

SEMINOLE COUNTY GOVERNMENT
1101 EAST FIRST STREET, 2ND FLOOR, WEST WING
SANFORD, FLORIDA 32771

Please review the comments below. If you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee, please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, May 9, 2025, in order to place you on the Wednesday, May 14, 2025 meeting agenda.

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

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

PROJECT NAME:	WALMART EV OVIEDO - PRE-APPLICATION	PROJ #: 25-80000052
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	4/21/25	
RELATED NAMES:	EP ANDREW WILSON	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	31-21-31-517-0000-0030	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR EV PARKING AT AN EXISTING STORE ON 9.67 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF SR 426, EAST OF DEEP LAKE RD	
NO OF ACRES	9.67	
BCC DISTRICT	1: DALLARI	
CURRENT ZONING	PD	
LOCATION	ON THE SOUTH SIDE OF SR 426, EAST OF DEEP LAKE RD	
FUTURE LAND USE	PD	
APPLICANT:	CONSULTANT:	
ALEXUS XIONG BOWMAN CONSULTING GROUP LTD 11475 GREAT OAKS WAY STE 350 ALPHARETTA GA 30022 (678) 606-5275 AXIONG@BOWMAN.COM	ALEXUS XIONG BOWMAN CONSULTING GROUP LTD 11475 GREAT OAKS WAY STE 350 ALPHARETTA GA 30022 (678) 606-5275 AXIONG@BOWMAN.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.

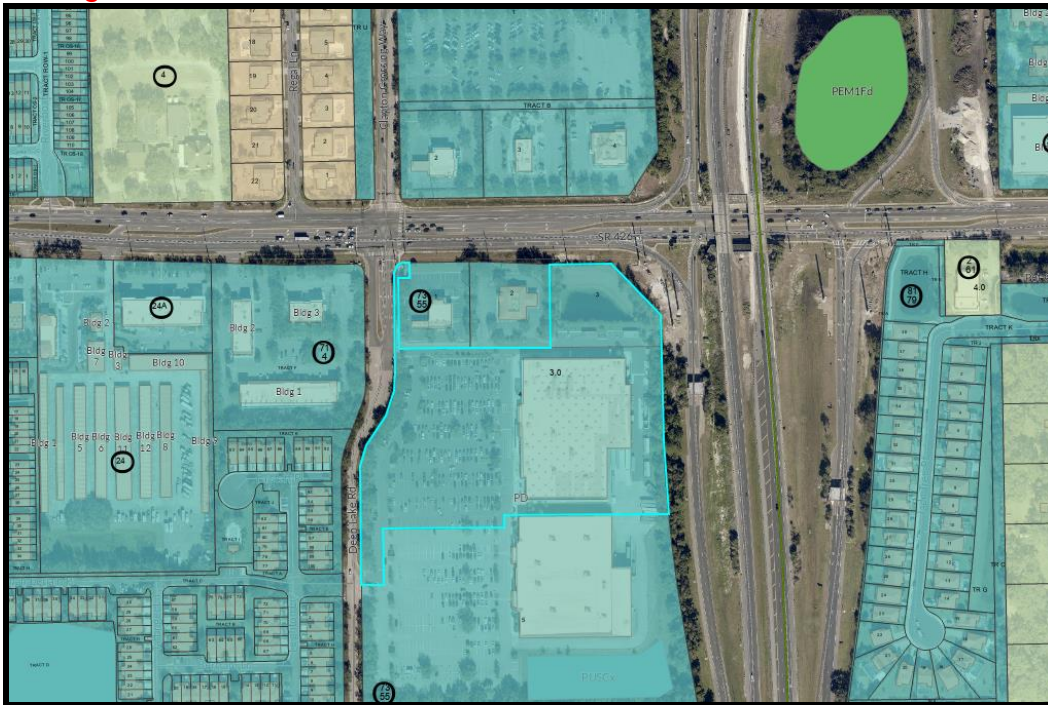
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

