



SEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET, ROOM 2028
SANFORD, FLORIDA 32771
TELEPHONE: (407) 665-7371
PLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 25-80000053
PM: Tiffany
REC'D: 4/22/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ **PRE-APPLICATION** \$50.00*
(*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

PROJECT

PROJECT NAME: **WALMART EV OVIEDO #5106**
PARCEL ID #(S): **34-21-31-300-016C-0000**
TOTAL ACREAGE: **6.66** BCC DISTRICT: **DISTRICT 1 - BOB DALLARI**
ZONING: **PD** FUTURE LAND USE: ~~NO CHANGE~~ **PD**

APPLICANT

NAME: _____ COMPANY: ~~WALMART EV CHARGING, LLC~~
ADDRESS: ~~2608 SE J ST~~
CITY: ~~DENTONVILLE~~ STATE: ~~AR~~ ZIP: ~~72716~~
PHONE: _____ EMAIL: _____

CONSULTANT

NAME: **ANDREW WILSON** COMPANY: **BOWMAN CONSULTING GROUP, LTD**
ADDRESS: **11475 GREAT OAKS WAY, STE 350**
CITY: **ALPHARETTA** STATE: **GA** ZIP: **30022**
PHONE: **(678)-266-5817** EMAIL: **ELIZABETH.HER@BOWMAN.COM**

PROPOSED DEVELOPMENT

Brief description of proposed development: Conversion of parking spaces into electrical vehicle parking/stalls

☐ **SUBDIVISION** ☐ **LAND USE AMENDMENT** ☐ **REZONE** ☐ **SITE PLAN** ☐ **SPECIAL EXCEPTION**

STAFF USE ONLY

COMMENTS DUE: **5/2** COM DOC DUE: **5/8** DRC MEETING: **5/14**

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: **PD** FLU: **PD** LOCATION: **on the west side of SR 434, north of McCulloch Rd**
W/S: **Seminole County** BCC: **1: Dallari**



April 21, 2025

Seminole County
1101 East 1st Street
Sanford, FL 32771

**RE: Walmart EV Oviedo #5106
Letter of Intent**

Bowman is working with Walmart/Walmart EV Charging LLC to propose Electrical Vehicle Parking at 4255 Alafaya Trail, Oviedo, FL 32765.

This site is currently developed and resides within Seminole County.

Scope of Work:

- Installation of 4 customer charging units (two chargers per unit) for a total of 8 (eight) 12-foot-wide EV charging stalls.
- Installation of new transformer and switchboard cabinet with associated underground power lines, trenching and/or boring for connection.
- Potential for additional light pole(s) installation and/or additional lighting heads added to existing light poles.
- The two stalls closest to the store will be dual use "use last stalls" that are ADA accessible. Each dual use stall will have ADA access to the front of the store and there is potential for minor grading, sidewalk/ramp modification, sign/bollard/landscape relocation to achieve ADA compliance.
- Installation of new EV & EV Accessible signs.

Discussion items:

- General feedback from staff.
- What is the correct parking ratio that Walmart needs to adhere to for the site?
 - Are there any ECR documents that govern parking or otherwise for the property?
- EV stalls require 90deg parking stalls that will replace existing angled stalls,. Any issues with the proposed configuration?
- Landscaping requirements including:
 - Requirements for tree removal/replacement
 - Screening requirements for equipment
 - Any issues with sidewalks cutting through existing islands for ADA access?

Project Timeline:

- Looking to finish construction by end of 2025.
 - Construction complete = transformer pad installed, conduit stubbed up, and civil work complete (sidewalks, striping, signage, bollards, landscape, etc.).
 - We are hopeful that energization can take place at same time civil construction is complete, but WMT energy team will coordinate this with the power company around construction time.

We appreciate your consideration of this application. Should you have any questions or concerns, please do not hesitate to contact Andrew Wilson at (678) 606-5277 or awilson@bowman.com.

