

June 18th, 2026

Seminole County Planning & Development Division
1101 E First Street
Room 2028
Sanford, FL 32771

RE: 5132 Walmart Bale & Pallet Storage
5216 Red Bug Lake Road
Winter Springs, FL 32708

Narrative:

The proposed design consists of a **screened enclosure for bale, pallet, and organic waste storage**, combining durable masonry construction with open metal screening to balance visibility, ventilation, and containment.

The enclosure is formed by **reinforced concrete masonry (CMU) screen walls** supported on continuous concrete footings, with a **concrete slab-on-grade floor and integral curbs** to define storage areas and withstand heavy service use. Above and between the masonry walls, **galvanized chain link fencing and metal screen panels** complete the enclosure height while maintaining airflow.

The front elevation incorporates **wide-access chain link gates**, including a **cantilever sliding gate system**, allowing efficient entry for service vehicles and material handling. Gate components include standard steel posts, latching hardware, and rolling mechanisms.

A portion of the enclosure, primarily over the organic waste area, is covered by a **lightweight framed roof structure with sloped metal roofing**, providing weather protection and improving sanitation conditions.

Overall, the material palette includes **concrete (slab, curbs, and footings), CMU walls with metal coping, and galvanized steel fencing and gates**, selected for durability, low maintenance, and compatibility with service operations. The design intent is to create a **functional, secure, and visually screened service yard** that accommodates waste and recycling needs while minimizing visual impact.

ARCHITECTURAL FIRM QUALIFIER

David Wilgus

FL Registration No: AR0096636

ENGINEERING FIRM QUALIFIER

Gregory Schluterman

FL Registration No: 72212



2026 Property Record Card



Parcel: 24-21-30-519-0000-0010
 Property Address: 5216 RED BUG LAKE RD WINTER SPRINGS, FL 32708
 Owners: WALMART STORES EAST LP
 2026 Market Value \$5,907,487 Assessed Value \$5,519,355 Taxable Value \$5,519,355
 2025 Tax Bill \$68,635.68
 Supermarket property w/1st Building size of 40,156 SF and a lot size of 5.20 Acres

Parcel Location



Current Site Picture



Parcel Information

Parcel	24-21-30-519-0000-0010
Property Address	5216 RED BUG LAKE RD WINTER SPRINGS, FL 32708
Mailing Address	PO BOX 8050 BENTONVILLE, AR 72712-8055
Subdivision	WAL-MART NEIGHBORHOOD MARKET
Tax District	01:County Tax District
DOR Use Code	14:Supermarket
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$3,336,406	\$2,862,683
Depreciated Other Features	\$464,597	\$332,503
Land Value (Market)	\$2,106,484	\$1,822,409
Land Value Agriculture	\$0	\$0
Just/Market Value	\$5,907,487	\$5,017,595
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$388,132	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$5,519,355	\$5,017,595

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$68,635.68
Tax Bill Amount	\$68,635.68
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 WALMART STORES EAST LP

Legal Description

LOT 1
 WAL-MART NEIGHBORHOOD MARKET
 AT RED BUG VILLAGE
 PB 63 PGS 24-27

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$5,519,355	\$0	\$5,519,355
SCHOOLS	\$5,907,487	\$0	\$5,907,487
FIRE	\$5,519,355	\$0	\$5,519,355
ROAD	\$5,519,355	\$0	\$5,519,355
WATER MANAGEMENT DISTRICT	\$5,519,355	\$0	\$5,519,355