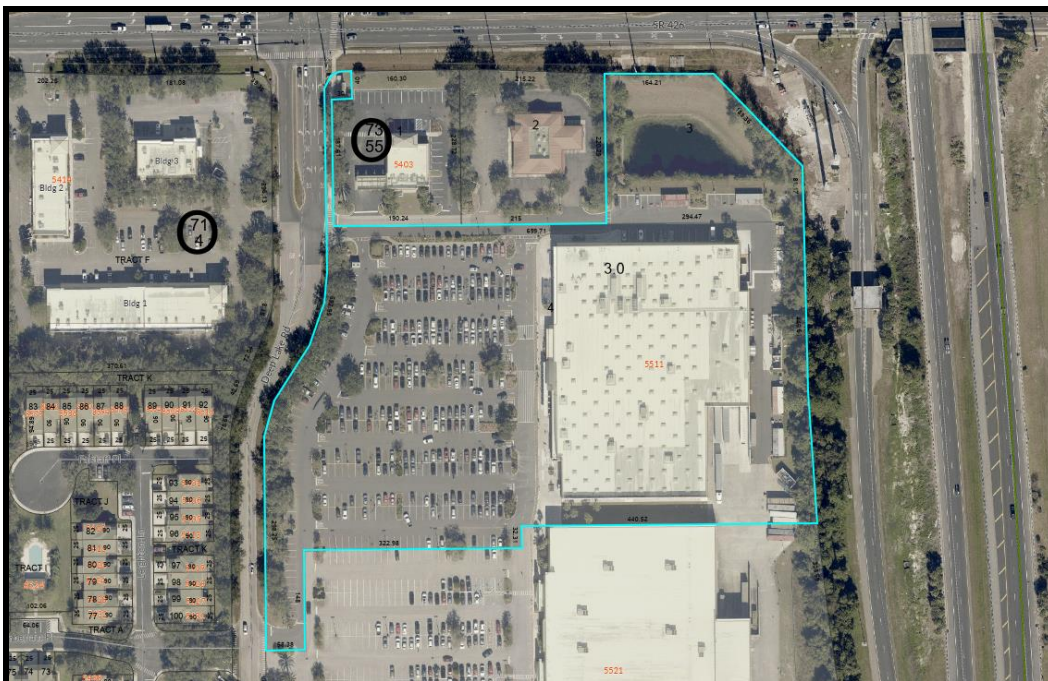
- The subject property has a Higher Intensity Planned Development – Transitional (HIPTR) Future Land Use designation and is in the Greenway South PD (Planned Development) zoning district.
- The Applicant will be required to apply for a small site plan for the EV charging parking stalls at the existing Walmart.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Aerial



AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE
1	Buffers and CPTED Hilary Padin	Buffer information can be found here: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP
2	Buffers and CPTED Hilary Padin	A buffer review will be done at time of the small site plan review.
3	Buffers and CPTED Hilary Padin	The Greenway South PD requires that landscaping be consistent with the standards of the Lake Mary Boulevard Overlay District.
4	Building Division Jay Hamm	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.
5	Comprehensive Planning David German	Future Land Use of HIPTR (High Intensity Planned Development - Transitional) has a Maximum residential density of 20 DU/AC and a Maximum FAR of 0.35
6	Environmental Services James Van Alstine	Seminole County Utilities has no issues with the proposed development/project.
7	Natural Resources Sarah Harttung	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)
8	Natural Resources Sarah Harttung	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)
9	Natural Resources Sarah Harttung	Barriers for the designated protected trees must be in place prior to any land clearing occurring near protected trees designated to remain. The property owner shall guarantee survival of retained or replacement trees for one (1) year from the issuance of a certificate of completion, or until the issuance of a certificate of occupancy on single-family residential lots. SCLDC 60.8(b)
10	Natural Resources Sarah Harttung	Protective barriers shall be placed at points not closer than six (6) feet from the base of the tree or at the radius of distance of one (1) foot radius for every one (1) inch of diameter of tree or stand of trees, whichever is greater to a maximum of twenty four (24) feet from the center of the tree. If circumstances exist that require encroachment of the drip-line, the Development Services Director, or designee may use discretion in allowing the barriers to be placed closer to the tree trunk. No attachments or wires other than those of a protective or nondamaging nature shall be attached to any tree. SCLDC 60.8(c)
11	Natural Resources Sarah Harttung	Protective barriers shall consist of three (3) foot tall temporary fencing with posts spaced six (6) feet apart and linked together with brightly colored net fence fabric. SCLDC 60.8(d)

