



SEMINOLE COUNTY, FLORIDA
Development Review Committee
Meeting Agenda

Wednesday, May 14, 2025

9:00 AM

No meeting scheduled.

DRC & PRE- APPLICATIONS

COMMENTS ONLY (NO MEETING SCHEDULED)

S BEARDALL PROPERTY - PRE-APPLICATION

[2025-459](#)

Project Number: 25-80000051

Project Description: Proposed Site Plan for a construction company on 6.1 acres in the PD Zoning District located on the west side of Beardall Ave, north of Moores Station Rd

Project Manager: Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)

Parcel ID: 04-20-31-300-0340-0000

BCC District: 5-Herr

Applicant: Matthew Sands (407) 450-6969

Consultant: N/A

Attachments: [APPLICATION](#)
[COMMENTS](#)

WALMART EV - PRE-APPLICATION**[2025-460](#)****Project Number:** 25-80000053**Project Description:** Proposed Site Plan for EV parking at an existing grocery store on 6.66 acres in the PD Zoning District located on the west side of Alafaya Trl, north of McCulloch Rd**Project Manager:** Tiffany Owens 407-665-7354
(towens04@seminolecountyfl.gov)**Parcel ID:** 34-21-31-300-016C-0000**BCC District:** 1-Dallari**Applicant:** Andrew Wilson (678) 266-5817**Consultant:** Andrew Wilson (678) 266-5817**Attachments:** [APPLICATION](#)
[COMMENTS](#)**WALMART EV OVIEDO - PRE-APPLICATION****[2025-461](#)****Project Number:** 25-80000052**Project Description:** Proposed Site Plan for EV parking at an existing store on 9.67 acres in the PD Zoning District located on the east side of Deep Lake Rd, south of Aloma Ave**Project Manager:** Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)**Parcel ID:** 31-21-31-517-0000-0030**BCC District:** 1-Dallari**Applicant:** Alexis Xiong (678) 606-5275**Consultant:** Alexis Xiong (678) 606-5275**Attachments:** [APPLICATION](#)
[COMMENTS](#)



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2025-459

Title:

S BEARDALL PROPERTY - PRE-APPLICATION

Project Number: 25-80000051

Project Description: Proposed Site Plan for a construction company on 6.1 acres in the PD Zoning District located on the west side of Beardall Ave, north of Moores Station Rd

Project Manager: Annie Sillaway (407) 665-7936 (asillaway@seminolecountyfl.gov)

Parcel ID: 04-20-31-300-0340-0000

BCC District: 5-Herr

Applicant: Matthew Sands (407) 450-6969

Consultant: N/A



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

PROJ. #: 25-80000051

Received: 4/17/25

Paid: 4/21/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: 2850 S Beardall Property

PARCEL ID #(S): 04-20-31-300-0340-000

TOTAL ACREAGE: ~~6.07 Acres~~ 6.10

BCC DISTRICT: 5

ZONING: PD

FUTURE LAND USE: ~~HH~~ HIPAP

APPLICANT

NAME: Matthew Sands

COMPANY: Sanpik, Inc

ADDRESS: 1424 N Ronald Reagan Blvd., Ste 1300

CITY: Longwood

STATE: Florida

ZIP: 32750

PHONE: 407.450.6969

EMAIL: m.sands@sanpikinc.com

CONSULTANT

NAME:

COMPANY:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL:

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: _____

STAFF USE ONLY

COMMENTS DUE: 5/2

COM DOC DUE: 5/8

DRC MEETING: 5/14

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: PD

FLU: HIPAP

LOCATION:

on the west side of Beardall Ave,
north of Moores Station Rd

W/S: City of Sanford

BCC: 5: Herr

Agenda: 5/9



SanPik Incorporated
1424 N Ronald Reagan Blvd., Ste 1300
Longwood, Florida 32750

April 16, 2025

Seminole County
Planning & Development Division
1101 East First Street, Room 2028
Sanford, Florida 32771

2850 S Beardall – City of Sanford, FL

Our company, an established underground utility contractor, proposes to develop the property located on Beardall Avenue for the operation of our business headquarters. The intended use of the site includes a combination of office space, an equipment maintenance workshop, and an outdoor lay down yard to support our field operations.

The development will include the construction of a 2,500 square foot office building that will serve as the administrative and operational center for our team, housing management, project coordinators, and support staff. Adjacent to the office, a 5,000 square foot workshop will be constructed to accommodate the maintenance and repair of our heavy civil construction equipment, trucks, and utility vehicles. This workshop is essential for the day-to-day upkeep of our fleet and enables us to respond efficiently to field demands.

To the rear of the site, we have designated a lay down yard surfaced with asphalt millings. This area will be used for the secure staging and storage of equipment, piping, materials, and job trailers associated with our ongoing construction projects. Access to the site will be controlled via a security gate off Beardall Avenue, with internal circulation designed to allow for the safe maneuvering of large trucks and equipment.

The site design incorporates several buffers and landscape features to minimize impact to neighboring properties. These include a 15-foot landscape setback along the property lines and screening fences with hedges and vines for visual buffering. Environmental considerations have also been addressed by maintaining a 25-foot wetland buffer as shown on the conceptual site plan.

This facility is a critical step in our growth and will allow us to centralize our operations in a professional, secure, and compliant manner. We are committed to being good neighbors and will ensure that all activities on-site are in full alignment with county regulations and community expectations.

Sincerely

Matthew Sands / Sanpik / President

INDEX	
SHEET	DESCRIPTION
1	GENERAL NOTES, VICINITY MAP & LEGEND
2	BOUNDARY SURVEY

SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENTS AS DERIVED FROM THE TRIMBLE VRS NOW NETWORK. AS A REFERENCE FOR THIS SURVEY, THE EAST LINE OF THE SW 1/4 OF SECTION 4, T20S, R31E, HAS A BEARING OF N00°08'01"W (M).
- THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN TITLE COMMITMENT NUMBER 12128762, DATED NOVEMBER 22, 2024, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.
- NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
- WETLAND AREAS, IF ANY, WERE NOT ADDRESSED AS PART OF THIS SURVEY.
- UNDERGROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED.
- SUBJECT PARCEL CONTAINS: ±264,431 SQ. FT. OR ±6.07 ACRES.
ZONING CODE: PD (PLANNED DEVELOPMENT)
PER SEMINOLE COUNTY ZONING MAP.

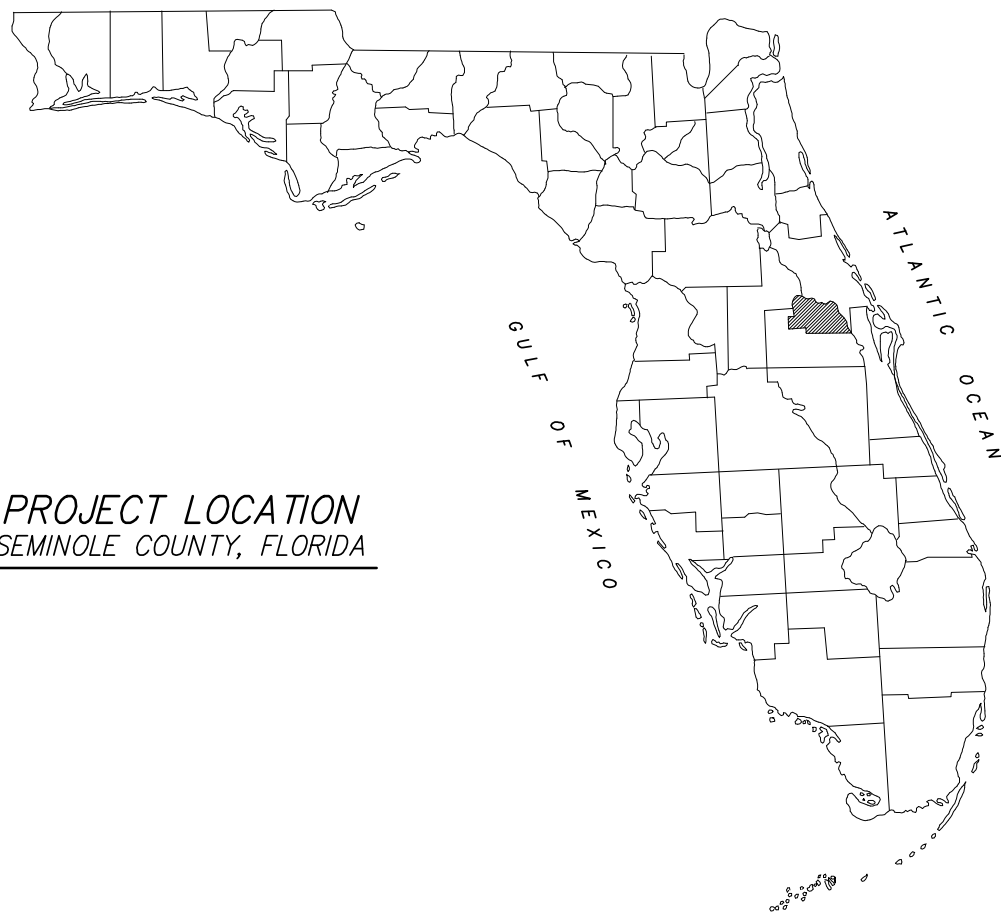
SETBACKS:
MINIMUM FRONT YARD = 25 FEET
MINIMUM REAR YARD = 10 FEET
MINIMUM SIDE STREET = 25 FEET
MINIMUM SIDE YARD = 10 FEET

INFORMATION OBTAINED FROM SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER NO. 08-20500002
- RIGHT OF WAY INFORMATION FOR S. BEARDALL AVENUE NOT PROVIDED AT THE TIME OF SURVEY. BOUNDARY SUBJECT TO CHANGE IF OR WHEN RIGHT OF WAY INFORMATION IS DISCOVERED AND DETERMINED TO AFFECT THE SUBJECT PARCEL.
- NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED DURING THE TIME FIELD WORK WAS PERFORMED ON THE SUBJECT PARCEL.
- NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL WAS OBSERVED DURING THE TIME FIELD WORK WAS PERFORMED ON THE SUBJECT PARCEL.
- THERE IS NO OBSERVABLE EVIDENCE NOR INFORMATION PROVIDED INDICATING CHANGES IN STREET RIGHT OF WAY LINES.
- THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- ACCESS TO THE SUBJECT PROPERTY IS BY PUBLIC RIGHT-OF-WAY VIA S. BEARDALL AVENUE.
- THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES SHOWN ON THIS SURVEY AND THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT.
- THE BOUNDARY LINES OF THE SUBJECT PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS-OF-WAYS AND EASEMENTS, PUBLIC AND PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
- THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN ±0.1 FOOT.
- NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.
- FROM A VISUAL INSPECTION ONLY, ALL UTILITIES APPEAR TO ENTER THE SUBJECT PROPERTY FROM A PUBLIC RIGHT OF WAY.
- FROM A VISUAL INSPECTION ONLY, THE SUBJECT PROPERTY APPEARS TO DRAIN INTO PUBLIC RIGHT OF WAY.
- IF THE SUBJECT PROPERTY IS COMPRISED OF MULTIPLE PARCELS, THE PARCELS ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARIES AS SHOWN ON THIS SURVEY, AND THAT THERE ARE NO GAPS, STRIPS OR GORES IN SAID PROPERTIES.
- THERE ARE NO OBSERVABLE PARTY WALLS AND NO OBSERVABLE ABOVE GROUND ENCROACHMENTS EITHER (A) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS, ALLEYS, EASEMENTS OR RIGHTS-OF WAY, OR (B) BY THE IMPROVEMENTS ON ANY ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY, EXCEPT AS OTHERWISE SHOWN HEREON.
- THERE IS NO OBSERVABLE EVIDENCE OF EASEMENTS, RIGHTS OF WAY ON OR ACROSS THE SURVEYED PROPERTY, OR ON ANY ADJOINING PROPERTIES IF THEY APPEAR TO AFFECT THE SUBJECT PROPERTY, EXCEPT AS OTHERWISE SHOWN HEREON.
- THE SUBJECT PROPERTY DOES NOT APPEAR TO SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES STRUCTURAL SUPPORT, INGRESS OR EGRESS.
- USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE PREPARED FOR/CERTIFIED TO, WILL BE THE RE-USERS SOLE RISK WITHOUT LIABILITY TO THE SURVEYOR.
- PRINTED DIMENSIONS SHOWN ON THE SURVEY SUPERSEDE SCALED DIMENSIONS. THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATIONS.
- THIS SURVEY AND THE COPIES THEREOF ARE NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL.

