

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

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| PROJECT NAME: | WALMART DRONE PROJECT - PRE-APPLICATION | PROJ #: 26-80000040 |
| APPLICATION FOR: | DR - PRE-APPLICATION DRC | |
| APPLICATION DATE: | 4/09/26 | |
| RELATED NAMES: | EP AUDREY RIVERA | |
| PROJECT MANAGER: | HILARY PADIN (407) 665-7331 | |
| PARCEL ID NO.: | 31-21-31-517-0000-0030 | |
| PROJECT DESCRIPTION | PROPOSED SITE PLAN FOR A DRONE DELIVERY OPERATION AT AN EXISTING WALMART ON 9.67 ACRES IN THE PD ZONIG 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- | HIPTR | |
| SEWER UTILITY | SEMINOLE COUNTY UTILITIES | |
| WATER UTILITY | SEMINOLE COUNTY UTILITIES | |
| APPLICANT: | CONSULTANT: | |
| AUDREY RIVERA CPH CONSULTING LLC 500 W FULTON ST SANFORD FL 32771 (407) 322-1169 [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.

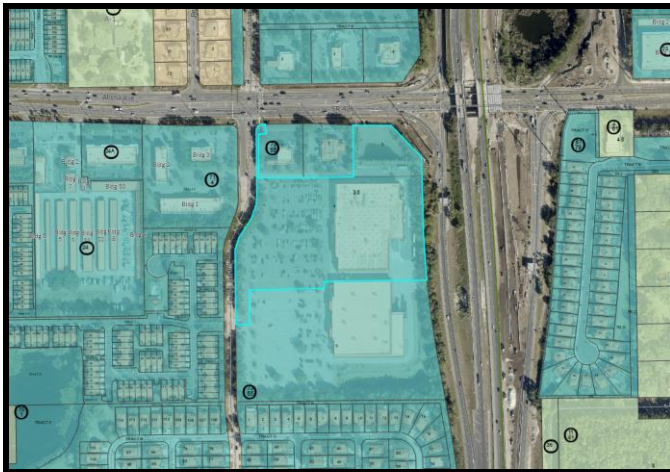
If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use designation of Higher Intensity Planned Development Transitional and is in the Greenway South PD (Planned Development) zoning district.
- The existing grocery store is permitted within the PD. The addition of the drone delivery operation is permitted per Florida Statute 330.41.
- A site plan will be required in compliance with Chapter 40 of the Seminole County Land Development Code (SCLDC).

PROJECT AREA ZONING AND AERIAL MAPS

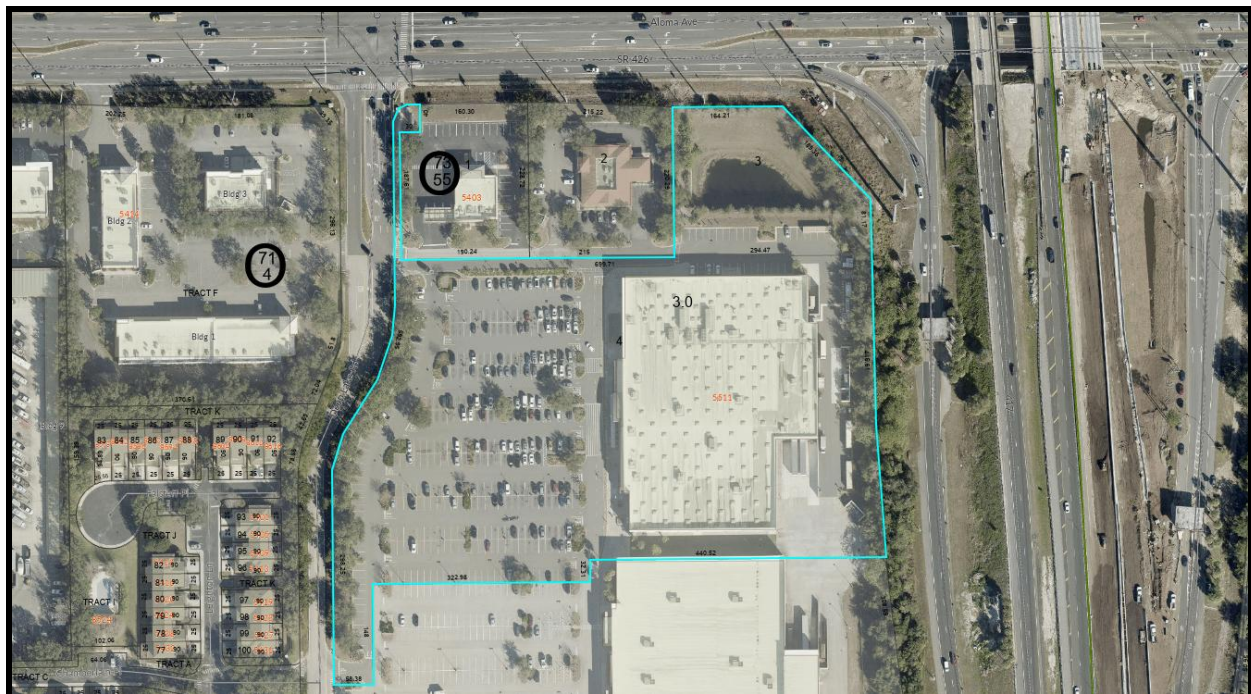
Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

