

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

PROJECT NAME:	ANTOJITOS FOOD TRUCK - PRE-APPLICATION	PROJ #: 26-8000075
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/18/26	
RELATED NAMES:	EP DEIRE RODRIGUEZ	
PROJECT MANAGER:	ANNIE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	17-21-29-501-0D00-019A	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A PERMANENT FOOD TRUCK AT A EXISTING GAS STATION ON 0.55 ACRES IN THE C-2 ZONING DISTRICT LOCATED ON THE NORTHEAST CORNER OF SR 436 AND JEWEL DR	
NO OF ACRES	0.55	
BCC DISTRICT	3-Lee Constantine	
CURRENT ZONING	C-2	
LOCATION	ON THE NORTHEAST CORNER OF SR 436 & JEWEL DR	
FUTURE LAND USE-	COM	
SEWER UTILITY	NA	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
DEIRE RODRIGUEZ MISANTOJITOS STREET FOOD 1113 W SR 436 ALTAMONTE SPRINGS FL 32714 (407) 353-8825	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.

PROTECT YOURSELF FROM FRAUDULENT INVOICES

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County’s logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

- The subject site has a Commercial Future Land Use and C-2 (General Commercial) zoning which allows for the use of restaurants.
- The proposed addition of a permanent Food Truck will require submittal and approval of a site plan.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Annie Sillaway	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED Annie Sillaway	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3.	Buffers and CPTED Annie Sillaway	A full buffer review will be done at time of site plan review.	Info Only
4.	Buffers and CPTED Annie Sillaway	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
5.	Building Department Daniel Losada	Must provide plans that showing proper count of restroom facilities. 403.1 Minimum number of fixtures. Plumbing fixtures shall be provided in the minimum number as shown in Table 403.1, based on the actual use of the building or space.	Info Only
6.	Building Department Daniel Losada	All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only
7.	Comprehensive Planning David German	COM (Commercial) Future Land Use, please see below from Policy FLU 5.3.3 Commercial of Comprehensive Plan: - The maximum intensity permitted in this designation is 0.35 floor area ratio. Uses - Neighborhood convenience store; - Community, regional and subregional shopping centers; - Retail sales, restaurants and commercial services; - Highway oriented businesses and outdoor advertising; - Special exceptions uses... Special Provisions - A landscaped buffer between all commercial areas and highway frontage should be provided in conjunction with adequate sign controls to enhance community aesthetics and maintain neighborhood compatibility. Based on this, the use appears consistent with the COM Future Land Use. The site may require a landscaped buffer between a commercial area and SR 436 due to special provisions.	Info Only
8.	Comprehensive Planning	Site is located in the Urban Corridor. Please note Policy FLU 4.2.3 Urban Centers and	Info Only

	David German	Corridors Overlay. Infill development and redevelopment projects that are located along major arterial roadways included within the Urban Centers and Corridors Overlay must be planned as pedestrian-oriented, either with requirements to build to a sidewalk located on the corridor, or with minimal setbacks from that sidewalk or pedestrian path. Such redevelopment and infill projects must share vehicle access from the arterial and may not be designed to provide multiple individual vehicle accesses for each individual use. Please note this if there is proposed redevelopment.	
9.	Environmental Services Maliha Rahman	Seminole County Utilities will continue to be the provider for water. Existing utility connections can be reused. If increased water demands are required, connections may need to be upsized to meet new demands.	Info Only
10.	Environmental Services Maliha Rahman	This development may need to be registered with and monitored by the Seminole County Industrial Pretreatment Program (IPP) if deemed appropriate. Please have an authorized representative complete a short IPP survey for us to evaluate the pretreatment requirements for this facility. The survey can be found at the following link: https://survey123.arcgis.com/share/cc933b86b7524bd7a67106dc1bc70730 . You may contact the Seminole County Industrial Pretreatment Program by email at industrialpretreatment@seminolecountyfl.gov if you have any questions/concerns about the program applicability to this development. Our IPP website can be found at the following link: https://www.seminolecountyfl.gov/departments-services/utilities/wastewater/industrial-pretreatment-program.shtml .	Info Only
11.	Planning and Development Annie Sillaway	The subject site has a Commercial Future Land Use and C-2 (Retail Commercial) zoning which allows for the use of restaurants. <ul style="list-style-type: none"> • The Commercial Future Land Use designation allows a maximum Floor Area Ratio (F.A.R.) of 0.35. • The maximum building height in the C-2 (General Commercial) zoning district is thirty-five (35) feet. 	Info Only