LEGEND AND ABBREVIATIONS:	
±	MORE OR LESS
(D)	DEED
(P)	PLAT
(M)	MEASURED
(E)	EASEMENT
O.R.B.	OFFICIAL RECORDS BOOK
R/W	RIGHT OF WAY
PPW	WOOD POWER POLE
CONC.	CONCRETE
Ⓢ	EXISTING WELL
E/P	EDGE OF PAVEMENT
ASPH.	ASPHALT
—	BOUNDARY LINE
—OHL—	OVERHEAD UTILITY LINE
—○—	CHAIN LINK FENCE
—x—	WIRE FENCE
— —	LINE BREAK

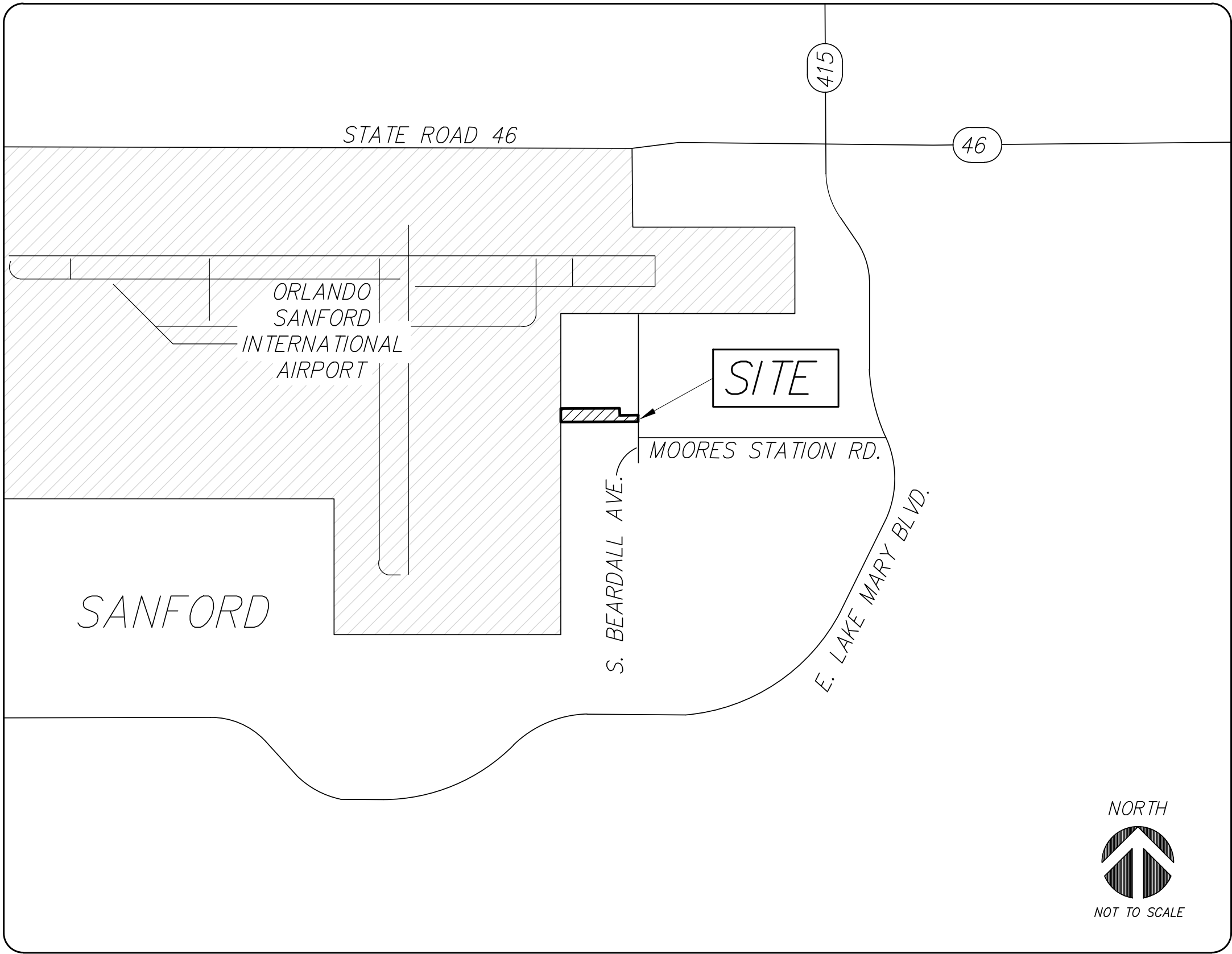
ALTA/NSPS LAND TITLE SURVEY
BOUNDARY SURVEY

2850 S. BEARDALL AVENUE, SANFORD, FL 32773
LYING IN SECTION 4, TOWNSHIP 20 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA



PROJECT LOCATION
SEMINOLE COUNTY, FLORIDA

VICINITY MAP



LEGAL DESCRIPTION (PER TITLE COMMITMENT NO. 12128762)

THE NORTH 230 FEET OF THE SOUTH 1375 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 20 SOUTH, RANGE 31 EAST, LESS THE NORTH 120 FEET OF THE EAST 334 FEET, THEREOF, LYING AND BEING IN SEMINOLE COUNTY, FLORIDA.

SCHEDULE B, SECTION II EXCEPTIONS (PER TITLE COMMITMENT NO. 12128762)

- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS FORM. (AFFECTS BUT NOT PLOTTABLE)
- TAXES AND ASSESSMENTS FOR THE YEAR 2025 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. (AFFECTS BUT NOT PLOTTABLE)
- STANDARD EXCEPTIONS:
 - ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. (AFFECTS AS PLOTTED AND SHOWN HEREON)
 - RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. (AFFECTS BUT NOT PLOTTABLE)
 - ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (AFFECTS BUT NOT PLOTTABLE)
 - TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS. (AFFECTS BUT NOT PLOTTABLE)
- ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND.. (AFFECTS AS PLOTTED AND SHOWN HEREON)
- SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 7106, PAGE 679. (AFFECTS BUT NOT PLOTTABLE)
- SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 10073, PAGE 763. (AFFECTS BUT NOT PLOTTABLE)
- RIGHTS OF TENANTS OCCUOYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS. (AFFECTS BUT NOT PLOTTABLE)

FLOOD CERTIFICATION

BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBER 12117C0090F, EFFECTIVE DATE SEPTEMBER 28, 2007, THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD AREA. FLOOD ZONE DETERMINATION WAS PERFORMED BY GRAPHICALLY PLOTTING ONTO FLOOD RATE INSURANCE MAPS PREPARED BY FEMA. THERE HAS BEEN NO FIELD SURVEYING PERFORMED BY THIS FIRM TO DETERMINE THIS FLOOD ZONE. THIS IS THE PROFESSIONAL OPINION OF CANVAS LAND SURVEYING, LLC. THE LENDER (IF ANY) MAKES THE FINAL DETERMINATION AS TO THE REQUIREMENT OF FLOOD INSURANCE OR NOT. WE ASSUME NO RESPONSIBILITY FOR ACTUAL FLOODING CONDITIONS.

JOB NO. J728	COMMITMENT NO. 12128762
CERTIFIED TO: OUR CHILDREN'S PROPERTY, LLC; SANPIK, INC.; FIDELITY NATIONAL TITLE INSURANCE COMPANY; LOWNDES, DROSDICK, DOSTER, KANTOR & REED, P.A.; SEACOAST NATIONAL BANK, ISAOA, ATIMA.	

SURVEYOR'S CERTIFICATE:

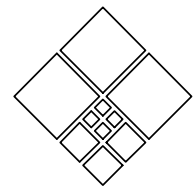
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10(A), 11, 13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 03, 2025.

DATE OF PLAT OR MAP: FEBRUARY 5, 2025.

I FURTHER CERTIFY THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050--052, FLORIDA ADMINISTRATIVE CODE.

LUKE P. FULFORD, P.S.M., NO. 6954
CANVAS LAND SURVEYING, LB 8320

CANVAS
LAND SURVEYING
100 N. ROYAL LAKEAN AVE. SUITE 100
LONGWOOD, FL 32750
CANVASLANDSURVEYING.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8320



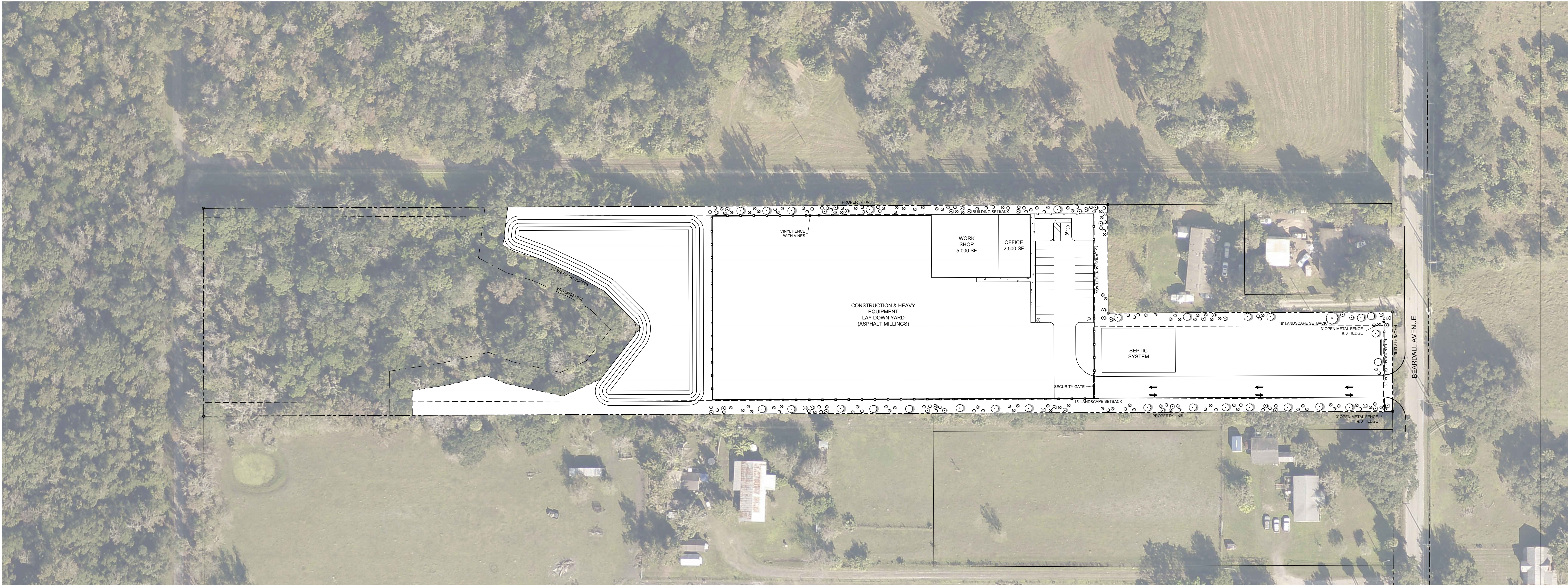
REVISIONS			
CHK			
DATE	DRAWN	INITIAL RELEASE	
07/21/22	L.P.F.		
02/05/25	L.P.F.	BOUNDARY UPDATE	REVISION