| # | REVIEWED BY | TYPE |
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| 1 | Building Division | - Separate permits are required for each building and standalone structures. Example: each building, standalone structure, dumpster enclosure, signage, fence/gate systems, access control, retaining walls, etc.... |
| 2 | Building Division | - All site alterations and upgrades must comply with the Florida Accessibility Code. |
| 3 | Building Division | - Separate demolition permits are required for the demolition of each existing structure. |
| 4 | Building Division | - Any necessary or proposed modifications must be properly permitted. |
| 5 | Comprehensive Planning | 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 | Seminole County Utilities does not have any objection to the proposed development. However, please note there may be a 2" PVC potable water service pipe located below the northwestern corner of the proposed drone nest and caution may be required for construction. This can be viewed through a GIS map of the area. |
| 7 | Environmental Services | 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.stml . 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. |
| 8 | Planning and Development | The subject property has a Future Land Use designation of Higher Intensity Planned Development Transitional and is in the Greenway South PD (Planned Development) zoning district. |
| 9 | Planning and Development | The existing grocery store is permitted within the PD. The addition of the drone delivery operation is permitted per Florida Statute 330.41. |
| 10 | Planning and Development | A site plan will be required in compliance with Chapter 40 of the Seminole County Land Development Code (SCLDC). https://www.seminolecountyfl.gov/docs/default-source/pdf/site-plan-dredge-and-or-fill-02-2025433dc637-9d6e-424a-8c21-6dc7d4f3a76e.pdf?sfvrsn=f3ca1278_3 |

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| 11 | Planning and Development | The Applicant must demonstrate that the parking requirements for the site are met as a parking reduction would not be supported by staff. Staff's calculation shows a parking requirement of 308 parking spaces, but the site plan provided 296 spaces. Staff recommends placing the drone nest area on the northeastern corner of the property by the online pickup area covering no more than twelve (12) spaces to meet this requirement. If the Applicant cannot meet the off-street parking requirements, then a PD Amendment would be required. |
| 12 | Planning and Development | Off-street parking must meet the quantities and design as required by SCLDC Sections 30.11.3 and 30.11.6. Retail off-street parking requires 4 spaces for every 1,000 square feet for the first 10,000 square feet and 3 spaces for every 1,000 feet above 10,000 square feet. Based on a 99,084 square foot retail store would require 308 parking spaces. https://library.municode.com/fl/seminole_county/codes/land_development_code?no_deld=SECOLADECO_CH30ZORE_PT11PALORE |
| 13 | Planning and Development | The building setbacks for building A in this PD are 50 feet along the southern and western property lines. |
| 14 | Planning and Development | The maximum allowable building height is 35 feet. |
| 15 | Planning and Development | Per the Greenway South PD, all mechanical units shall be located and/or screened to avoid off-site view from SR 426 or abutting residential uses. |
| 16 | Planning and Development | This Planned Development requires that lighting be installed in accordance with Seminole County Ordinance 2004-2 or the Lake Mary Boulevard Overlay Ordinance, whichever is more restrictive. If outdoor lighting is proposed, a photometric plan may be required at site plan. Outdoor lighting requires a separate permit. |
| 17 | Public Safety - Fire Marshal | "All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2" |
| 18 | Public Safety - Fire Marshal | Type of use and size of building may require fire sprinklers and fire alarms. |

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| 19 | Public Safety - Fire Marshal | Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1. |
| 20 | 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 |
| 21 | Public Safety - Fire Marshal | Generator will require a minimum 5 ft from any structures per NFPA 110. |
| 22 | Public Works - Engineering | A marked access path is required to ensure safe transit of employees to and from the drone nest. |
| 23 | Public Works - Impact Analysis | No Review Required. |

DEPARTMENT PROJECT STATUS AND CONTACT

This section shows the reviewers of this project from the various departments.

| DEPARTMENT | REVIEWER |
|---------------------------------|---|
| Buffers and CPTED | Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov |
| Building Division | Daniel Losada (407) 665-7468 dlosada@seminolecountyfl.gov |
| Comprehensive Planning | David German (407) 665-7377 dgerman@seminolecountyfl.gov |
| Environmental - Impact Analysis | Becky Noggle (407) 665-2143 bnoggle@seminolecountyfl.gov |
| Environmental Services | Maliha Rahman (407) 665-2033 mrahman@seminolecountyfl.gov |
| Natural Resources | Jim Potter (407) 665-5764 jpotter@seminolecountyfl.gov |
| Planning and Development | Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov |
| Public Safety - Fire Marshal | Matthew Maywald (407) 665-5177 mmaywald@seminolecountyfl.gov |
| Public Works - Engineering | Andrew Broxton (407) 665-7334 abroxton@seminolecountyfl.gov |
| Public Works - Impact Analysis | Arturo Perez (407) 665-5716 aperez07@seminolecountyfl.gov |

If upon reviewing the comments you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7775 no later than noon on Friday, April 24, 2026, in order to place you on the Wednesday, April 29, 2026 meeting agenda.

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

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:

| | | | |
|-----------------------------------|---------------|----------------|--|
| 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 |