



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

PROJ. #: 26-80000040

**PRE-APPLICATION**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

**APPLICATION FEE**

<input checked="" type="checkbox"/> PRE-APPLICATION	\$50.00
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**PROJECT**

PROJECT NAME: Walmart # 5894 Oviedo, FL Drone Poject	
PARCEL ID #(S): 31-21-31-517-0000-0030	
TOTAL ACREAGE: 9.67	BCC DISTRICT: Seminole County
ZONING: PD	FUTURE LAND USE: HIPTR

**APPLICANT**

NAME: Audrey Rivera	COMPANY: CPH Consulting, LLC	
ADDRESS: 500 W Fulton St		
CITY: Sanford	STATE: FL	ZIP: 32771
PHONE: 407-322-6841x1169	EMAIL: [REDACTED]	

**CONSULTANT**

NAME: same as above	COMPANY:	
ADDRESS:		
CITY:	STATE:	ZIP:
PHONE:	EMAIL:	

**PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)**

<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <u>proposal of a drone nest installation to support and house the drone operation</u>				

**STAFF USE ONLY**

COMMENTS DUE: 4/17	COM DOC DUE: 4/23	DRC MEETING: 4/24
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: PD	FLU: Hiptr	LOCATION: on the south side of SR 426, east of Deep Lake Rd
W/S: Seminole County	BCC: 1: Dallari	

Agenda: 4/29



500 West Fulton Street  
Sanford, FL 32771  
Phone: 407.322.6841  
Fax: 407.330.0639

April 9, 2026

Seminole County  
Development Services  
1101 E. 1<sup>st</sup> St.  
Sanford, FL 32771  
407-665-7393

RE: Pre- App Meeting

### **Project Description Narrative**

This project consists of providing all improvements necessary to support drone delivery operations at Walmart Store #5894. The scope of work includes the installation of a drone nest designed to house and support drone operations. The drone nest will feature a container unit for secure drone storage during non-operational hours and will be equipped with a battery-powered generator to support drone charging.

The drone nest area will be fully enclosed with an 8-foot-tall security fence to ensure safety and restricted access. Additional site improvements will include the installation of project-specific signage and pavement striping to facilitate safe and efficient operations.

Upon completion, Walmart Store #5894 will be equipped with a fully functional, enclosed drone delivery support system designed to provide secure storage, reliable charging capabilities, and efficient merchandise loading for last-mile delivery operations.

Sincerely,  
CPH, Consulting, LLC.

Audrey Rivera  
Senior Project Coordinator



# Property Record Card



Parcel: **31-21-31-517-0000-0030**  
 Property Address: **5511 DEEP LAKE RD OVIEDO, FL 32765**  
 Owners: **WALMART STORES EAST LP**  
 2026 Market Value \$11,326,995 Assessed Value \$11,064,175 Taxable Value \$11,064,175  
 2025 Tax Bill \$137,588.05  
 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	C/O PROPERTY TAX DEPT 8013 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

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$5,260,151	\$5,320,283
Depreciated Other Features	\$1,797,964	\$1,741,305
Land Value (Market)	\$4,268,880	\$2,996,753
Land Value Agriculture	\$0	\$0
Just/Market Value	\$11,326,995	\$10,058,341
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$262,820	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$11,064,175	\$10,058,341

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$137,588.05
Tax Bill Amount	\$137,588.05
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	\$11,064,175	\$0	\$11,064,175
Schools	\$11,326,995	\$0	\$11,326,995
FIRE	\$11,064,175	\$0	\$11,064,175
ROAD DISTRICT	\$11,064,175	\$0	\$11,064,175
SJWM(Saint Johns Water Management)	\$11,064,175	\$0	\$11,064,175

## Sales

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

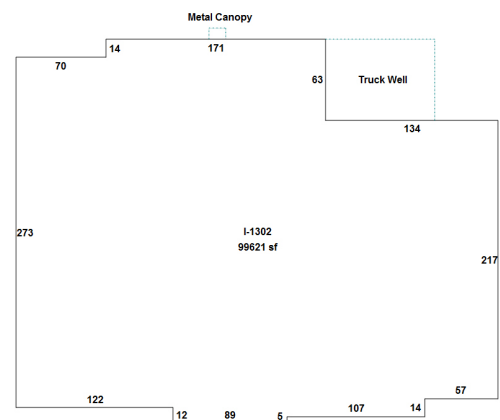
## Land

Units	Rate	Assessed	Market
426,888 SF	\$10/SF	\$4,268,880	\$4,268,880

## Building Information

#	1
Use	MASONRY PILASTER
Year Built*	2012
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	99621
Total Area (ft <sup>2</sup> )	
Constuction	FACE BLOCK - MASONRY
Replacement Cost	\$6,280,777
Assessed	\$5,260,151