CLIENT: OUR CHILDREN'S PROPERTY, LLC	
JOB NO. J728	DRAWN BY: L.P.F.
DRAWING DATE: 2/5/2025	DATE OF SURVEY: 2/3/2025
ACAD FILE: 2850 S. BEARDALL AVE.DWG	

LYING IN SECTION 4,
TOWNSHIP 20 SOUTH,
RANGE 31 EAST,
SEMINOLE COUNTY, FLORIDA

ALTA/NSPS LAND TITLE SURVEY
BOUNDARY SURVEY
OUR CHILDREN'S PROPERTY, LLC

SHEET
1 OF 2

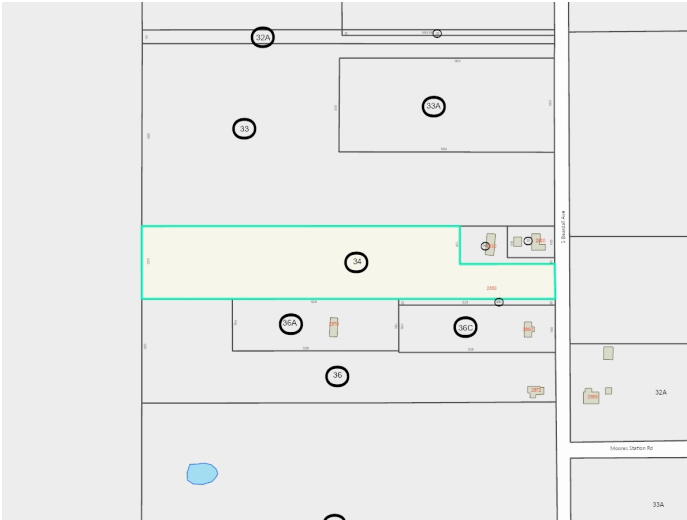


Property Record Card



Parcel: 04-20-31-300-0340-0000
Property Address: 2850 S BEARDALL AVE SANFORD, FL 32773
Owners: 1728 TIMOCUAN WAY LLC
 2025 Market Value \$534,459 Assessed Value \$447,086 Taxable Value \$447,086
 2024 Tax Bill \$5,898.60 Tax Savings with Non-Hx Cap \$796.01
 Vac Comm W/ Site Improvements property has a lot size of 6.10 Acres

Parcel Location



Site View

Parcel Information

Parcel	04-20-31-300-0340-0000
Property Address	
Mailing Address	111 SPRING VALLEY LOOP ALTAMONTE SPG, FL 32714-6508
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$12,827	\$10,030
Land Value (Market)	\$521,632	\$496,792
Land Value Agriculture	\$0	\$0
Just/Market Value	\$534,459	\$506,822
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$87,373	\$100,380
P&G Adjustment	\$0	\$0
Assessed Value	\$447,086	\$406,442

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$6,694.61
Tax Bill Amount	\$5,898.60
Tax Savings with Exemptions	\$796.01

Owner(s)

Name - Ownership Type

1728 TIMOCUAN WAY LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 04 TWP 20S RGE 31E N 230 FT OF S 1375
FT OF E 1/2 OF SW 1/4 (LESS N 120 FT OF E 334
FT + RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$447,086	\$0	\$447,086
Schools	\$534,459	\$0	\$534,459
FIRE	\$447,086	\$0	\$447,086
ROAD DISTRICT	\$447,086	\$0	\$447,086
SJWM(Saint Johns Water Management)	\$447,086	\$0	\$447,086

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/1/2007	\$450,000	06896/0499	Improved	Yes
QUIT CLAIM DEED	8/1/2007	\$100	06804/1798	Improved	No
PROBATE RECORDS	7/1/2000	\$100	03886/1937	Improved	No
QUIT CLAIM DEED	4/1/1987	\$100	01833/1009	Improved	No
QUIT CLAIM DEED	6/1/1982	\$100	01397/0997	Improved	No
WARRANTY DEED	1/1/1973	\$18,500	00994/0237	Improved	Yes

Land

Units	Rate	Assessed	Market
258,746 SF	\$2.52/SF	\$521,632	\$521,632

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
18531	2850 S BEARDALL AVE: DEMO RESIDENTIAL-2-Story Single Family Home	\$8,500		7/27/2021
16061	2850 S BEARDALL AVE: FENCE/WALL COMMERCIAL-	\$12,588		11/13/2020

Extra Features				
Description	Year Built	Units	Cost	Assessed
POLE BARNS/AVG	1989	960	\$0	\$0
6' CHAIN LINK FENCE - LIN FT	2021	920	\$14,251	\$12,827

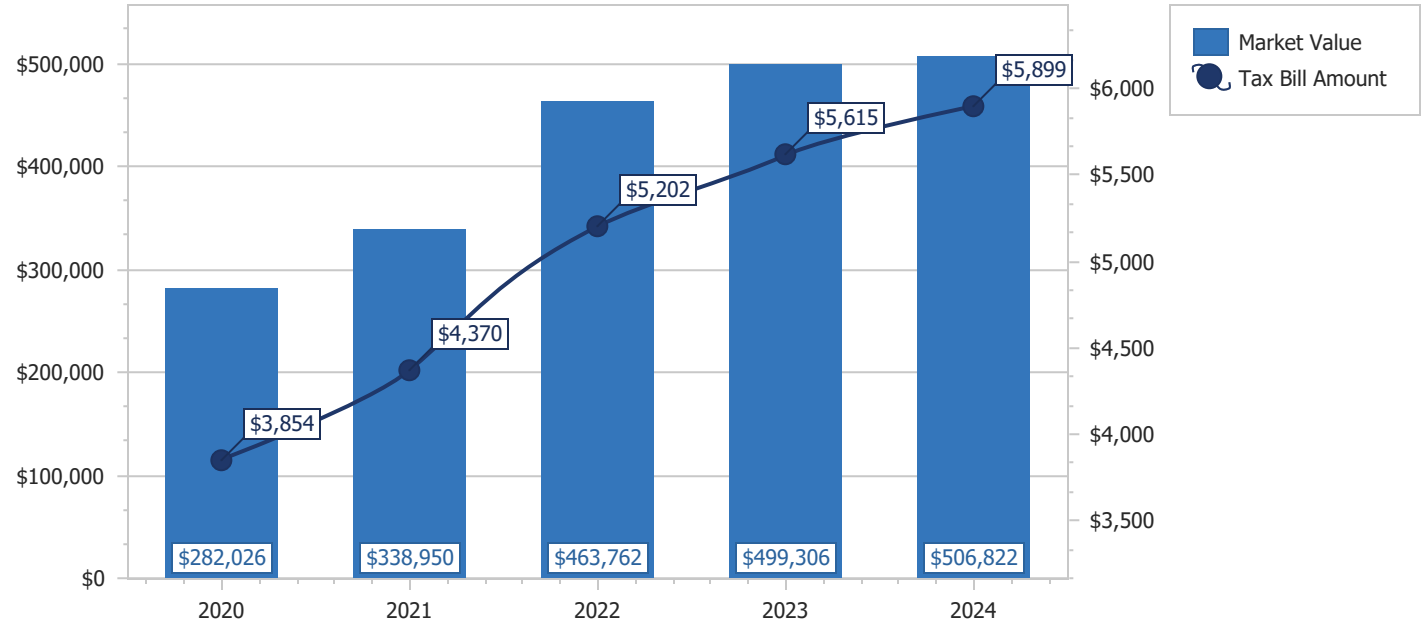
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPAP
Description	

School Districts	
Elementary	Region 3
Middle	Sanford
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 18

Utilities	
Fire Station #	Station: 41 Zone: 411
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



Copyright 2025 © Seminole County Property Appraiser

*

4/21/25 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT10:49:04
PROJ # 25-80000051 RECEIPT # 0112197
OWNER:
JOB ADDRESS: LOT #:

13

PRE APPLICATION	50.00	50.00	.00
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TOTAL FEES DUE.....: 50.00

AMOUNT RECEIVED.....: 50.00

* DEPOSITS NON-REFUNDABLE *
** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000000293	
CASH/CHECK AMOUNTS...:	50.00	
COLLECTED FROM:	SANPIK INC	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 -	4 - FINANCE

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

PROJECT NAME:	S BEARDALL PROPERTY - PRE-APPLICATION	PROJ #: 25-80000051
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	4/18/25	
RELATED NAMES:	EP MATTHEW SANDS	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	04-20-31-300-0340-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO CONSTRUCT A BUSINESS HEADQUARTERS ON 6.10 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE WEST SIDE OF BEARDALL AVE, NORTH OF MOORES STATION RD	
NO OF ACRES	6.10	
BCC DISTRICT	5: HERR	
CURRENT ZONING	PD	
LOCATION	ON THE WEST SIDE OF BEARDALL AVE, NORTH OF MOORES STATION RD	
FUTURE T LAND USE-	HIPAP	
APPLICANT:CONSULTANT:		
MATTHEW SANDS SANPIK, LLC 1424 N RONALD REAGAN BLVD STE LONGWOOD FL 32750 (407) 450-6969 M.SANDS@SANPIKINC.COM		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.

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

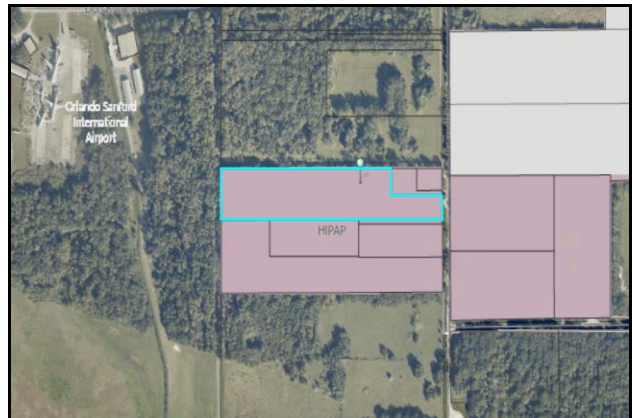
- The subject property has a Future Land Use of HIP-AP (Higher Intensity Planned Development – Airport).
- Staff strongly recommends contacting the City of Sanford regarding the proposed utility line installations scheduled for next year and the pre-annexation process. Once the utilities are in place, the city may require the Applicant to connect to the water and sewer lines along Beardall Avenue.
- The Applicant is proposing a new location for the parking area, which would require the Applicant to maintain a ten (10) foot landscape buffer along the eastern portion of the site, as specified on the Master Development Plan (MDP).
- The proposed relocation of the buildings and parking facilities to the designated laydown yard, along with the reduction in building footprints relative to the approved Master Development Plan (MDP), does not constitute an amendment to the MDP. The next step for the Applicant is to submit a Final Development Plan as an Engineered Site Plan.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
2.	Buffers and CPTED	<p>Landscape Buffer requirements are:</p> <p>North: Ten (10) foot wide landscape buffer with a six (6) foot high wall; 2.5 plant units per 100 linear feet,</p> <p>South: ten (10) foot wide landscape buffer with a six (6) foot high wall; 2.5 plat units per 100 linear feet,</p> <p>East (along Beardall Ave): Twenty-five (25) foot landscape buffer; 2.7 plant units per 100 linear feet. Six (6) foot high wall to be located behind the office building, and</p> <p><i>East (adjacent to parcel 04-20-31-300-034A-0000): Ten (10) foot building setback and buffer with 2.5 plant units per 100 feet.</i></p> <p><i>A fence would be required along the southern portion of the site adjacent to the internal roadway.</i></p> <p>West: Six (6) foot high wall to be located along the perimeter of the outdoor storage area as depicted on the Master Development Plan.</p>	Info Only
3.	Buffers and CPTED	Off-site trees do not count toward the landscape buffer requirements.	Info Only
4.	Buffers and CPTED	The location of the proposed parking adjacent to the existing residential home to the east will require the twenty-five (25) landscape buffer under SCLDC Sec. 30.14.8.	Info Only
5.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
6.	Buffers and CPTED	The landscape plans within the Final Development Plan (FDP) and Final Engineering Plan need to be consistent with one another.	Info Only
7.	Buffers and CPTED	Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.	Info Only
8.	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

9.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
10.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
11.	Comprehensive Planning	Form 7460-1 (https://oeaaa.faa.gov/oeaaa/external/portal.jsp) should be filled out and submitted to the FAA before construction begins. Airport has indicated the development is compatible with Airport Master Plan.	Info Only
12.	Comprehensive Planning	Site is within the Sanford JPA area 4 and will need to follow the compatibility and development standards outlined for this area. JPA Sub Area 4 defines in Section (3): (permitted uses in JPA Area 4) Industrial parks; corporate business parks; commercial developments; office complexes; attendant retail; services and hotel uses; medium and high-density rental residential developments between the 60 and 65 DNL; agricultural uses; public uses. All development must be phased concurrent with major public roadway improvements and installation of drainage, sewer and water utilities.	Info Only
13.	Comprehensive Planning	Noise level is noted at between 60-65 DNL on GIS map.	Info Only
14.	Comprehensive Planning	City of Sanford specified that site would need to annex based on utilities connections.	Info Only
15.	Comprehensive Planning	Future Land Use of HIP-AP (High Intensity Planned Development - Airport). This Land Use will require a rezone to PD (Planned Development). HIPAP has a maximum FAR of 1.0. Please note: Policy FLU 4.5.2 Higher Intensity Planned Development-Airport (HIP-Airport) Permitted Uses and Locational Standards section of the Future Land Use Element. Per Policy FLU 4.2.3: 3. High Intensity Planned Development Airport (HIP-Airport): Projects may choose to opt-in to the density and intensity bonuses of the Urban Centers and Corridors Overlay but must follow the HIP-Airport restrictions of no residential uses permitted.	Info Only
16.	Comprehensive Planning	Any amendment to uses in PD must comply with FLU.	Info Only
17.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Sanford to service it. No review required.	Info Only
18.	Environmental Services	Since the City of Sanford does not have sewer lines nearby, please be aware that if this site is going to be on septic, that it will require special permitting and/or a	Info Only

		<p>permit variance with the Seminole County Health Department.</p> <p>Per Florida Statutes Title XXIX, Chapter 381, Section 381.0065, Part (4) (i) 2 and 3:</p> <p>2. Each person who owns or operates a business or facility in an area zoned or used for industrial or manufacturing purposes, or its equivalent, or who owns or operates a business that has the potential to generate toxic, hazardous, or industrial wastewater or toxic or hazardous chemicals, and uses an onsite sewage treatment and disposal system that is installed on or after July 5, 1989, must obtain an annual system operating permit from the [Health] department. A person who owns or operates a business that uses an onsite sewage treatment and disposal system that was installed and approved before July 5, 1989, does not need to obtain a system operating permit. However, upon change of ownership or tenancy, the new owner or operator must notify the [Health] department of the change, and the new owner or operator must obtain an annual system operating permit, regardless of the date that the system was installed or approved.</p> <p>3. The [Health] department shall periodically review and evaluate the continued use of onsite sewage treatment and disposal systems in areas zoned or used for industrial or manufacturing purposes, or its equivalent, and may require the collection and analyses of samples from within and around such systems. If the [Health] department finds that toxic or hazardous chemicals or toxic, hazardous, or industrial wastewater have been or are being disposed of through an onsite sewage treatment and disposal system, the [Health] department shall initiate enforcement actions against the owner or tenant to ensure adequate cleanup, treatment, and disposal.</p>	
19.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
20.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified	Info Only

		arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	
21.	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
22.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
23.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
24.	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
25.	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 soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
26.	Natural Resources	The canopy trees listed in Chapter 30 Part 14 Approved Plant List Table or from the Florida Friendly Landscaping Guide may be used as replacement stock without prior approval. SCLDC 60.9(a)	Info Only
27.	Natural Resources	Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)	Info Only
28.	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
29.	Natural	No applicant may be required to replace more than	Info Only

	Resources	ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)	
30.	Natural Resources	Canopy trees used for replacement shall be a minimum of ten (10) feet in height and have a caliper no less than three (3) inches. SCLDC 60.9(d)(3)	Info Only
31.	Natural Resources	Understory trees shall not make up more than twenty-five (25) percent of the total number of trees planted to meet the required replacement for the site. Understory trees used for replacement shall be a minimum of four (4) feet in height and have a caliper no less than one and a half inches. SCLDC 60.9(d)(4)	Info Only
32.	Natural Resources	Palm trees listed in the recommended stock may be used as replacement trees with the following ratio: one (1) inch of palm caliper = 0.33 inches of canopy or understory tree. Palm trees may not account for more than twenty (20) percent of the required replacement trees. SCLDC 60.9(d)(5)	Info Only
33.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only
34.	Natural Resources	Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7)	Info Only
35.	Natural Resources	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)	Info Only
36.	Natural Resources	When ten (10) or more trees are required to be planted on a site to meet the requirements of Chapter 60, a mix of trees shall be provided at least one (1) of which shall be native to the Central Florida Region and no single tree species may constitute more than fifty (50) percent of the trees planted. SCLDC 60.9(d)(9)	Info Only
37.	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only
38.	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for	Info Only

		recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	
39.	Natural Resources	No subdivision may be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit will be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Special consideration will be given for waterfront features and shoreline protection as specified in Chapter 71 of this Code. SCLDC 35.61(b)	Info Only
40.	Natural Resources	According to the county wetland maps, wetlands are possibly located on the western side of the property. ***Please be advised the county wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. **	Info Only
41.	Natural Resources	Wetland boundaries need to be delineated by a wetlands specialist and approved by Seminole County and staff of FDEP if residential not in the WRPA or SJRWMD if residential in the WRPA or if in a Commercial plat. The plat must show the approved wetland line and provide the date and name of the SJRWMD reviewer.	Info Only
42.	Natural Resources	A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only
43.	Natural Resources	Conservation easements dedicated to Seminole County will be required over the wetlands and required buffers, and all property within the 100 year flood plain.	Info Only
44.	Natural Resources	Resources for wetland information: St. Johns River Water Management District: www.sjrwmd.com Florida Department of Environmental Protection: www.dep.state.fl.us Seminole County Map Resources: www.seminolecountyfl.gov Wetland and Flood Prone: Under ONLINE SERVICES / Interactive Maps / Information Kiosk Quadrangles: DEPARTMENTS/ Information Technologies / GIS / Maps available for viewing / Wetland quadrangle maps. Seminole County Property Appraiser Map Resources: http://www.scpafl.org Zoning, Future Land Use, FEMA, Aerials	Info Only
45.	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	Info Only

		<p>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:</p> <p>http://www.seminolecountyfl.gov/guide/codes.asp</p> <p>Seminole County Planning & Development:</p> <p>http://www.seminolecountyfl.gov/gm/</p>	
46.	Planning and Development	The subject site is within the "East Airport Commerce Park" referenced in the East Lake Mary Study. Preferred land uses are Airport Operations, Business Park/commerce park, Industrial Park (light industrial), Warehousing, Office, Specialty commercial (airport supportive), Mixed-Use, and Open Space/Park.	Info Only
47.	Planning and Development	The subject property is with Sub Area 4 in the 2015 Sanford Joint Planning Agreement (JPA). Future Expansion of the Orlando-Sanford Airport (OSIA) property and runways shall be focused to the east and south to minimize airport noise and development impacts to urban residential areas to the north and west. Lands annexed near or adjacent to the airport shall be assigned land use designations compatible with the Airport Master Plan and in a manner consistent with the Joint Planning Agreement established with Seminole County.	Info Only
48.	Planning and Development	Per Policy FLU 4.5.2 (D)(1)(b) -Development must be timed concurrently with the extension of central water and sewer to ensure the provision of adequate public services according to adopted standards and facility plans.	Info Only
49.	Planning and Development	At the time of the Final Development Plan as an Engineered Site Plan, the Developer will be required to provide the form from the FAA (Federal Aviation Administration) 7460-1 Notice of Proposed Construction. This form has been uploaded into the resources folder. Here is the link to the form: https://www.faa.gov/forms/index.cfm/go/document.information/documentid/186273	Info Only
50.	Planning and Development	The proposed site will be required to comply with the 14 CFR Part 77.9 https://www.ecfr.gov/current/title-14/chapter-I/subchapter-E/part-77/subpart-B/section-77.9 .	Info Only
51.	Planning and Development	The building setbacks for the Beardall PD (Planned Development) are: North: Ten (10) feet, South: Ten	Info Only