12	Natural Resources Sarah Harttung	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)
13	Natural Resources Sarah Harttung	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)
14	Planning and Development Hilary Padin	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. 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. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/
15	Planning and Development Hilary Padin	The subject property has a Higher Intensity Planned Development - Transitional (HIPTR) Future Land Use designation and is in the Greenway South PD (Planned Development). This property shall be developed in accordance with the approved PD Developer's Commitment Agreement and Master Development Plan/Site Plan.
16	Planning and Development Hilary Padin	The proposed use of the EV charging parking stalls at the existing Walmart is a permitted use but will require the Applicant to apply for a small site plan. Site Plans require compliance with SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml
17	Planning and Development Hilary Padin	The parking requirements for the subject use are: 4 parking spaces for every 1,000 square feet of retail for the first 10,000 square feet and 3 parking spaces for every 1,000 square feet thereafter. Parking, parking lot landscaping and EV design 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
18	Planning and Development Hilary Padin	This property currently has 90-degree parking stalls as requested by your narrative. The Google aerial photo that was attached in your pre-application refers to a different location.

19	Planning and Development Hilary Padin	<p>If outdoor lighting is proposed, a photometric plan may be required. This PD requires that lighting be installed in accordance with Seminole County Ordinance 2004-2, dated January 13, 2004 or the Lake Mary Boulevard Overlay Ordinance, whichever is more restrictive.</p> <p>The PD requires that outdoor lighting adjacent to the north property line along State Road 426 and adjacent to residential uses be limited to decorative lighting affixed to the front of buildings.</p> <p>SCLDC lighting regulations: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE </p>
20	Public Safety - Fire Marshal Matthew Maywald	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
21	Public Safety - Fire Marshal Matthew Maywald	Proper signage including shut downs for charging stations shall be provided.
22	Public Safety - Fire Marshal Matthew Maywald	Separate building permit and review is required for the installation of the chargers.
23	Public Works - Engineering Jennifer Goff	There are no wetlands designated area on the site.
24	Public Works - Engineering Jennifer Goff	The existing Planned Development has a Master Stormwater Management System. It appears that the proposed parking modification/redevelopment does not consist of additional impervious area. If a new impervious area is proposed with the submittal of the Engineering Plans, the applicant will need to demonstrate that the existing Stormwater Management System has sufficient capacity to accommodate the newly proposed impervious area. If the permitted system does not have sufficient capacity, the new generated runoff from the site will need to be adequately treated per the Seminole County and SJRWMD standards, which will require detailed Drainage Plans and Drainage Analysis.
25	Public Works - Engineering Jennifer Goff	Any modification to the existing paved surface must be in compliance with the latest Americans with Disabilities Act (ADA) Standards.
26	Public Works - Engineering Jennifer Goff	The site lies within the Econ River Protection Area (ECON) Protection Zone which is a more restrictive.

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

DEPARTMENT	REVIEWER
Buffers and CPTED	Hilary Padin hpadin@seminolecountyfl.gov
Building Division	Jay Hamm jhamm@seminolecountyfl.gov
Comprehensive Planning	David German dgerman@seminolecountyfl.gov
Environmental - Impact Analysis	Becky Noggle bnoggle@seminolecountyfl.gov
Environmental Services	James Van Alstine jvanalstine@seminolecountyfl.gov
Natural Resources	Sarah Harttung sharttung@seminolecountyfl.gov
Planning and Development	Hilary Padin hpadin@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jennifer Goff jgoff@seminolecountyfl.gov
Public Works - Impact Analysis	William Wharton wwarton@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/>

Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.shtml>

Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

Wekiva Consistency form:

<http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf>

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

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

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) 665-3621	

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org