

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

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

<b>PROJECT NAME:</b>	<b>WALMART EV - PRE-APPLICATION</b>	<b>PROJ #: 25-80000053</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	4/22/25	
RELATED NAMES:	EP ANDREW WILSON	
PROJECT MANAGER:	TIFFANY OWENS (407) 665-7354	
PARCEL ID NO.:	34-21-31-300-016C-0000	
PROJECT DESCRIPTION:	PROPOSED SITE PLAN FOR EV PARKING/STALLS ON 6.66 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE WEST SIDE OF SR 434, NORTH OF MCCULLOCH RD	
NO OF ACRES	6.66	
BCC DISTRICT	1: DALLARI	
CURRENT ZONING	PD	
LOCATION	ON THE WEST SIDE OF SR 434, NORTH OF MCCULLOCH RD	
FUTURE LAND USE-	PD	
<b>APPLICANT:</b>		<b>CONSULTANT:</b>
ANDREW WILSON BOWMAN CONSULTING GROUP LTD 11475 GREAT OAKS WAY STE 350 ALPHARETTA GA 30022 (678) 266-5817 ELIZABETH.HER@BOWMAN.COM		ANDREW WILSON BOWMAN CONSULTING GROUP LTD 11475 GREAT OAKS WAY STE 350 ALPHARETTA GA 30022 (678) 266-5817 ELIZABETH.HER@BOWMAN.COM

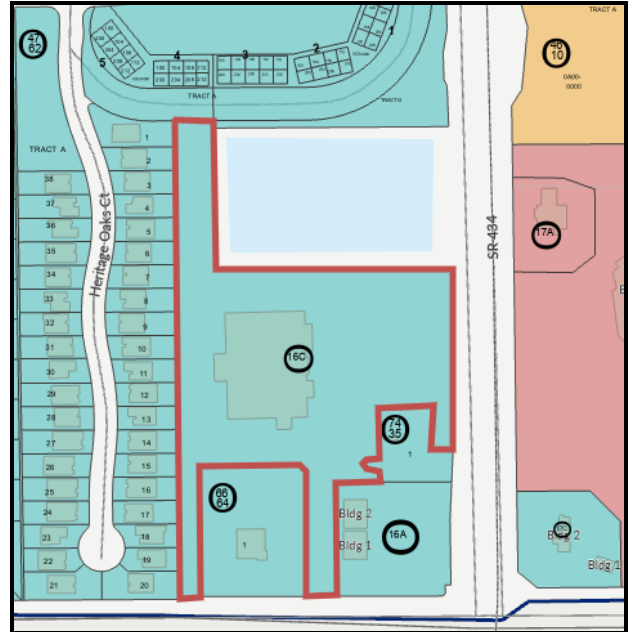
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and 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 Future Land Use designation of Planned Development (PD) and a zoning designation of PD (Planned Development).
- The proposed Electric Vehicle Charging Stations and Site Lighting project will require Small Site Plan approval prior to building permitting.

## PROJECT AREA ZONING AND AERIAL MAPS



## AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTD	Per the Hunters Landing Developers Commitment Agreement (DCA): A ten (10) foot landscape buffer shall be located adjacent to all right-of way lines. A five (5) foot landscape buffer shall be located adjacent to all other	Info Only

		property lines.	
2.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
3.	Comprehensive Planning	Site is located in the Airport Accident Potential Hazard Area - Orlando Executive Airport Part 77 Airspace Surface. Please contact the Orlando Airport for more information if needed. Airspace surface is defined as follows (Orange County Land Development Code): Airspace surface: Any surface established and described in these Regulations used to evaluate whether an application for an airport height zoning permit or any existing or proposed structure or object of natural growth complies with federal obstruction standards...	Info Only
4.	Comprehensive Planning	Future Land Use of PD. An amendment to the PD may require an amendment to the Future Land Use.	Info Only
5.	Environmental Services	Seminole County Utilities has no issues with the proposed development/project.	Info Only
6.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
7.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
8.	Natural Resources	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)	Info Only
9.	Natural Resources	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)	Info Only
10.	Natural Resources	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)	Info Only
11.	Natural Resources	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)	Info Only
12.	Natural Resources	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	Info Only

		soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	
13.	Planning and Development	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: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>	Info Only
14.	Planning and Development	Property is within the Hunter's Landing PD (Planned Development) and shall be developed in accordance with the approved Developer's Commitment Agreement and Final Master Plan.	Info Only
15.	Planning and Development	The building setbacks for the commercial portion of the Hunters Land PD zoning district are: Twenty-five (25) feet Front Yard, twenty (20) feet Rear yard, fifteen (15) feet Side Yard.	Info Only
16.	Planning and Development	The proposed use is permitted in current Zoning District designation.	Info Only
17.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: <a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml</a>	Info Only
18.	Planning and Development	The proposed project is within the Econ Protection Area. See SCLDC Chapter 30 Part 57 and Policy FLU 1.9 and 1.10 and CON Element Exhibit-2 for requirements for development within the Econ Protection Area.	Info Only
19.	Planning and Development	Parking requirements can be found in SCLDC Part 11 Chapter 30. Parking requirements for the subject use are: four (4) parking spaces for every one thousand (1,000) square feet, for the first ten thousand (10,000) square feet, and three (3) parking spaces for every one thousand (1,000) square feet thereafter.	Info Only
20.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required. <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE</a>	Info Only
21.	Planning and Development	<b><u>Sec. 30.11.5. Electric vehicle (EV) readiness</u></b> <b><u>30.11.5.6 Design</u></b>  (a) Charging equipment must be mounted on the wall or on a structure at the end of the electric vehicle parking	Info Only

		<p>space provided.</p> <p>(b) No charging devices may be placed within the dimensions of a space, on the sides, or entrance to a space.</p> <p>(c) When cords and connectors are not in use, they shall be retracted or stored sufficiently high above the pedestrian surface and the parking lot as to prevent conflicts with pedestrians and vehicles.</p> <p>(d) Cords, cables, and connector equipment shall not extend across the path of travel in any sidewalk or walkway.</p> <p>(e) Equipment mounted on structures such as pedestals, lighting posts, bollards, or other devices shall be located in a manner that does not impede pedestrian, bicycle, or transit travel.</p> <p>(f) Alternative designs may be approved by the Planning Manager.</p> <p>(g) Additional landscape screening may be required for mechanical equipment such as transformers associated with charging equipment, consistent with mechanical equipment screening requirements.</p> <p><b>30.11.5.7 Accessibility.</b></p> <p>A minimum of one (1) EVSE Installed space must be ADA accessible. For projects with more than 25 EVSE installed spaces, additional accessible stations must be provided at a rate consistent with accessibility standards for general parking.</p> <p><b>30.11.5.8 Signage.</b></p> <p>All EVSE Installed parking spaces shall be designated with signage consistent with MUTCD standards.</p>	
22.	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	Info Only
23.	Public Safety - Fire Marshal	Proper signage shall be provide indicating shut downs for the charging stations.	Info Only
24.	Public Safety - Fire Marshal	Separate building permit and review is required for the installation of the chargers.	Info Only
25.	Public Works - Engineering	Any modification to the existing paved surface must be in compliance with the latest Americans with Disabilities Act (ADA) Standards.	Info Only
26.	Public Works - Engineering	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	Info Only

		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.	
27.	Public Works - Engineering	There are no wetlands designated area on the site.	Info Only
28.	Public Works - Engineering	The site lies within the Econ River Protection Area (ECON) Protection Zone and is a more restrictive.	Info Only

## AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies.

DEPARTMENT	REVIEWER
Buffers and CPTED	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Building Division	Jay Hamm (407) 665-7468 jhamm@seminolecountyfl.gov
Comprehensive Planning	David German (407) 665-0311 dgerman@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	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald (407) 665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jennifer Goff (407) 665-7336 jgoff@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](http://www.fema.gov)

### Cities:

Altamonte Springs	(407) 571-8150	<a href="http://www.altamonte.org">www.altamonte.org</a>
Casselberry	(407) 262-7751	<a href="http://www.casselberry.org">www.casselberry.org</a>
Lake Mary	(407) 585-1369	<a href="http://www.lakemaryfl.com">www.lakemaryfl.com</a>
Longwood	(407) 260-3462	<a href="http://www.longwoodfl.org">www.longwoodfl.org</a>
Oviedo	(407) 971-5775	<a href="http://www.cityofoviedo.net">www.cityofoviedo.net</a>
Sanford	(407) 688-5140	<a href="http://www.sanfordfl.gov">www.sanfordfl.gov</a>
Winter Springs	(407) 327-5963	<a href="http://www.winterspringsfl.org">www.winterspringsfl.org</a>

### Other Agencies:

Florida Dept of Transportation	<b>FDOT</b>		<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3621	

### Other Resources:

Flood Prone Areas	<a href="http://www.seminolecountyfl.gov/gm/building/flood/index.aspx">www.seminolecountyfl.gov/gm/building/flood/index.aspx</a>
Watershed Atlas	<a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>
Seminole Co. Property Appraiser	<a href="http://www.scpafl.org">www.scpafl.org</a>