		(10) feet, East: Twenty-five (25) feet, West: twenty-five (25) feet.	
52.	Planning and Development	The proposed use of an Office, Warehouse, and Contractor's Equipment Storage are permitted uses in the Beardall Avenue PD.	Info Only
53.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml	Info Only
54.	Planning and Development	The subject project is adjacent to the Orlando Sanford International Airport. Seminole County Project Manager has sent out notice to the Orlando Sanford International Airport Area Planning Committee to advise of the potential development. The Orlando Sanford International Airport has provided feedback on the proposed development: The office and warehouse is a compatible development with the airport, so there are no concerns. However, a Form 7460-1, found at https://oeaaa.faa.gov/oeaaa/external/portal.jsp , is required to be filed with the FAA. Forms and information including the Airport Layout Plan, County, City, and Airport Area Interlocal Agreements, FAA forms, and Avigation Easement forms can be found at: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_C H30ZORE_PT10OVDI_S30.10.8A	Info Only
55.	Planning and Development	<p>The subject property is adjacent to the City of Sanford. Seminole County has provided an intergovernmental notice to the City of Sanford, and they provided the following feedback:</p> <ol style="list-style-type: none"> 1. The Sanford Airport Authority and the Sanford Utility Department will be extending utilities down Beardall Avenue. At that point annexation will be required. 2. Airport Authority approval is required prior to any development approval. 3. An Avigation Easements will be required. 4. The City of Sanford would prefer that the office be located in the front of the property with the maintenance building in the rear. 5. The outdoor storage areas on the previous approved Master Development Plan called for a six (6) foot high wall. The pre-application now shows a six (6) 	Info Only

		<p>foot high fence. Sanford requires all outdoor storage areas to have a minimum of a seven (7) foot high solid wall.</p> <p><u>Architectural Standards:</u> Distinctive elements separating the base, middle, top of the buildings with articulated roof lines. Ornamental window treatments. Emphasize building entry features.</p>	
56.	Planning and Development	Condition J requires architectural renderings of the building submitted to Seminole County and the City of Sanford prior to the Final Site Plan approval.	Info Only
57.	Planning and Development	The Applicant is required to meet the parking requirements for warehouse and office. Manufacturing Concerns and Warehouses is 1 space / 2 employees: plus 1 space / company vehicle. General Business / Retail / Office (including Shopping Centers) First 10,000 sq. ft. - 4 spaces / 1,000 sq. ft. and Above 10,000 sq. ft. - 3 spaces / 1,000 sq. ft.	Info Only
58.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)	Info Only
59.	Planning and Development	<p><u>Comment provided from the Sanford Orlando Airport:</u> The airport is leading a project, in conjunction with the City of Sanford, to install water and sewer from Lake Mary Boulevard to Beardall Avenue on Moore's Station Road and then from Moore's Station Road, north to the runway, on Beardall Avenue. This project is currently under active design, surveying, and Geotech work. We anticipate the project going to bid around February 2026 and estimate a construction timeframe of 8 to 9 months.</p>	Info Only
60.	Planning and Development	The PD Development Order was approved on October 12, 2021, and a Final Development Plan was never submitted. Per Sec. 30.8.5.6 (a) - within five (5) years of approval of the master development plan. The Planned Development is set to expire on October 12, 2026.	Info Only
61.	Planning and Development	<p><u>Community Meeting Procedures Section 30.49.</u></p> <p>Any PD Rezone required a Community Meeting. Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.49 Community Meeting Procedure (Ordinance #2021-30).</p> <p>The flyer is required to be mailed out a minimum of fifteen (15) days prior to the scheduled community meeting and the community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and</p>	Info Only

		in a facility that is ADA compliant.	
62.	Planning and Development	<p><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></p> <p>Placards 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. 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>	Info Only
63.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
64.	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.	Info Only
65.	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
66.	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	Info Only

		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"	
67.	Public Works - Engineering	The proposed project is located within the Lake Jessup drainage basin.	Info Only
68.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has "B/D" and "D" class soils.	Info Only
69.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to Beardall Avenue, but the ditch system may not be sufficient.	Info Only
70.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
71.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
72.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Info Only
73.	Public Works - Engineering	The roadway geometry seems to meet County standards. The roadway structure may meet County standards.	Info Only
74.	Public Works - Engineering	Dedication of additional right-of-way may be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.	Info Only
75.	Public Works - Engineering	The developer shall provide a pedestrian sidewalk along the property frontage or may provide payment into the Sidewalk Fund in accordance with Ordinance #2019-46 in lieu of sidewalk construction.	Info Only
76.	Public Works - Engineering	The drainage for the site is not clear. An appropriate outfall will need to be demonstrated or the site will have to hold one of the following as applicable; The entire 25-year, 24-hour storm event	Info Only

77.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope east.	Info Only
78.	Public Works - Engineering	Please note there may be wetlands along the back portion of the property.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	STATUS	REVIEWER
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Environmental Services	No Review Required	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Jennifer Goff 407-665-7336 jgoff@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-0311 dgerman@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	William Wharton 407-665-5730 wwharton@seminolecountyfl.gov
Building Division	Review Complete	Jay Hamm 407-665-7468 jhamm@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

Cities:

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) 665-3621	

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2025-460

Title:

WALMART EV - PRE-APPLICATION

Project Number: 25-80000053

Project Description: Proposed Site Plan for EV parking at an existing grocery store on 6.66 acres in the PD Zoning District located on the west side of Alafaya Trl, north of McCulloch Rd

Project Manager: Tiffany Owens 407-665-7354 (towens04@seminolecountyfl.gov)

Parcel ID: 34-21-31-300-016C-0000

BCC District: 1-Dallari

Applicant: Andrew Wilson (678) 266-5817

Consultant: Andrew Wilson (678) 266-5817



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: <u>5/2</u>	COM DOC DUE: <u>5/8</u>	DRC MEETING: <u>5/14</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> 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

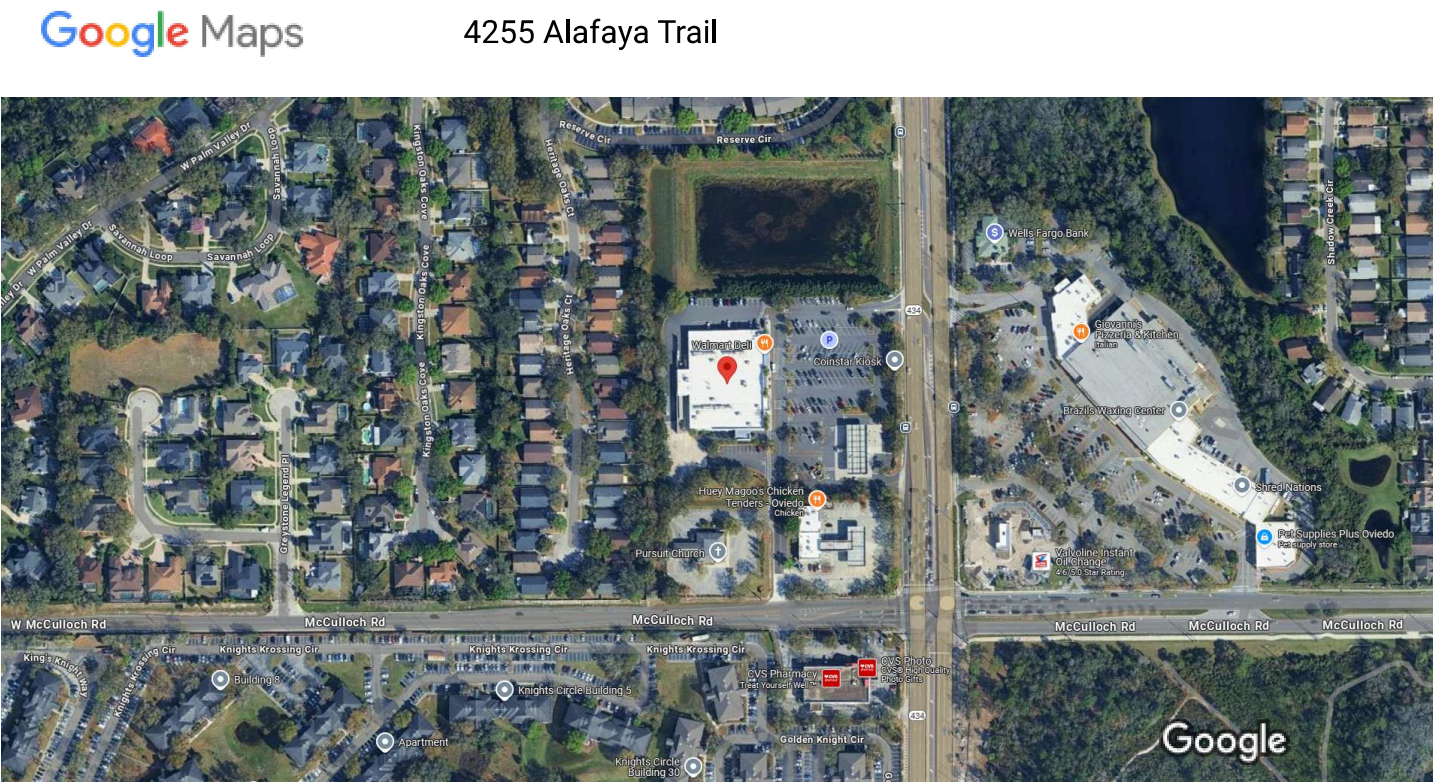
Elizabeth Her

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

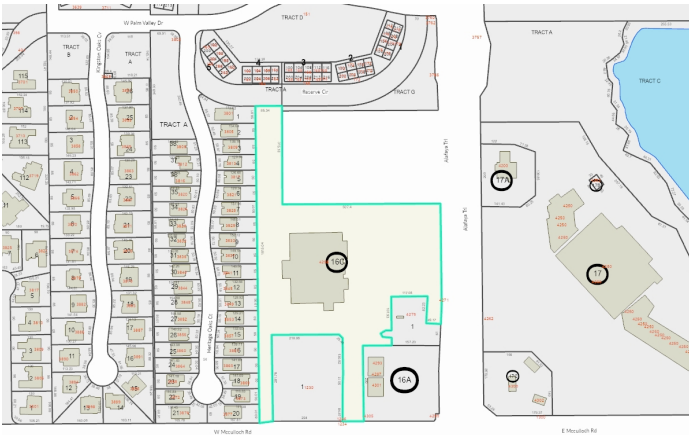
Photos

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



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

Owner(s)A

Name - Ownership Type

WALMART STORES EAST LP

Note: Does NOT INCLUDE Non Ad Valorem Assessments

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

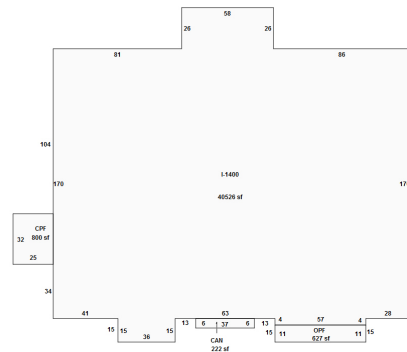
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	6/1/2002	\$3,135,000	04449/1381	Vacant	No
WARRANTY DEED	7/1/1999	\$1,060,000	03705/0387	Vacant	Yes
WARRANTY DEED	9/1/1988	\$1,500,000	01993/1401	Vacant	Yes

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

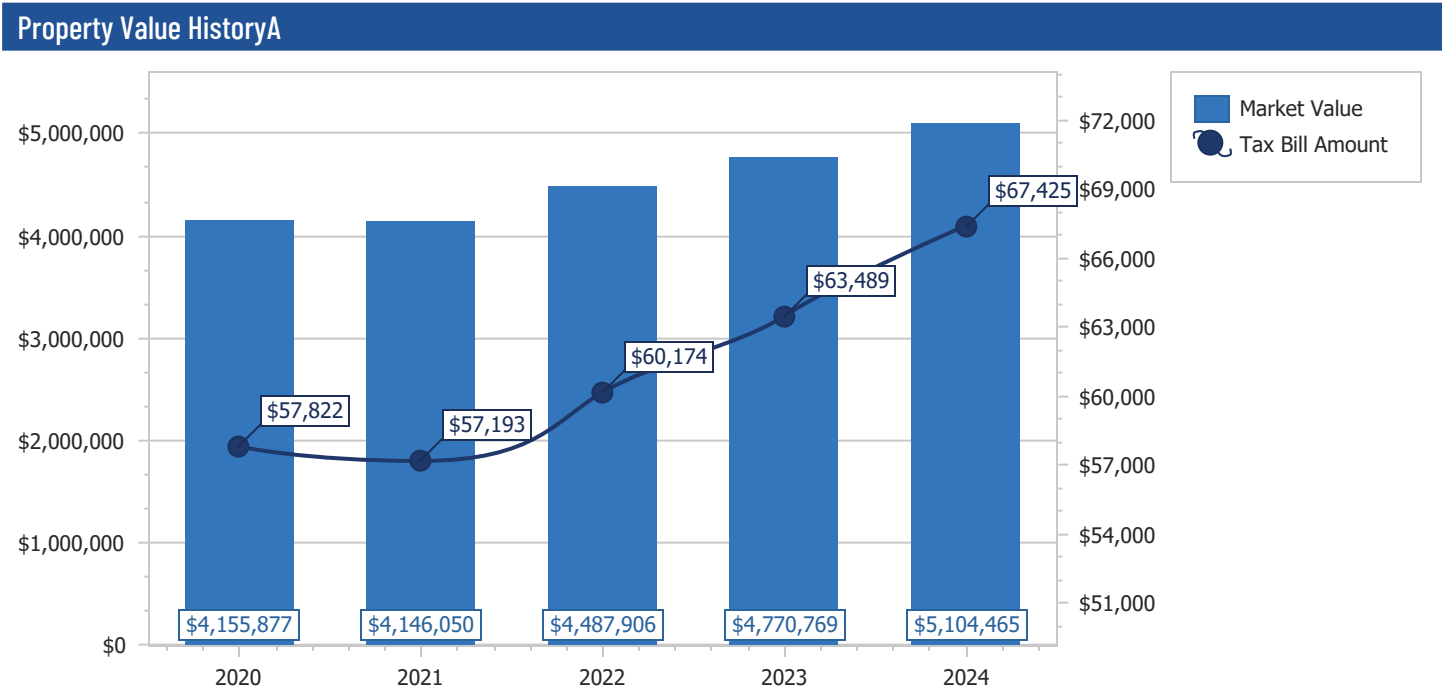
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	2002	125198	\$338,035	\$152,116
COMMERCIAL CONCRETE DR 4 IN	2002	5346	\$29,082	\$13,087
POLE LIGHT 1 ARM	2002	3	\$5,562	\$5,562
POLE LIGHT 2 ARM	2002	26	\$93,730	\$93,730
POLE LIGHT 3 ARM	2002	3	\$16,995	\$16,995
LOAD WELL	2002	2408	\$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 #	



**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

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

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

PROJECT NAME:	WALMART EV - PRE-APPLICATION	PROJ #: 25-80000053
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	
APPLICANT:		CONSULTANT:
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

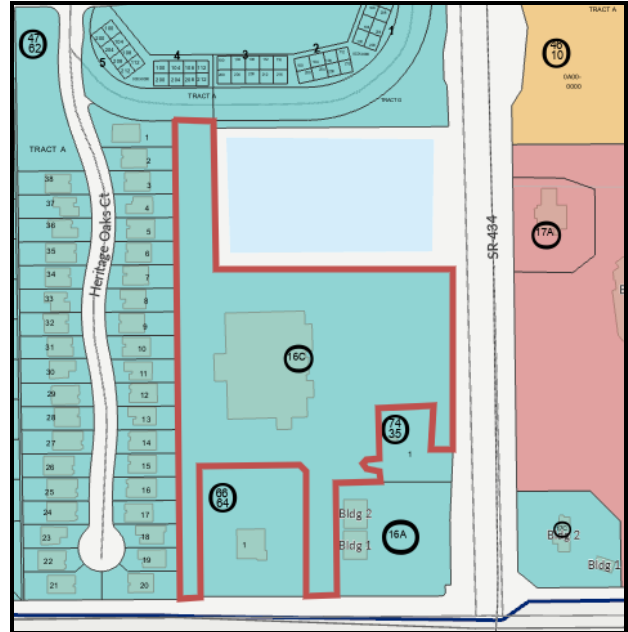
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and 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 CPTED	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: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	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: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	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. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE	Info Only
21.	Planning and Development	<u>Sec. 30.11.5. Electric vehicle (EV) readiness</u> <u>30.11.5.6 Design</u> (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>30.11.5.7 Accessibility.</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>30.11.5.8 Signage.</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

Cities:

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) 665-3621	

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2025-461

Title:

WALMART EV OVIEDO - PRE-APPLICATION

Project Number: 25-80000052

Project Description: Proposed Site Plan for EV parking at an existing store on 9.67 acres in the PD Zoning District located on the east side of Deep Lake Rd, south of Aloma Ave

Project Manager: Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)

Parcel ID: 31-21-31-517-0000-0030

BCC District: 1-Dallari

Applicant: Alexis Xiong (678) 606-5275

Consultant: Alexis Xiong (678) 606-5275



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

PROJ. #: 25-80000052

Received: 4/21/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Walmart EV Oviedo #5894

PARCEL ID #(S): 31-21-31-517-0000-0030

TOTAL ACREAGE: 9.67

BCC DISTRICT: 1

ZONING: PD

FUTURE LAND USE: ~~HIPT~~ **HIPT**

APPLICANT

NAME: COMPANY: Walmart EV Charging, LLC

ADDRESS: 2608 SE J St

CITY: Bentonville

STATE: AR

ZIP: 72716

PHONE:

EMAIL:

CONSULTANT

NAME: Andrew Wilson, Alexis Xiong COMPANY: Bowman Consulting Group, LTD

ADDRESS: 11475 Great Oaks Way, Suite 350

CITY: Alpharetta

STATE: GA

ZIP: 30022

PHONE: (678) 606-5275

EMAIL: axiong@bowman.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: Converting existing parking stalls to electric vehicle parking stalls.

STAFF USE ONLY

COMMENTS DUE: 5/2

COM DOC DUE: 5/8

DRC MEETING: 5/14

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: PD

FLU: HIPT

LOCATION:

W/S: Seminole County

BCC: 1: Dallari

on the south side of SR 426,
east of Deep Lake Rd

Agenda: 5/9

April 18, 2025

Seminole County
1101 East 1st Street
Sanford, FL 32771

**RE: Walmart EV Oviedo #5894
Letter of Intent**

Bowman is working with Walmart/Walmart EV Charging LLC to propose Electrical Vehicle Parking at 5511 Deep Lake Rd, Oviedo, FL 32765.

This site is currently developed within The Shoppes at Clayton's Crossing 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?

Project Timeline:

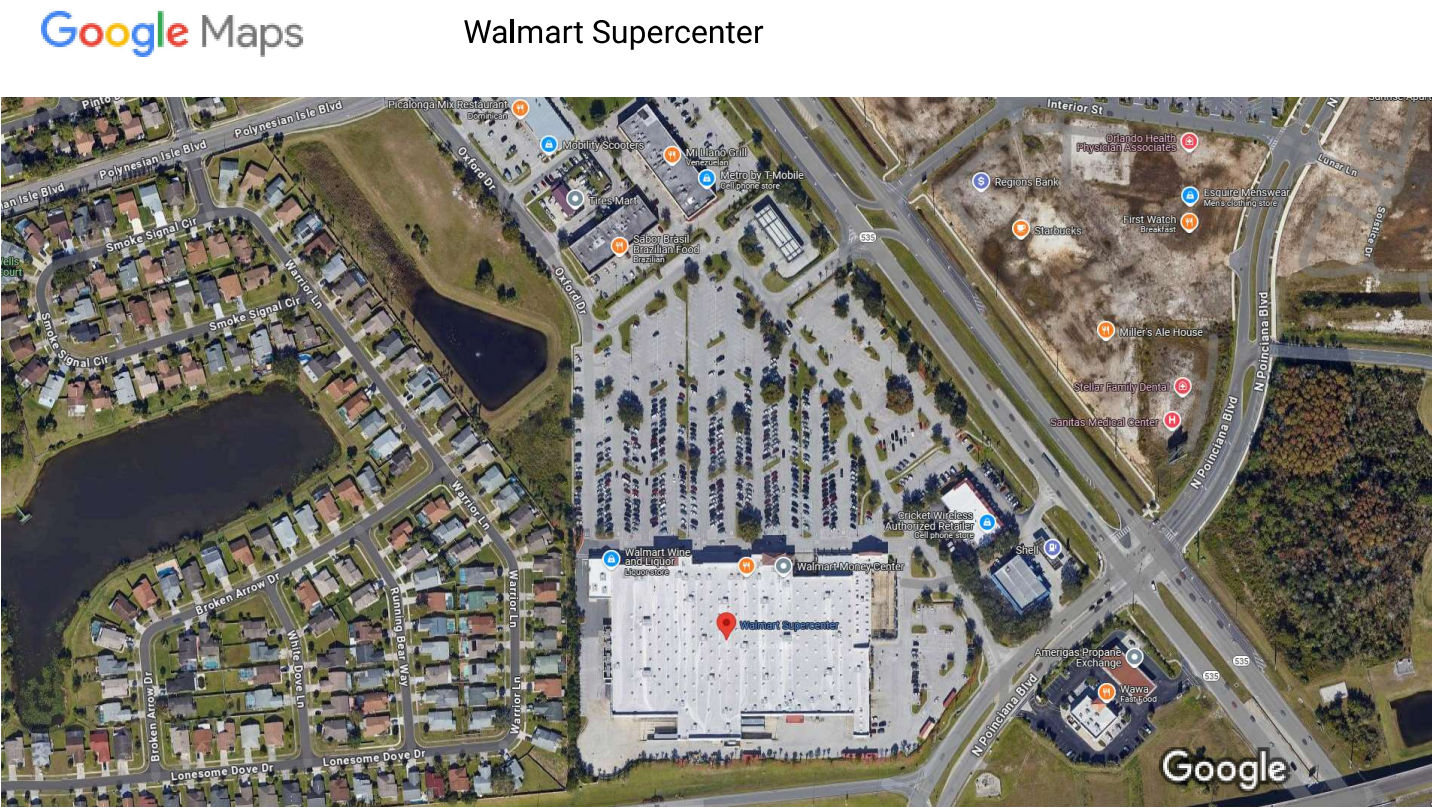
- Looking to finish construction by end of 2025.
 - Construction complete = transformer pad installed, conduit stubbed up, and civil work complete (sidewalks, striping, signage, bollards, landscape, etc.).
 - We are hopeful that energization can take place at same time civil construction is complete, 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,

Alexus Xiong

Alexus Xiong
Project Analyst
axiong@bowman.com
(678) 606-5275
BOWMAN



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



Walmart Supercenter

4.3 ★★★★★ (27,344) • \$
Department store •

Overview

Reviews

About



Directions



Save



Nearby



Send to
phone



Share

Property Record Card



Parcel: **31-21-31-517-0000-0030**
 Property Address: **5511 DEEP LAKE RD OVIEDO, FL 32765**
 Owners: **WALMART STORES EAST LP**
 2025 Market Value \$10,058,341 Assessed Value \$10,058,341 Taxable Value \$10,058,341
 2024 Tax Bill \$128,304.46
 Discount Warehouse property w/1st Building size of 99,621 SF and a lot size of 9.67 Acres

Parcel Location



Site View

Parcel Information

Parcel	31-21-31-517-0000-0030
Property Address	
Mailing Address	1301 SE 10TH ST #5894-00 BENTONVILLE, AR 72712-7998
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$5,320,283	\$5,265,632
Depreciated Other Features	\$1,741,305	\$1,451,027
Land Value (Market)	\$2,996,753	\$2,996,753
Land Value Agriculture	\$0	\$0
Just/Market Value	\$10,058,341	\$9,713,412
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	\$10,058,341	\$9,713,412

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$128,304.46
Tax Bill Amount	\$128,304.46
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 WALMART STORES EAST LP

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 3 & 4
SHOPPES AT CLAYTONS CROSSING
PB 73 PGS 55 - 59

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$10,058,341	\$0	\$10,058,341
Schools	\$10,058,341	\$0	\$10,058,341
FIRE	\$10,058,341	\$0	\$10,058,341
ROAD DISTRICT	\$10,058,341	\$0	\$10,058,341
SJWM(Saint Johns Water Management)	\$10,058,341	\$0	\$10,058,341

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	4/1/2011	\$4,825,500	07554/1480	Vacant	Yes

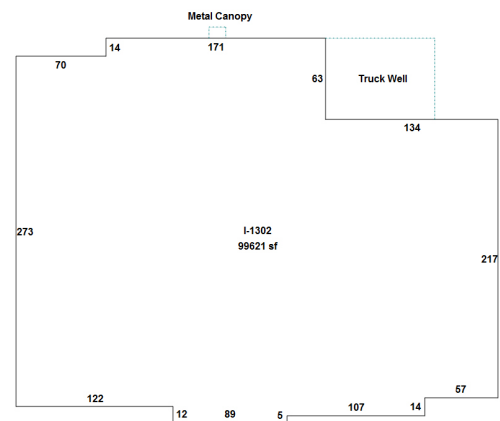
Land

Units	Rate	Assessed	Market
54,014 SF	\$7.02/SF	\$379,178	\$379,178
372,874 SF	\$7.02/SF	\$2,617,575	\$2,617,575

Building Information

#	1
Use	MASONRY PILASTER .
Year Built*	2012
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	99621
Total Area (ft ²)	
Constuction	FACE BLOCK - MASONRY
Replacement Cost	\$6,259,157
Assessed	\$5,320,283

* Year Built = Actual / Effective



Sketch by Aspen Sketch

Building 1

Permits

Permit #	Description	Value	CO Date	Permit Date
----------	-------------	-------	---------	-------------

10671	5511 DEEP LAKE RD: ELECTRIC - GENERATOR-existing Walmart store; grocery store [SHOPPES AT CLAYTONS CROSS]	\$179,000		4/3/2024
15113	5511 DEEP LAKE RD: MECHANICAL - COMMERCIAL-Condenser Replacement for Refrigeration [SHOPPES AT CLAYTONS CROSS]	\$112,280		10/6/2023
20152	5401 DEEP LAKE RD: SIGN (POLE,WALL,FACIA)-BUILDING WITH ELECTRICAL [SHOPPES AT CLAYTONS CROSS]	\$500		3/31/2023
10040	5511 DEEP LAKE RD: SIGN (POLE,WALL,FACIA)-WALL SIGNS [SHOPPES AT CLAYTONS CROSS]	\$9,000		7/3/2021
08695	5511 DEEP LAKE RD: CONSTRUCTION TRAILER-Temporary Office Trailer [SHOPPES AT CLAYTONS CROSS]	\$2,345		5/28/2021
08640	5511 DEEP LAKE RD: ELECTRICAL - COMMERCIAL- [SHOPPES AT CLAYTONS CROSS]	\$46,800		5/18/2021
07440	5511 DEEP LAKE RD: ELECTRICAL - COMMERCIAL-Walmart Remodel [SHOPPES AT CLAYTONS CROSS]	\$10,329		5/11/2021
05479	5511 DEEP LAKE RD: ELECTRICAL - COMMERCIAL-Existing discount retail store (Walmart) [SHOPPES AT CLAYTONS CROSS]	\$2,489		5/6/2021
01050	5511 DEEP LAKE RD: ALTERATION COMMERCIAL-WALMART REMODEL, NO C/O [SHOPPES AT CLAYTONS CROSS]	\$500,000	10/15/2021	4/26/2021
14384	5511 DEEP LAKE RD: ELECTRICAL - COMMERCIAL [SHOPPES AT CLAYTONS CROSS]	\$3,826		9/27/2018
00319	WALK IN COOLER	\$5,813		3/16/2018
02379	ELECTRICAL	\$26,000		3/12/2018
02000	FIRE ALARM INSTALL	\$5,000		2/2/2018
00966	6 ANALOG CAMERAS- 5511 DEEP LAKE RD	\$24,525		1/17/2018
17463	FIRE SPRINKLER	\$5,375		12/12/2017
17387	SIGN	\$7,000		12/11/2017
12870	INTERIOR ALTERATION - NEEDS C C	\$500,000	5/1/2018	9/25/2017
09598	CASH REGISTER CHECKOUT LAYOUT INCLUDING SELF CHECKOUT	\$10,000	7/13/2017	8/15/2016
00461	ELECTRICAL	\$2,610		1/23/2013
05864	INTERIOR ALTERATIONS	\$25,000	12/7/2012	8/2/2012
04070	INSTALL WALL SIGN FOR WALMART PHARMACY	\$400		5/31/2012
03129	INSTALL ILLUMINATED WALL SIGN ON THE REAR ELEVATION	\$4,500		4/27/2012
09593	INSTALL ILLUMINATED WALL SIGN & FACE CHANGE ON EXISTING MONUMENT SIGN	\$6,000		12/19/2011
08978	INSTALL 1 KITCHEN HOOD W/ASSOC METAL FAB UL LISTED 0" ,CLEARANCE GREASE DUCT AND FAN	\$3,500		11/18/2011

08234	WET CHEMICAL FIRE SUPPRESSION SYSTEM	\$800		10/20/2011
07387	MECHANICAL	\$180,000		9/14/2011
06781	FIRE SPRINKLER SYSTEM INSTALLATION	\$114,500		8/22/2011
06158	ELECTRICAL	\$2,500		7/29/2011
05785	INSTALLING FIRE ALARM SYSTEM	\$35,000		7/18/2011
05009	ELECTRICAL	\$64,500		6/21/2011
04182	ELECTRICAL	\$1,000		5/25/2011
09756	NEW WALMART	\$7,962,390	3/9/2012	12/20/2010

Extra Features				
Description	Year Built	Units	Cost	Assessed
WALKS CONC COMM	2012	3356	\$18,257	\$12,780
COMMERCIAL CONCRETE DR 4 IN	2012	36753	\$199,936	\$139,955
COMMERCIAL ASPHALT DR 2 IN	2012	213665	\$576,896	\$403,827
CANOPY AVG COMM	2012	117	\$1,547	\$804
FACE BLOCK WALL - SF	2012	99621	\$1,535,160	\$1,074,612
4' CHAIN LINK FENCE - LIN FT	2012	344	\$3,698	\$2,220
10' CHAIN LINK FENCE - LIN FT	2012	360	\$9,090	\$5,458
ALUM FENCE - LIN FT	2012	579	\$8,685	\$6,080
POLE LIGHT 1 ARM	2012	9	\$16,686	\$16,686
POLE LIGHT 2 ARM	2012	15	\$54,075	\$54,075
POLE LIGHT 3 ARM	2012	3	\$16,995	\$16,995
LOAD WELL	2012	5418	\$11,161	\$7,813

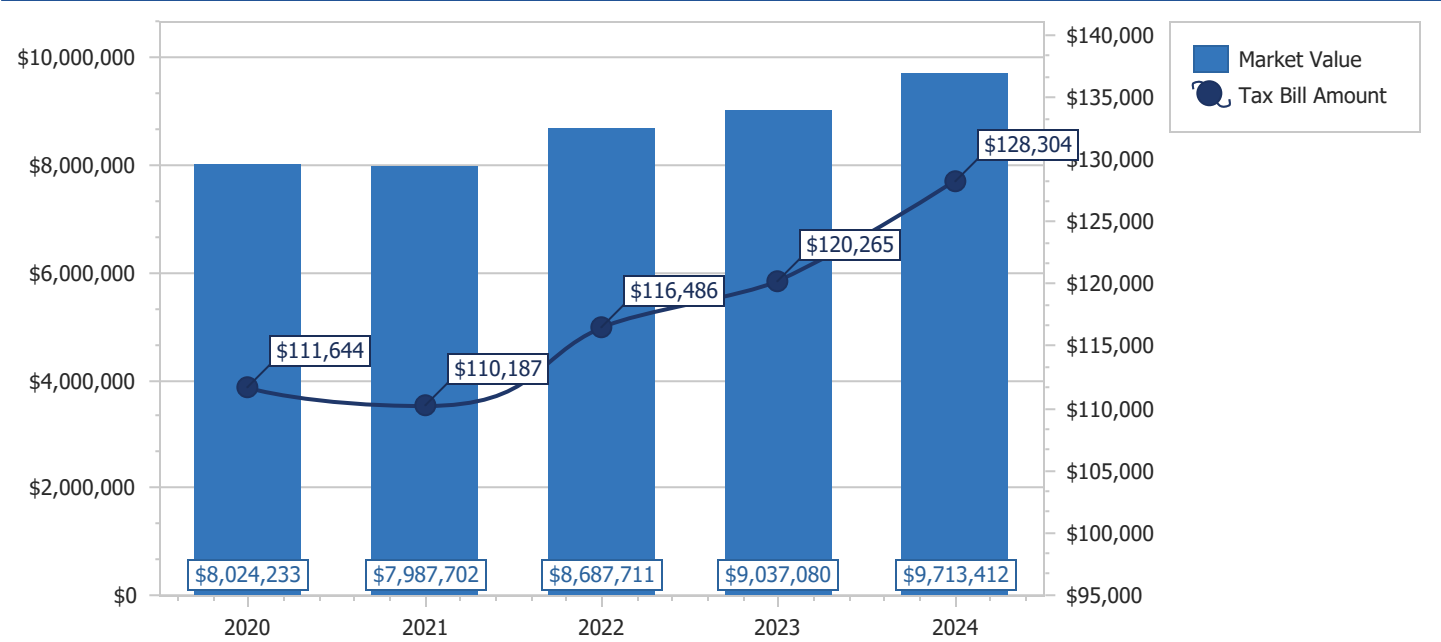
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTR
Description	Higher Intensity Planned Development

School Districts	
Elementary	Eastbrook
Middle	Tuskawilla
High	Lake Howell

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 68

Utilities	
Fire Station #	Station: 29 Zone: 293
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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*

4/22/25 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT11:47:28
PROJ # 25-80000052 RECEIPT # 0113689
OWNER:
JOB ADDRESS: LOT #:

59

PRE APPLICATION	50.00	50.00	.00
-----------------	-------	-------	-----

TOTAL FEES DUE.....: 50.00

AMOUNT RECEIVED.....: 50.00

* DEPOSITS NON-REFUNDABLE *
** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000001280086	
CASH/CHECK AMOUNTS...:	50.00	
COLLECTED FROM:	BOWMAN CONSULTING	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 -	4 - FINANCE

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

Please review the comments below. If you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee, please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, May 9, 2025, in order to place you on the Wednesday, May 14, 2025 meeting agenda.

