

**SEMINOLE COUNTY GOVERNMENT**

1101 EAST FIRST STREET, WEST WING  
 SANFORD, FLORIDA 32771

<b>PROJECT NAME:</b>	<b>WALMART STORAGE - PRE-APPLICATION</b>	<b>PROJ #: 26-8000076</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/18/26	
RELATED NAMES:	EP DESIREE GOVITS	
PROJECT MANAGER:	CHAD HARVEY (407) 665-7341	
PARCEL ID NO.:	24-21-30-519-0000-0010	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR AN ENCLOSED BALE AND PALLET STORAGE ON 5.20 ACRES IN THE PD ZONING DISTRICT ON THE NORTHEAST CORNER OF RED BUG LAKE RD AND DODD RD	
NO OF ACRES	5.20	
BCC DISTRICT	2-Jay Zembower	
CURRENT ZONING	PD	
LOCATION	ON THE NORTHEAST CORNER O	
LOCATION PART 2	FRED BUG LAKE RD AND DODD	
LOCATION PART 3	RD	
FUTURE LAND USE-	PD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
DESIREE GOVITZ HFA-AE-LTD 1705 S WALTON BLVD BENTONVILLE AR 72712 (479) 273-7780	BO EBBRECHT HFA-AE-LTD 1705 S WALTON BLVD BENTONVILLE AR 72712 (479) 273-7780	

**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.

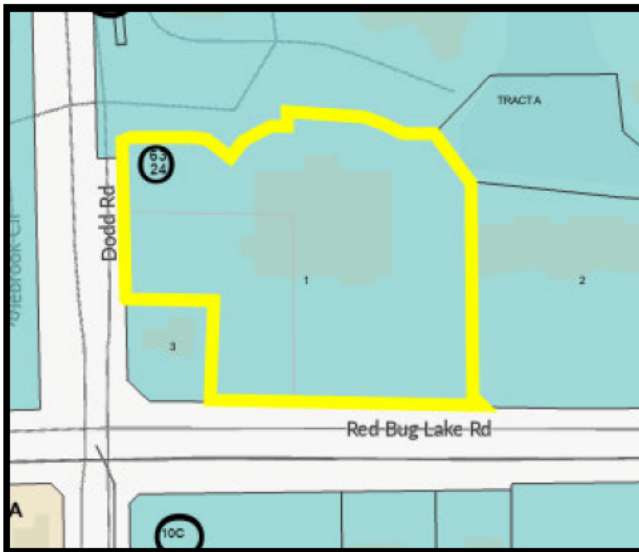


## PROJECT MANAGER COMMENTS

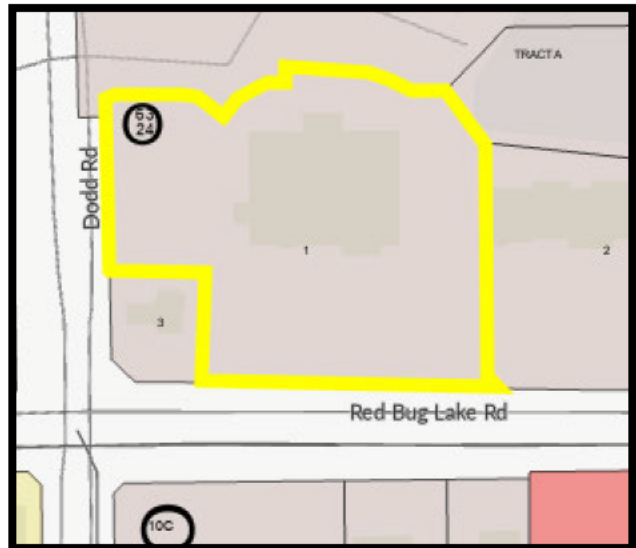
- The Zoning and Future Land Use of this property is PD (Planned Development).
- The Zom Red Bug Lake Road PD requirements govern this property. Approved uses are those consistent with the C-1 (Retail Commercial) zoning district with the exception of funeral homes, furniture stores, hardware stores gasoline pumps as an accessory use, living quarters in conjunction with a commercial use and self-service laundries.

## PROJECT AREA ZONING AND AERIAL MAPS

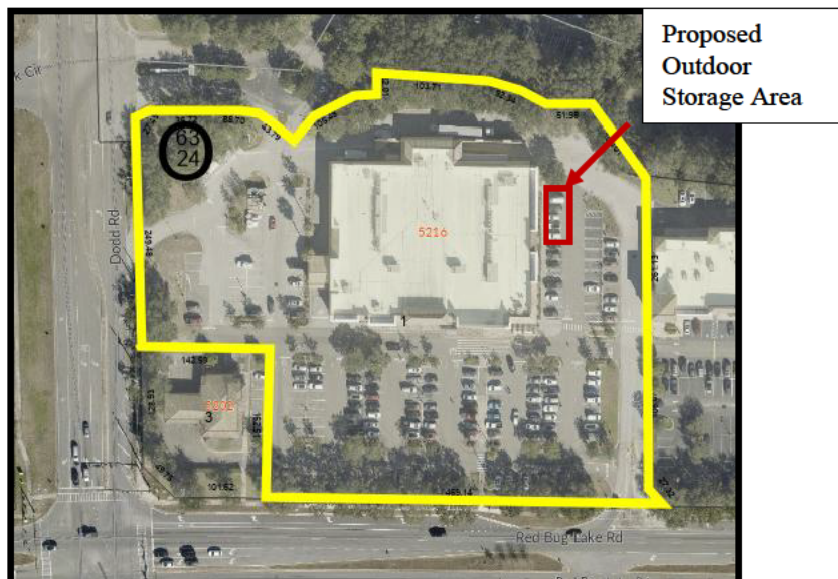
### Zoning



### Future Land Use



### Aerial



### AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE
1.	Buffers and CPTED Chad Harvey	A full buffer review will be done at time of site plan review if it is determined that a site plan is required for the proposed use.
2.	Buffers and CPTED Chad Harvey	On the landscape plan, please show the existing trees along the north, east, south and west portions of the property as well as within the parking area surrounding the existing building.
3.	Buffers and CPTED Chad Harvey	Approved plan species list. All plant material proposed to be installed on a site shall be site appropriate, and selected from the Approved Plant Species list set forth in Figure 14.1 of Chapter 30 of the Seminole County Land Development Code, or from the Florida Friendly Landscaping Guide to Plant Selection & Landscape Design. Use of any other species shall require prior approval by the Development Services Director. The plants listed in Figure 14.1 have demonstrated the ability to grow and thrive in the Central Florida Area.
4.	Buffers and CPTED Chad Harvey	Crime Prevention Through Environmental Design (CPTED) CPTED is defined as "the proper design and effective use of the built environment that can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life." It is based on three overlapping strategies: 1. Natural access control 2. Natural surveillance 3. Territorial reinforcement The goal of CPTED is to reduce opportunities for crime that may be inherent in the design of structures and development sites. This goal is accomplished through the involvement of CPTED trained law enforcement officers in the planning and design review of development projects. CPTED uses various tools to evaluate environmental conditions, and look for ways to intervene to control human / criminal behavior and reduce the fear of crime. The comments provided below are intended to promote public safety on the property under review.
5.	Buffers and CPTED Chad Harvey	Buffer information can be found here: <a href="http://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASC">http://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASC</a> BU
6.	Buffers and CPTED Chad Harvey	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.
7.	Buffers and CPTED Chad Harvey	Off-site trees do not count towards the landscape buffer requirements.
8.	Buffers and CPTED Chad Harvey	Buffers can overlap into a retention area.
9.	Buffers and CPTED Chad Harvey	Off-site trees do not count toward the landscape buffer requirements.
10.	Buffers and CPTED Chad Harvey	This property is part of the ZOM Red Bug Village PD. Required buffers are those consistent with the Lake Mary Boulevard Gateway Corridor Overlay Standards and the Seminole County Land Development Code (SCLDC). A 25' buffer must be maintained along the northern property line between Tract 1 (multifamily residential to the north) and Tract 2 (subject property).

11.	Buffers and CPTED Chad Harvey	Per the Developer's Commitment, Tract 2 (the subject tract for this request) must maintain internal landscape buffers (internal to other tracts) of 10' in width.
12.	Buffers and CPTED Chad Harvey	The subject property is Tract 2 of the ZOM Red Bug Lake Road PD. This Tract requires a minimum of 30% open space minimum and allows for a 70% maximum Impervious Surface.
13.	Buffers and CPTED Chad Harvey	Within Tract 2, there shall be a six (6') wide intermittent foundation landscape buffer between parking lot and buildings.
14.	Buffers and CPTED Chad Harvey	Per the Final Master Plan Developer's Commitment Agreement, Commitments, Classifications and District Description, Section VII. Landscaping and Buffers – North Parcel, A. Landscaping (2) A minimum 25' landscape buffer, except one 30' radius of drive, shall encroach up to 10'. A 6' wall shall be required between Tract 1 and Tract 2. This buffer must be maintained per existing approval for this site.
15.	Buffers and CPTED Chad Harvey	<p>Parking Lot Landscaping shall be per the Lake Mary Boulevard Gateway Corridor Overlay Standards. Per Sec. 30.10.3.6, Parking Lots shall be designed and landscaped according to the following criteria:</p> <p>(a ) Landscape requirement. A minimum of ten (10) percent of all parking area and entryways shall be landscaped with vegetation listed in the Florida-Friendly Landscape Guide.</p> <p>(b) Parking bays. Parking bays shall not be larger than forty (40) spaces.</p> <p>(c) Landscape breaks.</p> <p>(1) Perimeter landscaped parking breaks shall be a maximum of two hundred (200) square feet in area, planted with one (1) canopy tree and a maximum of twenty (20) spaces apart.</p> <p>(2) Internal landscaped breaks shall be a minimum of four hundred (400) square feet planted with one (1) canopy tree, two (2) to three (3) inches dbh, for every landscape break and a minimum of three (3) shrubs for every landscaped break. Internal breaks shall be a maximum of twenty (20) spaces apart.</p> <p>(3) Diamond landscaped breaks shall be placed every ten (10) spaces internally, shall be eight (8) feet by eight (8) feet and shall be planted with one (1) canopy tree</p>
16.	Building Division Daniel Losada	- Standard building permit will apply
17.	Building Division Daniel Losada	- Any building construction and/or modification will require Building permits and engineered plans to meet the current 8 <sup>th</sup> ed (2023) Florida Building Code
18.	Building Division Daniel Losada	- Type of use and size of building may require fire sprinklers and fire alarms.
19.	Building Division Daniel Losada	- Separate demolition permits are required for the demolition of each structure.

20.	Building Division Daniel Losada	- All site alterations and upgrades must comply with the Florida Accessibility Code.
21.	Building Division Daniel Losada	- 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...
22.	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.
23.	Environmental Services Maliha Rahman	Seminole County Utilities does not have any objection to the proposed storage unit. However, please note there may be an 8" PVC potable water service pipe located below the proposed storage unit and caution may be required for construction. This can be viewed through a GIS map of the area.
24.	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:  <a href="https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml">https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml</a> . 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.
25.	Planning and Development Chad Harvey	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>
26.	Planning and Development Chad Harvey	This property is zoned PD (ZOM Red Bug Lake Road). Allowed uses within this PD are those consistent with the C-1 zoning district per the SCLDC. Outdoor storage is not a permitted use in the C-1 (Retail Commercial) zoning district.
27.	Planning and Development Chad Harvey	If additional outdoor lighting is proposed, a photometric plan may be required per Chapter 30, Part 15 of the SCLDC.
28.	Planning and Development Chad Harvey	At the time of site plan review, please show site dimensions of proposed area for outdoor storage enclosure.
29.	Planning and Development Chad Harvey	The setbacks for this property are: Twenty-five feet (25') Front Yard, Fifty-feet (50') Rear Yard, (adjacent to residential) and Fifty-feet (50') Side Yard (adjacent to residential); if not adjacent to

		residential, then the Side Yard setbacks would be Twenty-five feet (25') for the passive side of the building.
30.	Planning and Development Chad Harvey	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>
31.	Planning and Development Chad Harvey	Staff does not support the proposed location of the storage structure that the Applicant is proposing because it encroaches into the required open space and landscape buffer. Preserving these areas is necessary to maintain compliance with the conditions established in the Developer's Commitment Agreement.  Staff recommends that the applicant relocate the structure to the eastern side of the building, toward the rear of the site, within the existing parking lot shown in the aerial above.. Because the site contains more parking spaces than required, removing a few parking spaces to accommodate the outdoor storage structure would not prevent Walmart from meeting its minimum parking requirements. However, the parking requirements would need to be demonstrated at the time of the PD Major Amendment Rezone on the Master Development Plan.  If the applicant chooses to locate the structure in the proposed location instead, the request would require approval of a Planned Development (PD) Major Amendment to the ZOM Red Bug Lake Road PD.
32.	Planning and Development Chad Harvey	<b><i>The PD Major Amendment is considered as a Rezone from PD (Planned Development) to PD (Planned Development).</i></b>  <b>1st step</b> is approval of the PD Rezone which includes the Master Development Plan (MDP). This involves a public hearing with Planning & Zoning (P&Z), followed by a public hearing with the Board of County Commissioners (BCC). May take 6 months depending on the review and agenda date deadlines. <b><i>(Per Sec. 30.8.5.6 (a) - the Applicant has 5 years from the date of approval of the Master Development Plan to submit for an FDP).</i></b>  <b>2nd step</b> is approval of the Final Development Plan (FDP) which is approved on a staff level, which can be submitted as a Final Development Plan as an Engineered Site Plan
33.	Planning and Development Chad Harvey	<b><u>Sec. 30.3.4: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions:</u></b> <b>Placards</b>

		<p>Placards shall be a minimum of 24"x 36" in size. A minimum of two (2) placards shall be required per property or project. At the discretion of the Division Manager the number of placards on a property or project may be increased.</p> <p>Placards shall be posted at least fifteen (15) days prior to a scheduled public hearing; Placards shall state the time and place of the hearing and the nature of the matter to be discussed; Affidavit of proof of the required publication and placards posting shall be presented to staff prior to the public hearing by the applicant/petitioner/appellant and shall be made a part of the record of the proceeding.</p> <p><b><u>A PD Major Amendment Rezone requires the Applicant to conduct a Community Meeting Section 30.3.5.3</u></b></p> <ul style="list-style-type: none"> <li>• Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held <b>at least twenty (20) calendar days</b> prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant.</li> <li>• Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).</li> </ul>
34.	Planning and Development Chad Harvey	The subject property is required to follow the Lake Mary Blvd. Gateway Corridor Overlay Standards (Sec. 30.10.3) of the SCLDC.
35.	Public Safety - Fire Marshal Matthew Maywald	Dumpster enclosure/storage shall be a minimum of 10 ft from all existing structures.
36.	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.
37.	Public Works Engineering Andrew Broxton	A detailed grading and drainage plan will be required at site plan review to show that the approved drainage system can accommodate the additional impervious surface.
38.	Public Works County Surveyor	There are possibly a large number of easements near or in the location requested a better drawing showing the actual location in relation to the easements and the lot boundary is required for this Surveyor to form an opinion.

## DEPARTMENT PROJECT STATUS AND CONTACT

Department	Reviewer	Email	Contact	Status
Public Works - Engineering	Andrew Broxton	abroxton@seminolecountyfl.gov	407-665-0311	Review Complete
Planning and Development	Chad Harvey	charvey02@seminolecountyfl.gov	407-665-7341	Review Complete
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177	Review Complete
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386	Review Complete
Buffers and CPTED	Chad Harvey	charvey02@seminolecountyfl.gov	407-665-7341	Review Complete
Environmental Services	Maliha Rahman	mrahman@seminolecountyfl.gov	407-665-2033	Review Complete
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-5716	Review Complete
Public Works – County Surveyor	Raymond Phillips	rphillips@seminiolecountyfl.gov	407-665-5647	Review Complete

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](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](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) 665-3605	<a href="http://www.floridahealth.gov">www.floridahealth.gov</a>

#### Other Resources:

Flood Prone Areas [www.seminolecountyfl.gov/gm/building/flood/index.aspx](http://www.seminolecountyfl.gov/gm/building/flood/index.aspx)  
Watershed Atlas [www.seminole.wateratlas.usf.edu](http://www.seminole.wateratlas.usf.edu)