



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:

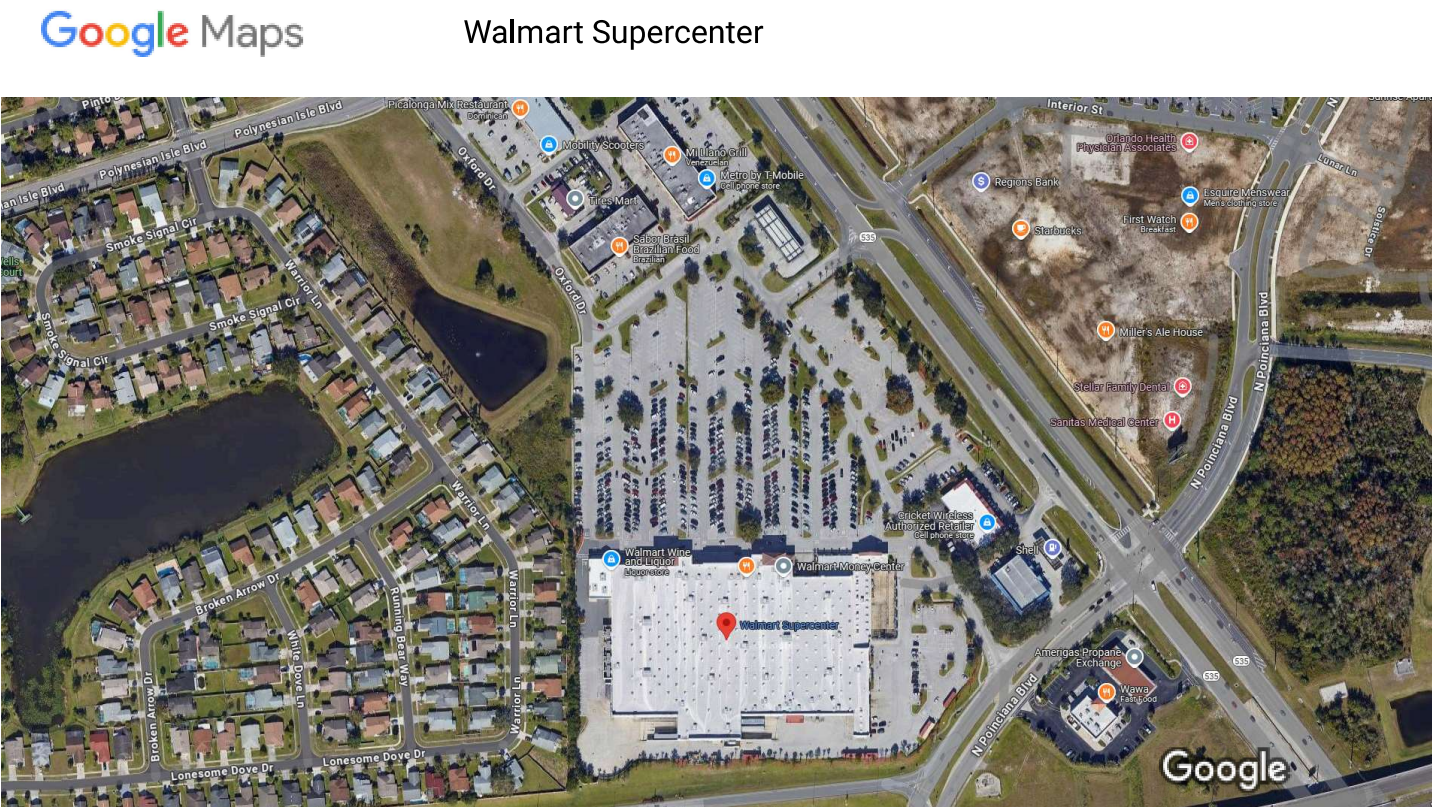
- Looking to finish construction by end of 2025.
 - Construction complete = transformer pad installed, conduit stubbed up, and civil work complete (sidewalks, striping, signage, bollards, landscape, etc.).
 - We are hopeful that energization can take place at same time civil construction is complete,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