MEETINGS ARE HELD IN A HYBRID FORMAT (IN-PERSON AND VIRTUALLY). IF YOU WOULD LIKE TO REQUEST A MEETING, YOU MUST INDICATE WHETHER YOU WOULD LIKE TO ATTEND THE MEETING IN-PERSON OR VIRTUALLY.

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

PROJECT NAME:	WALMART EV OVIEDO - PRE-APPLICATION	PROJ #: 25-80000052
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	4/21/25	
RELATED NAMES:	EP ANDREW WILSON	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	31-21-31-517-0000-0030	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR EV PARKING AT AN EXISTING STORE ON 9.67 ACRES IN THE PD ZONING 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	PD	
APPLICANT:	CONSULTANT:	
ALEXUS XIONG BOWMAN CONSULTING GROUP LTD 11475 GREAT OAKS WAY STE 350 ALPHARETTA GA 30022 (678) 606-5275 AXIONG@BOWMAN.COM	ALEXUS XIONG BOWMAN CONSULTING GROUP LTD 11475 GREAT OAKS WAY STE 350 ALPHARETTA GA 30022 (678) 606-5275 AXIONG@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.

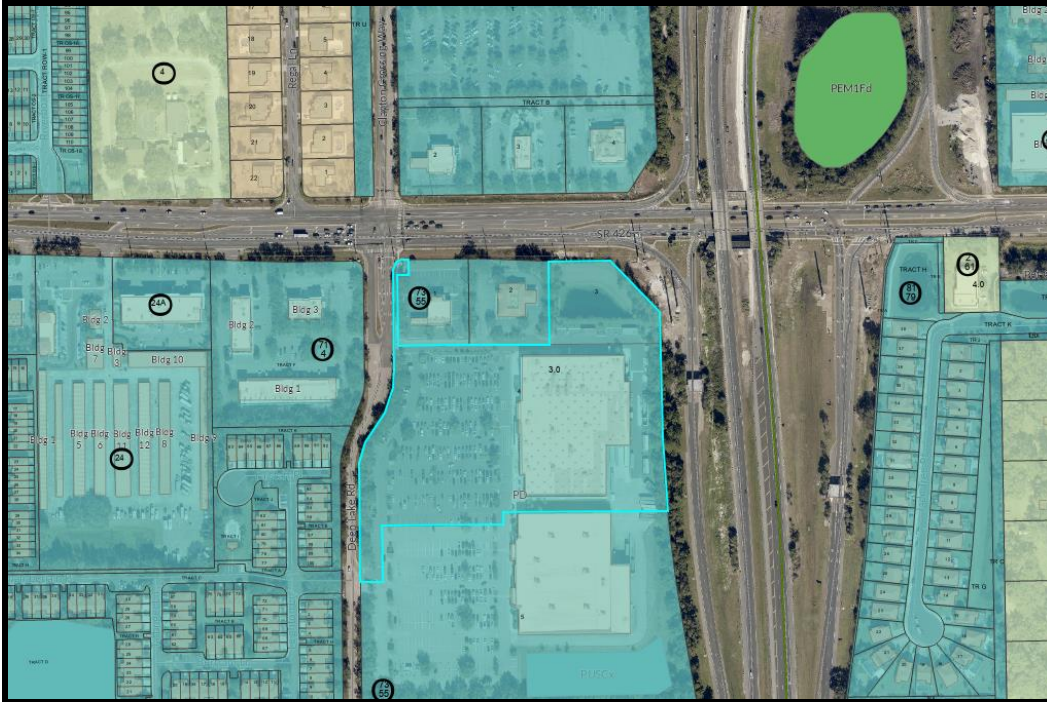
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

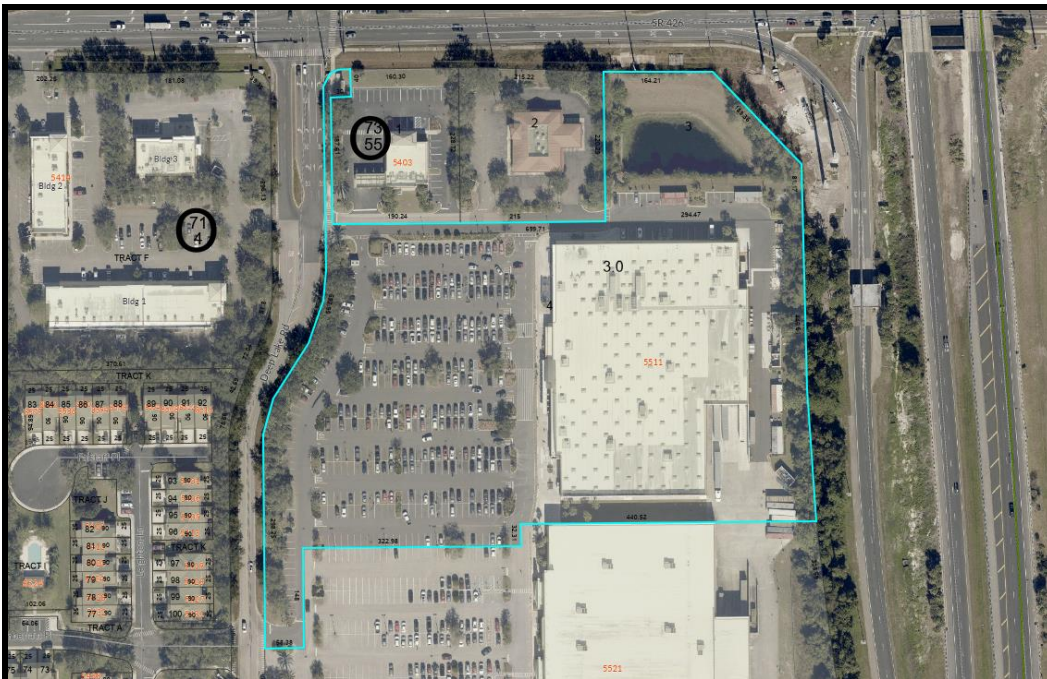
- The subject property has a Higher Intensity Planned Development – Transitional (HIPTR) Future Land Use designation and is in the Greenway South PD (Planned Development) zoning district.
- The Applicant will be required to apply for a small site plan for the EV charging parking stalls at the existing Walmart.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Aerial



AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE
1	Buffers and CPTED Hilary Padin	Buffer information can be found here: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP
2	Buffers and CPTED Hilary Padin	A buffer review will be done at time of the small site plan review.
3	Buffers and CPTED Hilary Padin	The Greenway South PD requires that landscaping be consistent with the standards of the Lake Mary Boulevard Overlay District.
4	Building Division Jay Hamm	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.
5	Comprehensive Planning David German	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 James Van Alstine	Seminole County Utilities has no issues with the proposed development/project.
7	Natural Resources Sarah Harttung	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)
8	Natural Resources Sarah Harttung	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)
9	Natural Resources Sarah Harttung	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)
10	Natural Resources Sarah Harttung	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)
11	Natural Resources Sarah Harttung	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)

12	Natural Resources Sarah Harttung	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)
13	Natural Resources Sarah Harttung	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 soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)
14	Planning and Development Hilary Padin	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/
15	Planning and Development Hilary Padin	The subject property has a Higher Intensity Planned Development - Transitional (HIPTR) Future Land Use designation and is in the Greenway South PD (Planned Development). This property shall be developed in accordance with the approved PD Developer's Commitment Agreement and Master Development Plan/Site Plan.
16	Planning and Development Hilary Padin	The proposed use of the EV charging parking stalls at the existing Walmart is a permitted use but will require the Applicant to apply for a small site plan. Site Plans require compliance with SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml
17	Planning and Development Hilary Padin	The parking requirements for the subject use are: 4 parking spaces for every 1,000 square feet of retail for the first 10,000 square feet and 3 parking spaces for every 1,000 square feet thereafter. Parking, parking lot landscaping and EV design requirements can be found in SCLDC Chapter 30 Part 11. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE
18	Planning and Development Hilary Padin	This property currently has 90-degree parking stalls as requested by your narrative. The Google aerial photo that was attached in your pre-application refers to a different location.

19	Planning and Development Hilary Padin	<p>If outdoor lighting is proposed, a photometric plan may be required. This PD requires that lighting be installed in accordance with Seminole County Ordinance 2004-2, dated January 13, 2004 or the Lake Mary Boulevard Overlay Ordinance, whichever is more restrictive.</p> <p>The PD requires that outdoor lighting adjacent to the north property line along State Road 426 and adjacent to residential uses be limited to decorative lighting affixed to the front of buildings.</p> <p>SCLDC lighting regulations: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE </p>
20	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
21	Public Safety - Fire Marshal Matthew Maywald	Proper signage including shut downs for charging stations shall be provided.
22	Public Safety - Fire Marshal Matthew Maywald	Separate building permit and review is required for the installation of the chargers.
23	Public Works - Engineering Jennifer Goff	There are no wetlands designated area on the site.
24	Public Works - Engineering Jennifer Goff	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 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.
25	Public Works - Engineering Jennifer Goff	Any modification to the existing paved surface must be in compliance with the latest Americans with Disabilities Act (ADA) Standards.
26	Public Works - Engineering Jennifer Goff	The site lies within the Econ River Protection Area (ECON) Protection Zone which is a more restrictive.

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

DEPARTMENT	REVIEWER
Buffers and CPTED	Hilary Padin hpadin@seminolecountyfl.gov
Building Division	Jay Hamm jhamm@seminolecountyfl.gov
Comprehensive Planning	David German dgerman@seminolecountyfl.gov
Environmental - Impact Analysis	Becky Noggle bnoggle@seminolecountyfl.gov
Environmental Services	James Van Alstine jvanalstine@seminolecountyfl.gov
Natural Resources	Sarah Harttung sharttung@seminolecountyfl.gov
Planning and Development	Hilary Padin hpadin@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jennifer Goff jgoff@seminolecountyfl.gov
Public Works - Impact Analysis	William Wharton wwarton@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

Cities:

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) 665-3621	

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org