



PM: Amy

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

PROJ. #: 26 80000075

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

<input type="checkbox"/> PRE-APPLICATION	\$50.00
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PROJECT

PROJECT NAME:	<u>Antojitos Food Truck</u>		
PARCEL ID #(S):	<u>17-21629-501-0000-019A</u>		
TOTAL ACREAGE:	<u>0.55</u>	BCC DISTRICT:	<u>3</u>
ZONING:	<u>C-2 (Retail Commercial)</u>	FUTURE LAND USE:	<u>COM (Commercial)</u>

APPLICANT

NAME:	<u>Deire Rodriguez</u>	COMPANY:	<u>Mis Antojitos Street Food</u>		
ADDRESS:	<u>1113 W State Rd 436</u>				
CITY:	<u>Altamonte Springs</u>	STATE:	<u>FL</u>	ZIP:	<u>32714</u>
PHONE:	<u>407 353 0825</u>	EMAIL:	[REDACTED]		

CONSULTANT

NAME:	COMPANY:		
ADDRESS:			
CITY:	STATE:	ZIP:	
PHONE:	EMAIL:		

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION
 LAND USE AMENDMENT
 REZONE
 SITE PLAN
 SPECIAL EXCEPTION

Description of proposed development: _____

STAFF USE ONLY

COMMENTS DUE:	<u>6/26</u>	COM DOC DUE:	<u>7/1</u>	DRC MEETING:	<u>7/8</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:					
ZONING:	<u>C-2</u>	FLU:	<u>Com</u>	LOCATION: <u>on the northeast corner of SR 436 and Jewell dr</u>	
W/S:	<u>Seminole County</u>	BCC:	<u>3: Constantine</u>		

Agenda: 7/2

Antojitos Mobile Food Vendor (Recurring Operation)

Applicant / Operator: Deire Rodriguez, Mis Antojitos Street Food

Subject Property: 1113 W State Road 436, Altamonte Springs, FL 32714 (unincorporated Seminole County)

Parcel ID: 17-21-29-501-0D00-019A (Owner of record: MLDMA LLC)

Zoning / Future Land Use: C-2 (Retail Commercial) / COM (Commercial); 0.55 acres; County Tax District; Commissioner District 3.

Contact: 407-353-8825 [REDACTED]

1. Project Summary

The applicant requests Seminole County's guidance on the approvals required to operate a single mobile food vendor (food truck) on a recurring / permanent basis on the subject parcel. The parcel is the same site as the applicant's established business, Mis Antojitos Street Food. The truck ("Antojitos") serves Mexican street food. This request follows the Plan Desk's guidance (Karina Snell, June 10, 2026) that a pre-application is the appropriate path for operating a food truck on a more permanent basis.

2. Existing Use & Site Context

The parcel is zoned C-2 (Retail Commercial) with a Commercial Future Land Use and is already classified by the Property Appraiser under a Fast Food Restaurant use code, with two existing commercial buildings on site (addressed 1111, 1113, and 1115 W State Road 436). The applicant's existing food business operates at 1113 W State Road 436. The proposed food truck would be stationed on this same parcel at [describe location on lot — e.g., rear/side of the building], using the existing site access, parking, and utilities. No change to the principal use of the property is proposed.

3. Proposed Operation

- Units: one (1) mobile food vendor / food truck.
- Setup: [self-contained truck / served from existing on-site commissary — specify].
- Proposed days & hours of operation: [e.g., Fri–Sun, 11 AM–9 PM — specify].
- Staffing: [number] employees per shift.
- Customer parking: existing on-site lot ([number] spaces).
- Utilities / waste: [water, electric, grease & solid-waste disposal — specify].
- New construction: none proposed [or describe any minor site improvements].

4. Requests to the County

The applicant respectfully requests staff guidance on the following:

- Whether the parcel's current zoning and Future Land Use permit a mobile food vendor to operate on a recurring basis at this location.
- Which approval path applies — e.g., a Temporary Use / mobile food vendor permit under Land Development Code Sec. 30.6.4, a site plan, a special exception, or another authorization.

- Any site-related requirements (parking, setbacks, restroom access, utility connections, screening, or signage).
- Any limits on the hours, frequency, or duration of operation, consistent with Florida HB 1193.

5. Scope Note

This pre-application concerns only the Antojitos mobile food vendor. A separate concept — The Sweet Spot by Valentina (ice cream/frozen dessert) at 1115 W State Road 436 — is being handled through a separate building permit and Change of Occupancy process and is not part of this application.

Attachments: site map of existing conditions; site sketch showing proposed food-truck location.



This map and the data within is intended for informational purposes only. This document nor the data within is prepared for or is suitable for any official, legal, engineering and/or surveying purposes. The data provided by this service is a graphical representation which may not represent the features true extent. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

SCPA Appraisal Map

David Johnson, CFA
 Seminole County Property Appraiser

Date: 6/12/2026



2026 Property Record CardA



Parcel: **17-21-29-501-0D00-019A**
 Property Address: **1115 W SR 436 ALTAMONTE SPRINGS, FL 32714**
 Owners: **MLDMA LLC**
 2026 Market Value \$861,156 Assessed Value \$861,156 Taxable Value \$861,156
 2025 Tax Bill \$11,118.08 Tax Savings with Non-Hx Cap \$487.72
 Fast Food Restaurant property w/1st Building size of 375 SF and a lot size of 0.55 Acres

Parcel LocationA



Current Site PictureA



1721295010D00019A 01/25/2024

Parcel InformationA

Parcel	17-21-29-501-0D00-019A
Property Address	1115 W SR 436 ALTAMONTE SPRINGS, FL 32714
Mailing Address	644 N WEKIWA SPRINGS RD APOPKA, FL 32712-4012
Subdivision	PEARL LAKE HEIGHTS 1ST ADD
Tax District	01:County Tax District
DOR Use Code	22:Fast Food Restaurant
Exemptions	None
AG Classification	No

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$101,943	\$94,779
Depreciated Other Features	\$34,323	\$28,770
Land Value (Market)	\$724,890	\$724,890
Land Value Agriculture	\$0	\$0
Just/Market Value	\$861,156	\$848,439
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$57,855
P&G Adjustment	\$0	\$0
Assessed Value	\$861,156	\$790,584

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$11,605.80
Tax Bill Amount	\$11,118.08
Tax Savings with Exemptions	\$487.72

Owner(s)A

Name - Ownership Type
 MLDMA LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

BEG SW COR LOT 19 RUN N 12
 DEG 34 1/2 MIN E 150 FT S
 77 DEG 25 1/2 MIN E 143.52
 FT S 154.39 FT N 77 DEG 15
 MIN W 177.77 FT TO BEG
 BLK D
 PEARL LAKE HEIGHTS 1ST ADD
 PB 8 PG 60

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$861,156	\$0	\$861,156
SCHOOLS	\$861,156	\$0	\$861,156
FIRE	\$861,156	\$0	\$861,156
ROAD	\$861,156	\$0	\$861,156
WATER MANAGEMENT DISTRICT	\$861,156	\$0	\$861,156

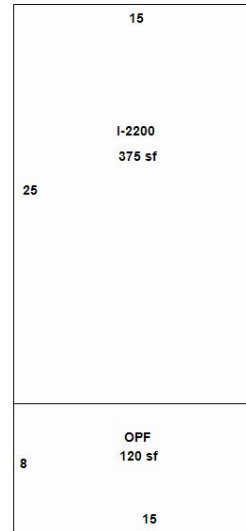
SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	2/28/2025	\$1,000,000	10783/1739	Improved	Yes
QUIT CLAIM DEED	11/14/2024	\$100	10727/0221	Improved	No
SPECIAL WARRANTY DEED	12/22/2023	\$850,000	10557/0723	Improved	Yes
WARRANTY DEED	9/30/2019	\$700,000	09449/1304	Improved	Yes
QUIT CLAIM DEED	1/1/2015	\$100	08596/0703	Improved	No
WARRANTY DEED	1/1/2015	\$303,000	08405/1678	Improved	No
SPECIAL WARRANTY DEED	8/1/2006	\$630,000	06404/0390	Improved	No
WARRANTY DEED	6/1/2005	\$600,000	05803/0796	Improved	Yes
WARRANTY DEED	2/1/2000	\$300,000	03804/1121	Improved	No
WARRANTY DEED	7/1/1990	\$254,000	02206/1135	Improved	Yes
WARRANTY DEED	5/1/1982	\$186,200	01392/0929	Improved	No
WARRANTY DEED	1/1/1971	\$38,500	00886/0889	Improved	Yes

LandA

Units	Rate	Assessed	Market
24,163 SF	\$30/SF	\$724,890	\$724,890

Building InformationA	
#	1
Use	WOOD BEAM/COLUMN
Year Built*	1970/2010
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	375
Total Area (ft ²)	
Constuction	ALUMINIUM WITH WOOD OR METAL STUDS
Replacement Cost	\$86,114
Assessed	\$70,183

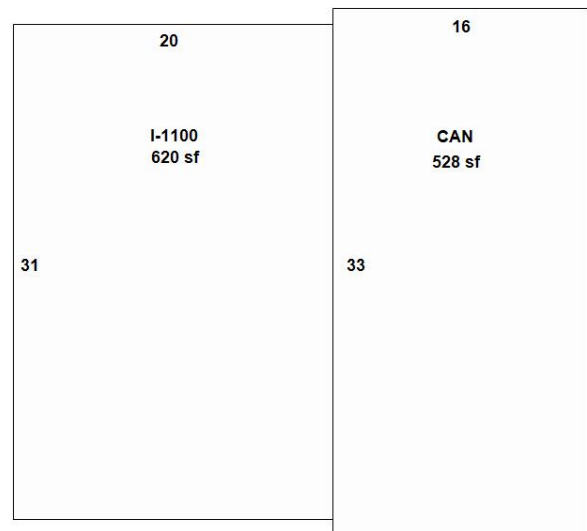


Building 1

* Year Built = Actual / Effective

AppendagesA	
Description	Area (ft ²)
OPEN PORCH FINISHED	120

Building InformationA	
#	2
Use	MASONRY PILASTER .
Year Built*	1979/1980
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	620
Total Area (ft ²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$67,575
Assessed	\$31,760



Building 2

* Year Built = Actual / Effective

AppendagesA	
Description	Area (ft ²)
CANOPY	528

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
20828	1115 W SR 436 : ELECTRICAL - COMMERCIAL-UPGRADE ELECTRICAL SERVICE TO 200 AMPS [PEARL LAKE HEIGHTS 1ST AD]	\$3,500		1/14/2021
07837	1113 W SR 436 : INTERIOR ALTERNATIONS COMMERCIAL RESTAURANT	\$87,000	3/24/2021	10/22/2020
01583	1115 W SR 436 : REROOF COMMERCIAL-[PEARL LAKE HEIGHTS 1ST AD]	\$2,900		2/12/2020
08494	CARPORT; PAD PER PERMIT 1115 W SR 436	\$6,975		10/28/2010
09328	SUPPRESSION SYSTEM	\$0		9/11/2008
06537	DEMOLISH EXISTING PAVILLION STYLE BLDG; PAD PER PERMIT 1111 W SR 436	\$500		6/15/2007
04130	REROOF W/METAL ONLY; PAD PER PERMIT 1115 W SR 436	\$2,000		4/13/2004
11592	FENCE/WALL; PAD PER PERMIT 1115 W SR 436	\$1,000		10/15/2003
12006	CONVERT RESTROOM INTO HANDICAP BATHROOM; PAD PER PERMIT 1113 W SR 436	\$4,000		12/1/2002
07734	GREENHOUSE; PAD PER PERMIT 1111 W SR 436	\$10,000		8/1/2000
07411	AUTO TINTING APPLICATION-STRG	\$2,000	4/21/1995	11/1/1994

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	2010	16393	\$54,917	\$34,323

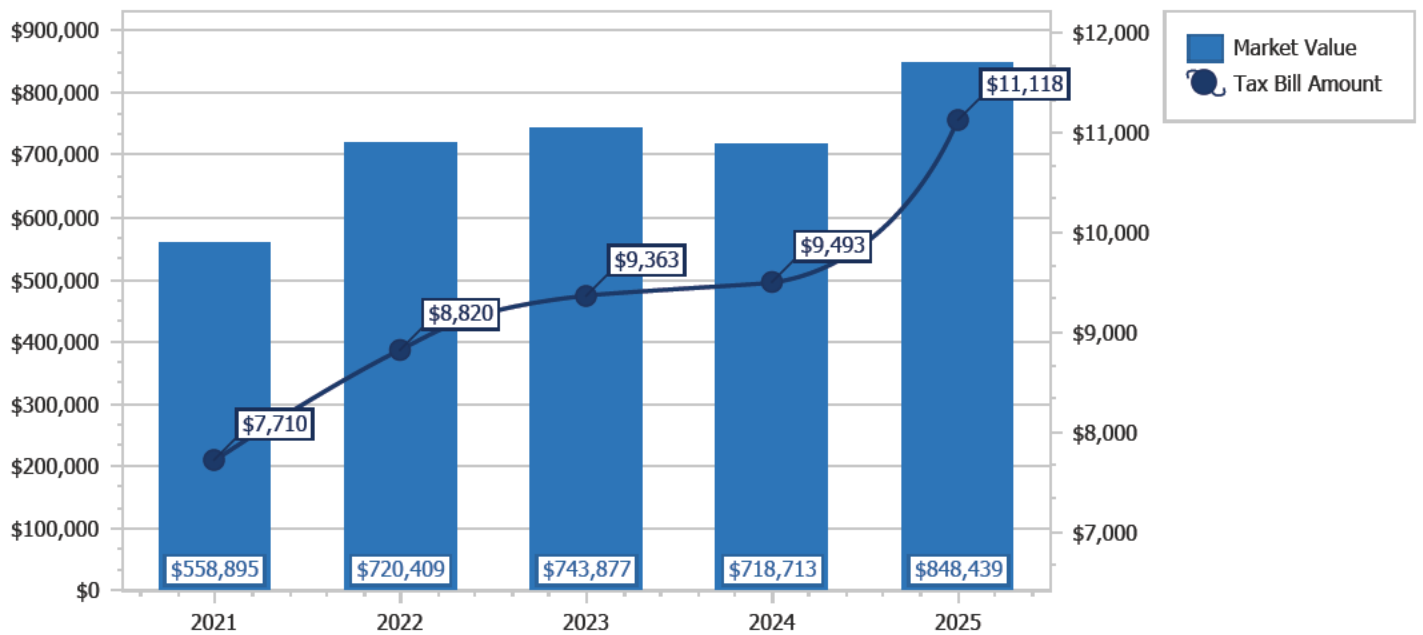
ZoningA	
Zoning	C-2
Description	Retail Commercial
Future Land Use	COM
Description	Commercial

School DistrictsA	
Elementary	Forest City
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 37

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

Property Value HistoryA



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6/18/26 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT14:40:31
PROJ # 26-80000075 RECEIPT # 0165589

OWNER:

JOB ADDRESS:

LOT #:

PRE APPLICATION	50.00	50.00	.00
<hr/>			
TOTAL FEES DUE.....:	50.00		
AMOUNT RECEIVED.....:		50.00	

* DEPOSITS NON-REFUNDABLE *

** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000001116	
CASH/CHECK AMOUNTS...:	50.00	
COLLECTED FROM:	MIS ANTOJITOS STREET FOOD	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 -	4 - FINANCE