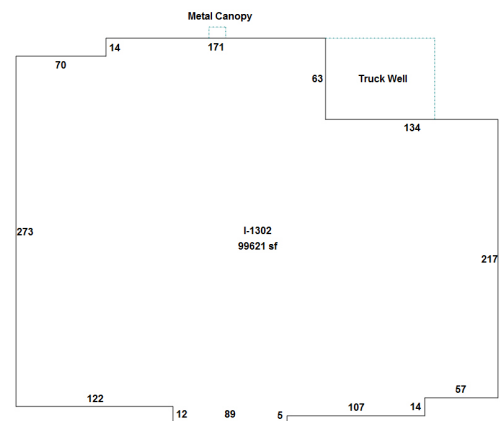
Land

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



Building 1

Permits

Permit #	Description	Value	CO Date	Permit Date
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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

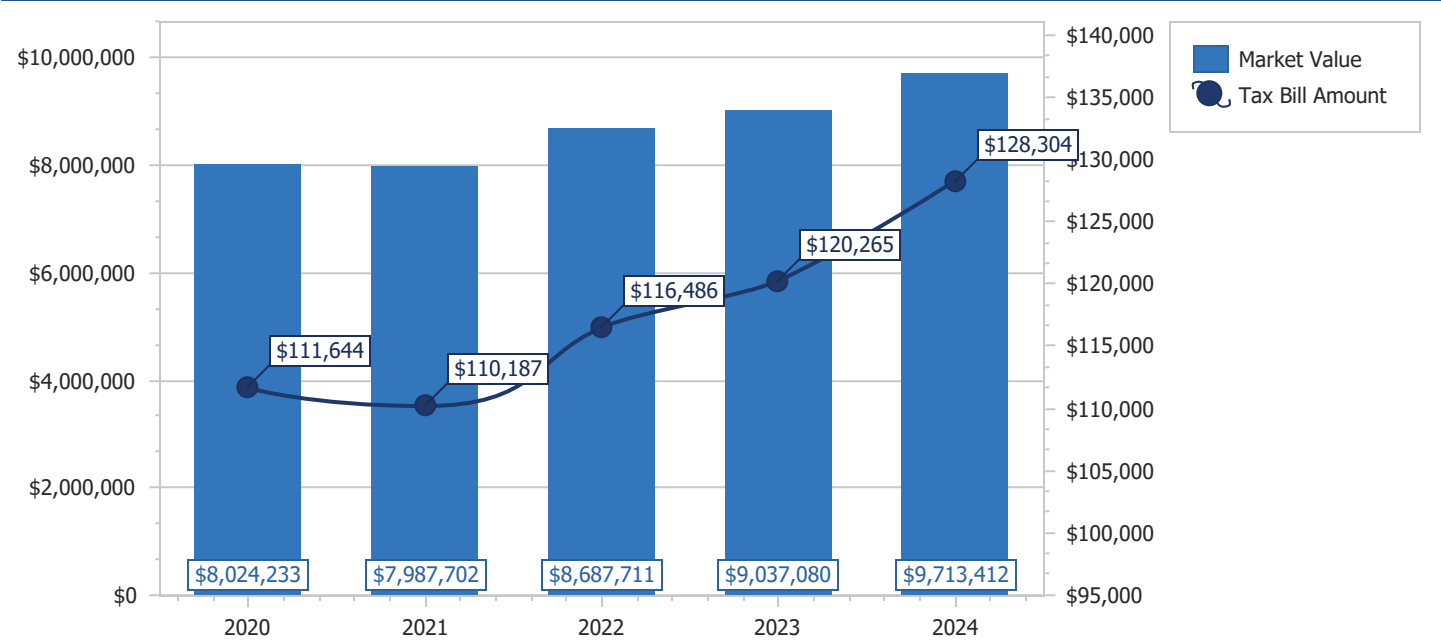
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTR
Description	Higher Intensity Planned Development

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 #:

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.....:	000001280086	
CASH/CHECK AMOUNTS...:	50.00	
COLLECTED FROM:	BOWMAN CONSULTING	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 -	4 - FINANCE