		<ul style="list-style-type: none"> • 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. <p>Side Street - Zero (0) feet</p> <p>Rear Yard - Ten (10) feet</p>	
12.	Planning and Development Annie Sillaway	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.	Info Only
13.	Planning and Development Annie Sillaway	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 Seminole County Land Development Code, Chapter 40. The Site Plan must meet all requirements of the Seminole County Land Development Code (SCLDC) including but not limited to building/structure setbacks; parking requirements; access/drive aisle; open space; landscape buffers; stormwater; etc.	Info Only
14.	Planning and Development Annie Sillaway	The Site Plan must demonstrate that the site meets the minimum twenty-five (25) percent open space requirement. 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.	Info Only
15.	Planning and Development Annie Sillaway	<p>The Site Plan must demonstrate that the parking requirements for the existing use and the proposed use of a food service establishment are met.</p> <ul style="list-style-type: none"> • Parking requirements for general retail are 4 spaces for every 1,000 square feet of building. • Parking for food and beverage uses are 5 spaces for every 1,000 square feet. 	Info Only
16.	Planning and Development Annie Sillaway	The proposed use of a food truck onsite requires the provision of restroom facilities.	Info Only
17.	Planning and Development Annie Sillaway	The proposed food truck shall not encroach within required landscape buffers, parking spaces, or drive aisles.	Info Only

<p>18.</p>	<p>Planning and Development Annie Sillaway</p>	<p>Per Sec. 30.6.4 (c) Mobile food vendors.</p> <p>(1) Purpose and Intent. These regulations are intended to <u>establish requirements for the sale of prepared foods on a temporary basis from motorized vehicles, trailers, carts and other movable devices, within specified commercial zoning districts unless otherwise preempted by Section 509.102, Florida Statutes.</u> No formal permit or approval shall be issued by Seminole County for a particular property or mobile food vendor, but all required documentation, including licenses and owner authorization, shall be in the vendor's possession at all times while in operation, and shall be provided to any County official upon request. Mobile food vendors not in compliance with Section 30.6.4.2 shall be prohibited unless approved as part of an Outdoor Sales Permit under Section 30.6.4.2.</p> <p>(2) Exemptions. Specifically excluded from these regulations are the following: a. Produce stands in agricultural zoning districts. b. Ice cream trucks and similar vehicles operating on public streets. c. Food sales on active construction sites not accessible to the public. d. Sales of non-food items in any district.</p> <p>(3) General Requirements. All mobile food vendors shall meet the following requirements:</p> <p>a. Mobile food vendors shall be permitted in C-1, C-2, C-3, and M-1 Districts, but may also be allowed in the Planned Development (PD) District where an approved master development plan permits general retail commercial uses, and where mobile food vendors are not specifically prohibited through a development order.</p> <p>b. Mobile food vendors shall not operate on vacant lots or within one hundred (100) feet of any structure containing a residence. Operation of an individual vendor at any location shall be limited to three (3) consecutive days and a total of twelve (12) days in any calendar month.</p>	<p>Info Only</p>
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19.	Public Safety - Fire Marshal Matthew Maywald	If food truck is moved each day or weekly, it will require inspections (with associated fees) each time it arrives to operate due to gas leak detection, etc.	Info Only
20.	Public Safety - Fire Marshal Matthew Maywald	All existing drive aisles shall remain for fire department access to structures.	Info Only

21.	Public Works - Engineering Andrew Broxton	Per the Seminole County Land Development code, mobile food vendors shall not occupy any of the following: site entrances, exits, and driveway aisles; more than ten (10) percent of parking spaces required; stormwater retention areas, drainage easements, and related facilities.	Info Only
22.	Public Works - Engineering Andrew Broxton	No discharge of water from this facility is permitted to enter the County's stormwater system. All waste fluids must be held on site and disposed of in accordance with Seminole County environmental regulations.	Info Only
23.	Public Works - Impact Analysis Arturo Perez	No Review Required.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	STATUS	REVIEWER
Natural Resources	No Review Required	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Public Works - County Surveyor	No Review Required	Raymond Phillips 407-665-5647 rphillips@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Andrew Broxton 407-665-5275 abroxton@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 aperez@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Environmental - Impact Analysis	No Review Required	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Environmental Services	Review Complete	Maliha Rahman 407-665-2033 mrahman@seminolecountyfl.gov
Building Division	Review Complete	Daniel Losada 407-665-7468 dlosada@seminolecountyfl.gov
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@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