

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

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| PROJECT NAME: | ALDI LAKE MARY - PRE-APPLICATION | PROJ #: 26-80000034 |
| APPLICATION FOR: | DR - PRE-APPLICATION DRC | |
| APPLICATION DATE: | 3/19/26 | |
| RELATED NAMES: | EP SARAH CLARKIN | |
| PROJECT MANAGER: | ANNE SILLAWAY (407) 665-7936 | |
| PARCEL ID NO.: | 12-20-29-300-0060-0000 | |
| PROJECT DESCRIPTION | PROPOSED SITE PLAN FOR MODIFICATIONS AT AN EXISTING GROCERY STORE ON 1.15 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE NORTHWEST CORNER OF INTERNATIONAL PKWY AND LAKE MARY BLVD | |
| NO OF ACRES | 1.15 | |
| BCC DISTRICT | 5: HERR | |
| CURRENT ZONING | PD | |
| LOCATION | ON THE NORTHWEST CORNER OF INTERNATIONAL PKWY AND LAKE MARY BLVD | |
| FUTURE LAND USE- | PD | |
| SEWER UTILITY | SEMINOLE COUNTY UTILITIES | |
| WATER UTILITY | SEMINOLE COUNTY UTILITIES | |
| APPLICANT: | CONSULTANT: | |
| SARAH CLARKIN INTERPLAN LLC 220 E CENTRAL PKWY #4000 ALTAMONTE SPRINGS FL 32701 (407) 645-2008 [REDACTED] | 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 property has a Future Land Use of Planned Development and is within the Heathrow PD (Planned Development).
- The Applicant will be required to submit for a Site Plan approved on the exterior changes to the site.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

| NO | REVIEWED BY | TYPE | STATUS |
|----|--|---|-----------|
| 1. | Building Division Daniel Losada | - Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, etc... | Info Only |
| 2. | Building Division Daniel Losada | - All aspects of construction must meet the minimum requirements of the current Edition of the Florida Building Code | Info Only |
| 3. | Building Division Daniel Losada | - All alterations and required upgrades will require an approved building permit prior to commencing work. | Info Only |
| 4. | Building Division Daniel Losada | - All site alterations and upgrades must comply with the Florida Accessibility Code. | Info Only |
| 5. | Comprehensive Planning David German | Per OBJECTIVE FLU 4.4 PLANNED DEVELOPMENTS: The purpose and intent of this land use designation is to implement innovative arrangements of land development features that are not possible with the use of standard land use designations and zoning districts. This land use designation provides for a variety of densities and/or intensities arranged within a development site to facilitate flexible and creative site design. These considerations shall be paramount in any given project utilizing the Planned Development land use designation; an increase in density/intensity alone shall not justify an alternative to conventional future land use designations such as LDR, MDR, etc. | Info Only |
| 6. | Comprehensive Planning David German | The subject property has a Planned Development Future Land Use (FLU) designation. Please note Comprehensive Plan Objective FLU 4.4 Planned Developments. Changes to the site may require a PD amendment. | Info Only |
| 7. | Comprehensive Planning David German | Site is located in the Urban Corridor. Please note Policy FLU 4.2.3 Urban Centers and 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. | Info Only |
| 8. | Environmental Services | Seminole County Utilities will continue to be the provider for water/sewer. Existing utility connections can be | Info Only |

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| | Maliha Rahman | reused. If increased water/sewer demands are required, connections may need to be upsized to meet new demands. Further review will be reserved for site plans/ final engineering. | |
| 9. | Environmental Services Maliha Rahman | If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.shtml . This page can also be navigated to from our official website via Departments and Services - > Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. Be advised that licensed professional engineer or professional surveyor will be required to provide their credentials for access. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information. | Info Only |
| 10. | Planning and Development Annie Sillaway | 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/ | Info Only |
| 11. | Planning and Development Annie Sillaway | Staff requests that the Applicant provide screening around the mechanical units from view of the adjacent properties and right of way. | Info Only |
| 12. | Planning and Development Annie Sillaway | The Applicant will be required to submit a site plan for the proposed additions to the existing site. Please refer to Chapter 40 of the Seminole County Land Development Code for the Site Plan requirements. | Info Only |
| 13. | Planning and Development Annie Sillaway | The building setbacks for the Commercial - Tract 2 in the Heathrow PD are: Twenty-five (25) feet - Front Yard, Ten (10) feet - Rear yard, Zero (0) feet - Side Yard. | Info Only |
| 14. | Planning and Development | The subject property is within the Heathrow PD and shall be developed in accordance with the approved | Info Only |

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| | Annie Sillaway | Heathrow PD Developer's Commitment Agreement and Development Order. | |
| 15. | Planning and Development Annie Sillaway | The maximum building height is thirty-five (35) feet. Per Sec. 30.7.2.10 Height limitations on property assigned a non-residential zoning classification. Chimneys, water, fire, radio and television towers, church spires, domes, cupolas, stage towers and scenery lofts, cooling towers, elevator bulkheads, smoke stacks, flag poles, parapet walls, and similar structures and their necessary mechanical appurtenances may be erected above the height limits herein established; however, the heights of these structures or appurtenances thereto shall not exceed the height limitations prescribed by the Federal Aviation Agency within the flight approach zone patterns of airports. | Info Only |
| 16. | Public Safety - Fire Marshal Matthew Maywald | Type of use and size of building may require fire sprinklers and fire alarms. | Info Only |
| 17. | Public Safety - Fire Marshal Matthew Maywald | Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1. | Info Only |
| 18. | 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 | Info Only |
| 19. | Public Safety - Fire Marshal Matthew Maywald | Any changes to parking lot lay out shall require an updated turning radius analysis for fire. | Info Only |
| 20. | Public Safety - Fire Marshal Matthew Maywald | Any building alteration shall require appropriate building permits to include alteration, fire alarm, sprinkler, etc. | Info Only |
| 21. | Public Works - Engineering Stephanie Morales | No issues noted for drainage as this site is part of a Master drainage permit and it does not appear that additional impervious area is being proposed. | Info Only |
| 22. | Public Works - Engineering Stephanie Morales | It is not clear that the site meets current ADA requirements for parking and striping. A site plan for any alterations may be required to bring the ADA into compliance. | Info Only |
| 23. | Public Works - Engineering Stephanie Morales | It appears that there are some minor improvements. A site plan will be required. | Info Only |
| 24. | 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 |
|---------------------------------|--------------------|--|
| Comprehensive Planning | Review Complete | David German 407-665-7386 dgerman@seminolecountyfl.gov |
| Public Works - Impact Analysis | No Review Required | Arturo Perez 407-665-5716 aperez@seminolecountyfl.gov |
| Environmental - Impact Analysis | No Review Required | Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov |
| Buffers and CPTED | No Review Required | Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov |
| Planning and Development | Review Complete | Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov |
| Natural Resources | Review Complete | Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov |
| Public Works - Engineering | Review Complete | Stephanie Morales 407-665-5572 smorales02@seminolecountyfl.gov |
| Environmental Services | Review Complete | Maliha Rahman 407-665-2033 mrahman@seminolecountyfl.gov |
| Public Safety - Fire Marshal | Review Complete | Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov |
| Building Division | Review Complete | Daniel Losada 407-665-7468 dlosada@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:

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| 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:

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|-----------------------------------|---------------|----------------|--|
| 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:

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| Flood Prone Areas | www.seminolecountyfl.gov/gm/building/flood/index.aspx |
| Watershed Atlas | www.seminole.wateratlas.usf.edu |