\* Year Built = Actual / Effective



Sketch by Aspen-Clanah

Building 1

## Permits

Permit #	Description	Value	CO Date	Permit Date
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03934	5511 DEEP LAKE RD: ALTERATION COMMERCIAL-WALMART STORE [SHOPPES AT CLAYTONS CROSS] BREAK ROOM	\$20,000		5/27/2025
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	\$12,323
COMMERCIAL CONCRETE DR 4 IN	2012	36753	\$229,706	\$155,052
COMMERCIAL ASPHALT DR 2 IN	2012	213665	\$715,778	\$483,150
CANOPY AVG COMM	2012	117	\$2,106	\$1,422
FACE BLOCK WALL - SF	2012	99621	\$1,535,160	\$1,036,233
4' CHAIN LINK FENCE - LIN FT	2012	344	\$3,698	\$2,496
10' CHAIN LINK FENCE - LIN FT	2012	360	\$9,090	\$6,136
ALUM FENCE - LIN FT	2012	579	\$8,685	\$5,862
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	\$7,534

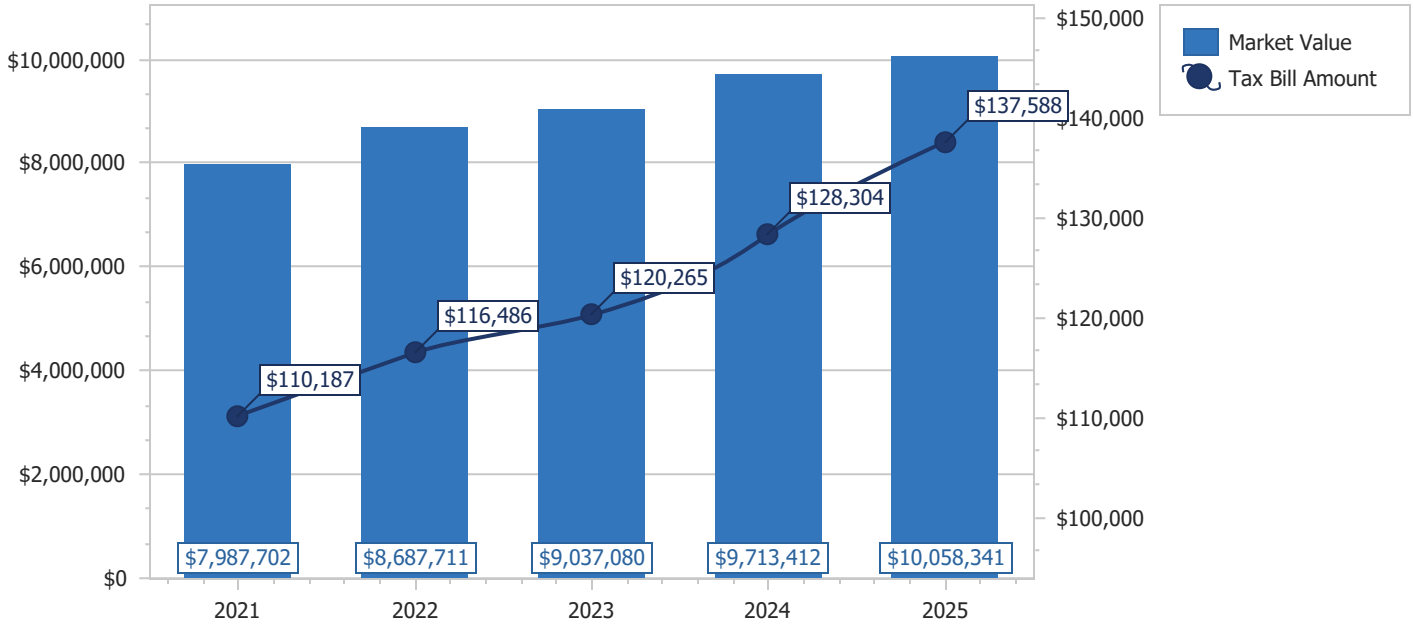
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTR
Description	Higher Intensity Planned Development

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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**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 [epandesk@seminolecountyfl.gov](mailto:epandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 4/9/2026 2:54:19 PM  
**Project:** 26-80000040  
**Credit Card Number:** 44\*\*\*\*\*8769  
**Authorization Number:** 059841  
**Transaction Number:** 090426018-76F3C4C4-9CF4-43D1-A51F-12ACBC38398E  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50