Thank you,

Elizabeth Her

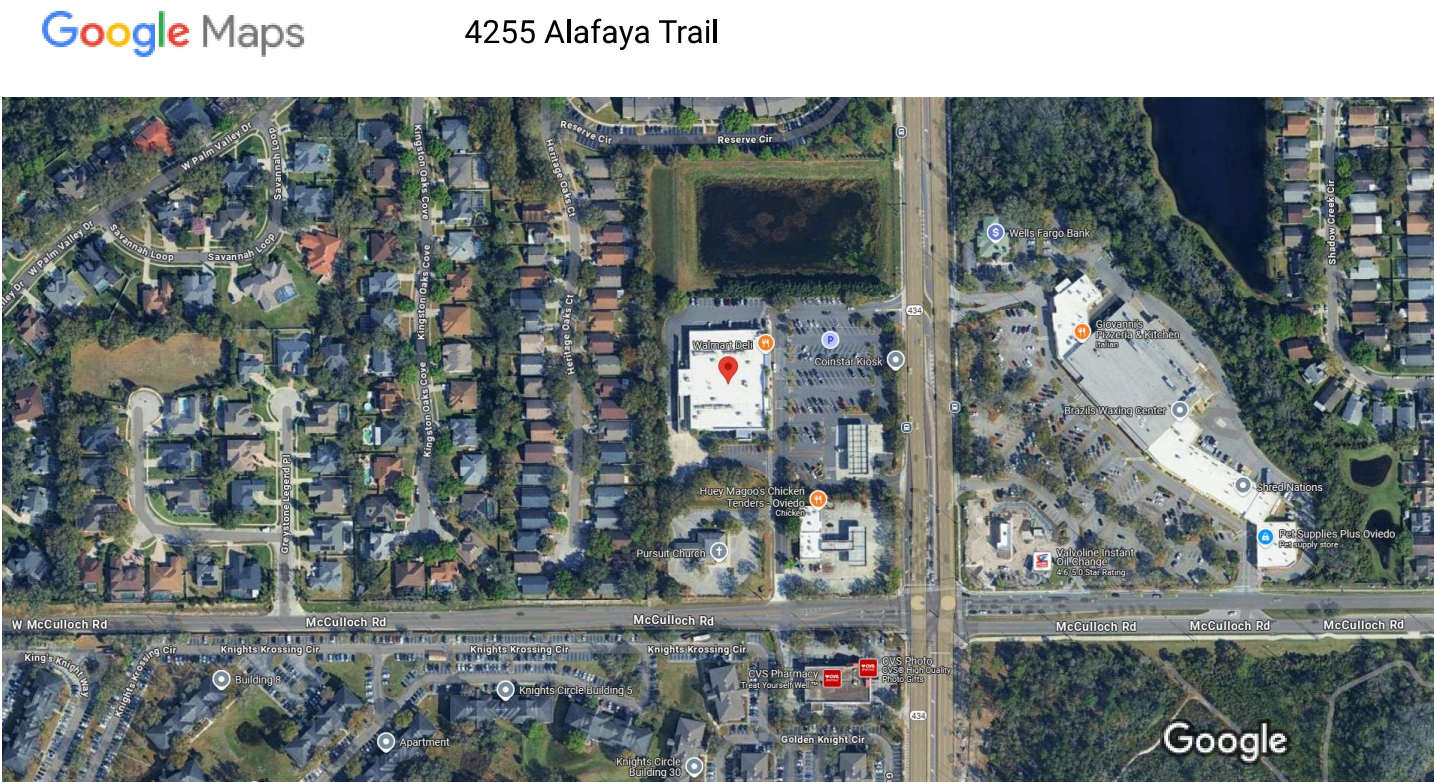
Elizabeth Her

Project Coordinator

elizabeth.her@bowman.com

(678) 266-5817

BOWMAN



Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 100 ft



4255 Alafaya Trail

Building

Directions

Save

Nearby

Send to phone

Share

4255 Alafaya Trail, Oviedo, FL 32765

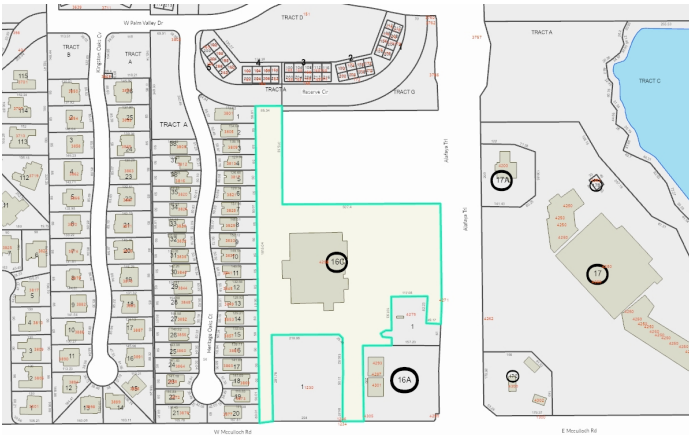
Photos

Property Record CardA



Parcel: 34-21-31-300-016C-0000
 Property Address: 4255 ALAFAYA TRL OVIEDO, FL 32765
 Owners: WALMART STORES EAST LP
 2025 Market Value \$5,169,060 Assessed Value \$5,169,060 Taxable Value \$5,169,060
 2024 Tax Bill \$67,424.88
 Supermarket property w/1st Building size of 40,526 SF and a lot size of 6.66 Acres

Parcel LocationA



Site ViewA



342131300016C0000 02/22/2022

Parcel InformationA

Parcel	34-21-31-300-016C-0000
Property Address	
Mailing Address	PO BOX 8050 BENTONVILLE, AR 72712-8055
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$2,708,643	\$2,666,605
Depreciated Other Features	\$345,534	\$322,977
Land Value (Market)	\$2,114,883	\$2,114,883
Land Value Agriculture	\$0	\$0
Just/Market Value	\$5,169,060	\$5,104,465
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$5,169,060	\$5,104,465

2024 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$67,424.88
Tax Bill Amount	\$67,424.88
