the parking lot for the site was expanded on a couple of occasions without site plan approval between 2019 and 2023. The parking lot will need to be reviewed for compliance at the time of site plan approval.
18	Planning and Development	The proposed food trucks shall not encroach within required landscape buffers, parking spaces, or drive aisles.
19	Planning and Development	If the applicant proposes to redevelop the site, the proposed development would be required to meet Policy FLU 2.3.12(B)(3)(a). The maximum area covered by structures and impervious surface shall not exceed 65% for nonresidential uses and 60% for residential uses of the total land area. Wekiva Study Area – Policy FLU 2.3.12(B)(3)(b) - With the exception of handicapped parking spaces, no more than 25% of the total number of required off-street parking spaces shall not be paved.
20	Planning and 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.
21	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
22	Public Safety - Fire Marshal	The buildings if being used for seating shall require appropriate building permits for layout as well as a potential change of use.
23	Public Safety - Fire Marshal	Food trucks shall be required to comply with Seminole county fire inspection process and trucks must stay in place at all times. At such time trucks move, re-inspection shall be required and may incur a fee for each inspection.
24	Public Works - Engineering	The proposed project is located within the Little Wekiva drainage basin.
25	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has high recharge soils.
26	Public Works - Engineering	The drainage for the site is not clear. An appropriate outfall will need to be demonstrated or the site will have to hold one of the following as applicable; The entire 25-year, 24-hour storm event volume if the site is not land locked or entire 100-year, 24-hour storm event onsite without discharge if it is determined to be land locked. There is currently not an outfall system to Bear Lake Road that we are aware of.

27	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope north and east.
28	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to Bear Lake Road.
29	Public Works - Engineering	A detailed drainage analysis will be required at final engineering. Note that a portion of the site appears to have been paved without a permit. The drainage for the entire site will have to be addressed.
30	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .
31	Public Works - Engineering	The roadway connection to the site is not to County Standards. The connection to Bear Lake Road is too wide. It should be a 24' wide entrance with 50' inbound and 35' outbound Radiuses. The driveway will have to be revised as part of the site plan.
32	Public Works - Engineering	Driveway location/separation is not in accordance with the County Access Management Standards. The separation is required to be 200-foot on a local roadway. 330' on a Collector or Arterial roadway. The driveway also goes out into the turn lane that backs up during peak hours. The site entrance needs to be revised to a right in and a right out only.
33	Public Works - Engineering	The handicapped parking space does not meet county requirements. This will have to be addressed at site plan approval. The ADA access to the ROW also needs to be addressed.

DEPARTMENT PROJECT STATUS AND CONTACT

This section shows the reviewers of this project from the various departments.

DEPARTMENT	REVIEWER
Buffers and CPTED	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Building Division	Phil Kersey pkersey@seminolecountyfl.gov
Comprehensive Planning	Maya Athanas (407) 665-7388 mathanas@seminolecountyfl.gov
Environmental - Impact Analysis	Becky Noggle (407) 665-2143 bnoggle@seminolecountyfl.gov
Environmental Services	James Van Alstine (407) 665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov

Planning and Development	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald (407) 665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jim Potter (407) 665-5764 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	Arturo Perez (407) 665-5716 aperez07@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

https://library.municode.com/fl/seminole_county/codes/land_development_code

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/>

Seminole County Property Appraiser Maps:

<https://map.scpafl.org/>

Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml>

Wekiva Consistency form:

<https://www.seminolecountyfl.gov/docs/default-source/pdf/WekivaRiverAreaConsistencyFormNovember2024ADA.pdf>

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) 665-3605	www.floridahealth.gov

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu