



ATTACHMENT B
SUBMITTAL SUMMARY REPORT
PL SUP-000013-2025

PLAN NAME:	Carla Garcia	LOCATION:	N/A
APPLICATION DATE:	11/13/2025	PARCEL:	41577-001-00
DESCRIPTION:	Food Truck Park		

CONTACTS	NAME	COMPANY
Applicant	Walter Pimentel	
Owner	Carla Garcia	

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
GS Development Review Depts Reviews v.	11/17/2025	12/03/2025		In Review

SUBMITTAL DETAILS

GS Development Review Depts Reviews v.1				
ITEM REVIEW	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Caroline Dennison	12/03/2025	11/19/2025	Approved
<i>Comments</i>	Review Not Required			
Fire Marshal (Plans) (Fire)	Jonathan Kenning	12/03/2025	11/26/2025	Approved
<i>Comments</i>	Fire Review conditionally approved for a special use permit. Any site improvements and building construction shall comply with the minimum requirements of the Florida Fire Prevention Code.			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	12/03/2025	11/18/2025	Informational
<i>Comments</i>	[INFO] Consistency with Zoning/Comp Plan, and compatibility with surrounding area shall be identified at the time of staff review. BCC shall approve or deny the Special Use Permit request. Other factors to consider: (1) If Special Use Permit is approved, project will need to submit a site plan to undergo formal development review processes. (2) Project is within City of Belleview service area for utilities; applicant proposes that food truck utilize their own water. (3) As a commercial use, project should include at least 20-foot Type B buffer, or equivalent, along northern boundary adjacent to single-family residential development, and 15--foot Type C buffer, or equivalent, along southern boundary adjacent to Hwy 484. Alongside proposed landscaping, applicant proposes 6' chain-link fence around all property boundaries, except along proposed cross-access. (5) Is grass parking proposed? Where will the garbage collection area/loading areas be?			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	12/03/2025	11/17/2025	Informational
<i>Comments</i>	No Comments			
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	12/03/2025	12/09/2025	Informational
<i>Comments</i>	ROW Is not a reviewer on this type of project -EMW 12.09.25			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	12/03/2025	11/17/2025	Approved
<i>Comments</i>	Stormwater is not opposed to the special use permit. The applicant is requesting a SUP for the purpose of a food truck park. Parcel # 41577-001-00 is currently zoned B-1 and is 2.02 acres in size. There is a County Flood Prone Area on this site. Per the MCPA, this site currently has 0 SF of impervious coverage. This site will be subject to a Major Site Plan or a stormwater compliance waiver when its existing and proposed impervious coverage exceeds 9,000 SF.			
OCE Survey (Plans) (Office of	Theresa Smail	12/03/2025	11/26/2025	Approved

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the County
Engineer)

OCE Traffic	Chris Zeigler	12/03/2025	11/19/2025	Informational
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(Permits &
Plans) (Office of
the County
Engineer)

Comments This development is expected to generate 160 peak hour trips. A traffic study is required. A traffic methodology shall be submitted for review and approval prior to conducting the traffic study which must be approved prior to approval of the Major Site Plan. A major site plan shall also be required. The driveway connection to CR 484 will be reviewed with the traffic study and major site plan. However, cross access is available through the Dollar General and direct access may not be allowed to CR 484. If a driveway connection to CR 484 is allowed, it shall meet all current requirements for a commercial driveway including spacing from the intersection of SE 47th Avenue. A cross access easement shall be provided parallel to CR 484. There are concerns with the amount of proposed parking. It is proposed to provide 1 parking space per 4 seats or 30 parking spaces. This is the amount required for a sit-down restaurant. Food trucks operate mor like fast food restaurants with higher turnover than a sit-down restaurant. A fast food restaurant of the equivalent size of the proposed food truck park would require 80-85 parking spots. The SUP should require parking based on a fast-food restaurant. Also, it should include provisions prohibiting parking in the CR 484 right-of-way and require measures be provided to prevent such parking.

Utilities (Plans)	Heather Proctor	12/03/2025	12/11/2025	Requires Re-submit
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Comments DENIED – Parcel 41577-001-00 is located within the City of Belleview utility service area and has access to public water. MCU requires a letter of utility availability and capacity from the City of Belleview, along with confirmation that they have reviewed the concept plan and if they propose the site connect to utilities. The proposed food truck will likely trigger a water connection, with a long tap to the south side water main on Hwy 484. A utility plan or site plan will need to be submitted through Development Review if a connection is required.

Parcel is within the Urban Growth boundary, and outside of the Primary Springs Protection zone.