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)A

Name - Ownership Type

WALMART STORES EAST LP

Legal DescriptionA

SEC 34 TWP 21S RGE 31E
BEG 664.36 FT W & 40 FT N OF SW COR
RUN N 1015.04 FT E 85.34 FT S
315.18 FT E 507.4 FT S 324.67 FT S
02 DEG 34 MIN 08 SEC E 145.51 FT W
250.01 FT S 230 FT W TO A PT 934.88
FT E OF W LI SEC N 84.87 FT N 03
DEG 08 MIN 28 SEC E 50.11 FT N
130.92 FT N 45 DEG 43 MIN 55 SEC W
25.45 FT W 210.08 FT S 281.78 FT W
TO BEG (LESS PORTION IN PB 74 PGS 35 - 36)

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$5,169,060	\$0	\$5,169,060
Schools	\$5,169,060	\$0	\$5,169,060
FIRE	\$5,169,060	\$0	\$5,169,060
ROAD DISTRICT	\$5,169,060	\$0	\$5,169,060
SJWM(Saint Johns Water Management)	\$5,169,060	\$0	\$5,169,060

SalesA

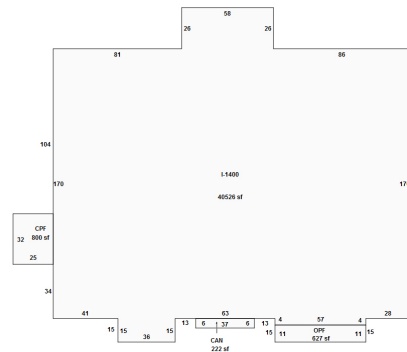
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	6/1/2002	\$3,135,000	04449/1381	Vacant	No
WARRANTY DEED	7/1/1999	\$1,060,000	03705/0387	Vacant	Yes
WARRANTY DEED	9/1/1988	\$1,500,000	01993/1401	Vacant	Yes

LandA

Units	Rate	Assessed	Market
288,367 SF	\$7.72/SF	\$2,114,883	\$2,114,883

Building InformationA	
#	1
Use	MASONRY PILASTER .
Year Built*	2002
Bed	
Bath	
Fixtures	0
Base Area (ft²)	40526
Total Area (ft²)	
Constuction	WOOD SIDING WITH WOOD OR METAL STUDS
Replacement Cost	\$3,635,763
Assessed	\$2,708,643

* Year Built = Actual / Effective



Search by Area Search

Building 1

AppendagesA	
Description	Area (ft²)
CANOPY	222
CARPORT FINISHED	800
OPEN PORCH FINISHED	627

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
11549	4255 ALAFAYA TRL: ALTERATION COMMERCIAL-CONCRETE MASONRY (NEW EXTERIOR DOOR IN BREAKROOM)	\$10,000		3/6/2025
19404	4255 ALAFAYA TRL: SIGN (POLE,WALL,FACIA)-Wall Signs	\$17,000		12/1/2022
06128	4255 ALAFAYA TRL: ALTERATION COMMERCIAL-Walmart #5106 Need CC	\$500,000	11/13/2023	9/9/2022
04754	4255 ALAFAYA TRL: ALTERATION COMMERCIAL-WALMART LEVEL 2 ALT	\$138,340		6/12/2019
07725	4255 ALAFAYA TRL: REROOF COMMERCIAL-	\$107,497		5/29/2019
14383	4255 ALAFAYA TRL: ELECTRICAL - COMMERCIAL	\$4,614		9/17/2018
02954	ELECTRICAL	\$30,000	6/11/2018	3/19/2018
13257	ELECTRICAL	\$2,000		10/2/2017
89030	FIRE SPRINKLER	\$6,825		6/28/2017
02694	INTERIOR REMODEL	\$906,945	10/9/2017	6/23/2017
07827	ELECTRICAL	\$19,500		6/12/2017
6893	SIGNS	\$13,750		5/24/2017
61170	FIRE ALARM SYSTEM INSTALL	\$16,000		5/10/2017

4641	WALK IN COOLER	\$50,000		4/11/2017
14109	MECHANICAL	\$34,950		12/18/2015
04873	MECHANICAL	\$65,700		7/6/2015
05023	ADD & RELOCATE FIRE SPRINKLERS PER TENANT REVISIONS	\$5,200		6/21/2011
04700	MECHANICAL	\$59,000		6/13/2011
03259	CCTV - WALMART REMODEL	\$4,800		4/28/2011
02211	INTERIOR ALTERATION	\$250,000	10/10/2011	3/29/2011
00732	RANGE HOOD SUPPRESSION SYSTEM	\$1,000		1/23/2008
04171	INSTALL TANSFER SWITCH ONLY FOR GENERATOR - MURPHY OIL; PAD PER PERMIT 4279 ALAFAYA TRL	\$1,198		4/20/2007
00178	INSTALL POOL ENCLOSURE	\$190,000	10/19/2007	1/8/2007
14585	LYNX BUS STOP SHELTER; PAD PER PERMIT 4271 ALAFAYA TRL	\$10,000	2/7/2006	7/29/2005
03134	5 WALL SIGNS; PAD PER PERMIT 4279 ALAFAYA TRL	\$0		3/1/2003
00936	TRASH DUMPSTER; PAD PER PERMIT 4279 ALAFAYA TRL	\$3,000		1/1/2003
10877	SIGNAGE; PAD PER PERMIT 4201 ALAFAYA TRL	\$0		11/1/2002
11057	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 4255 ALAFAYA TRL	\$4,800		11/1/2002
09565	MURPHY GAS STATION; PAD PER PERMIT 4279 ALAFAYA TRL	\$484,203	4/18/2003	10/1/2002
09543	RANGEHOOD SUPPRESSION SYSTEM; PAD PER PERMIT 1250 W MCCULLOCH RD	\$0		9/1/2002
08285	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 1250 W MCCULLOCH RD	\$33,000		8/1/2002
08655	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 1250 W MCCULLOCH RD	\$0		8/1/2002
03952	PAD PER PERMIT 4255 ALAFAYA TRL	\$25,000,000	1/14/2003	4/1/2002

Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	2002	125198	\$338,035	\$152,116
COMMERCIAL CONCRETE DR 4 IN	2002	5346	\$29,082	\$13,087
POLE LIGHT 1 ARM	2002	3	\$5,562	\$5,562
POLE LIGHT 2 ARM	2002	26	\$93,730	\$93,730
POLE LIGHT 3 ARM	2002	3	\$16,995	\$16,995
LOAD WELL	2002	2408	\$4,960	\$2,232
BLOCK WALL - SF	2002	6600	\$91,542	\$41,194
6' CHAIN LINK FENCE - LIN FT	2002	760	\$11,772	\$4,709
BLOCK WALL - SF	2002	602	\$8,350	\$3,758
WALL DECORATIVE - SF	2002	602	\$18,174	\$8,178
10' CHAIN LINK FENCE - LIN FT	2002	40	\$1,010	\$404
BLOCK WALL - SF	2002	180	\$2,497	\$1,124

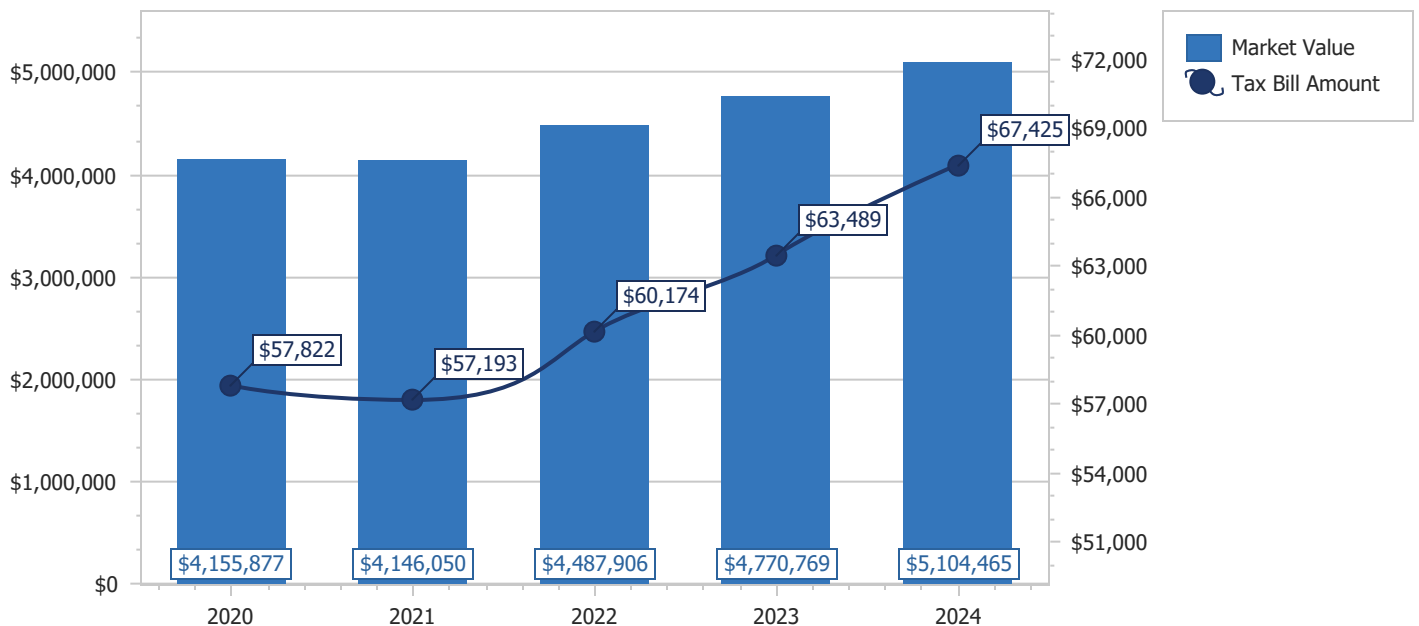
ZoningA	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School DistrictsA	
Elementary	Carillon
Middle	Jackson Heights
High	Hagerty

Political RepresentationA	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 78

UtilitiesA	
Fire Station #	Station: 65 Zone: 651
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value HistoryA



**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us
eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 4/22/2025 9:30:17 AM
Project: 25-80000053
Credit Card Number: 48*****1887
Authorization Number: 027728
Transaction Number: 220425C2B-E3A15135-21C9-464C-9C54-993E3FB6E037
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50