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
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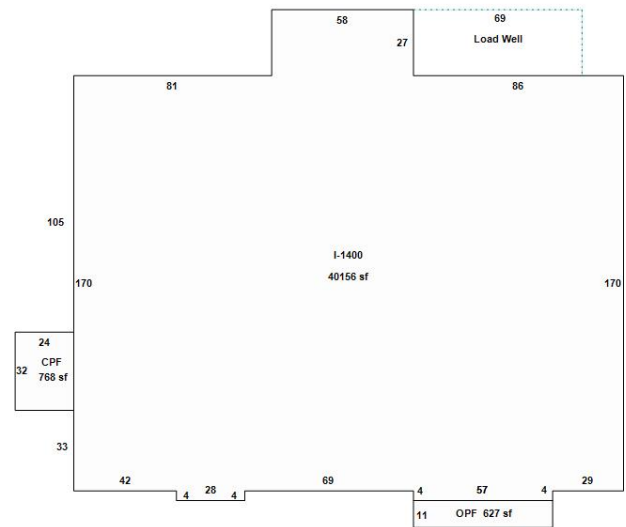
Land

Units	Rate	Assessed	Market
240,741 SF	\$8.75/SF	\$2,106,484	\$2,106,484

Building Information

#	1
Use	MASONRY PILASTER .
Year Built*	2003
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	40156
Total Area (ft ²)	
Constuction	FACE BLOCK - MASONRY
Replacement Cost	\$4,478,397
Assessed	\$3,336,406

* Year Built = Actual / Effective



Building 1

Appendages

Description	Area (ft ²)
CARPORT FINISHED	768
OPEN PORCH FINISHED	627

Permits				
Permit #	Description	Value	CO Date	Permit Date
07555	5216 RED BUG LAKE RD: ELECTRIC - GENERATOR-generator & related equipment [WAL-MART NEIGHBORHOOD MAR]	\$250,000		3/18/2025
11556	5216 RED BUG LAKE RD: ALTERATION COMMERCIAL-Concrete Masonry [WAL-MART NEIGHBORHOOD MAR]	\$10,000		3/6/2025
19892	5216 RED BUG LAKE RD: ELECTRICAL - COMMERCIAL- [WAL-MART NEIGHBORHOOD MAR]	\$2,450		8/10/2023
10941	5216 RED BUG LAKE RD: CONSTRUCTION TRAILER-20 ft by 8 ft Constructionn Trailer [WAL-MART NEIGHBORHOOD MAR]	\$2,000		8/4/2023
11751	5216 RED BUG LAKE RD: ELECTRICAL - COMMERCIAL-Walmart [WAL-MART NEIGHBORHOOD MAR]	\$46,326		8/1/2023
17096	5216 RED BUG LAKE RD: ALTERATION COMMERCIAL-EXISTING WALMART LEVEL 2 ALTER, CC NO CO [WAL-MART NEIGHBORHOOD MAR] INTERIOR REMODEL OF 6415 SF OF 39,910 SQ FEET OF STORE	\$500,000	5/22/2024	7/14/2023
09686	5216 RED BUG LAKE RD: ELECTRICAL - COMMERCIAL-Low voltage work inside of Wal-Mart [WAL-MART NEIGHBORHOOD MAR]	\$56,000		6/23/2023
09566	5216 RED BUG LAKE RD: ELECTRICAL - COMMERCIAL-Low voltage work inside of Wal-Mart [WAL-MART NEIGHBORHOOD MAR]	\$30,500		6/23/2023
07355	5216 RED BUG LAKE RD: SIGN (POLE,WALL,FACIA)-Wall Signs [WAL-MART NEIGHBORHOOD MAR]	\$7,500		5/18/2023
12003	5216 RED BUG LAKE RD: ALTERATION COMMERCIAL-WALMART NEIGHBORHOOD MARKET Equip chg [WAL-MART NEIGHBORHOOD MAR]	\$339,156	5/10/2023	9/2/2022
12195	INTERIOR & EXTERIOR REPLACEMENT CANOPY	\$198,000		3/7/2019
21007	5216 RED BUG LAKE RD: SIGN (POLE,WALL,FACIA)-WALL SIGNS [WAL-MART NEIGHBORHOOD MAR]	\$2,270		1/11/2019
14385	5216 RED BUG LAKE RD: ELECTRICAL - COMMERCIAL [WAL-MART NEIGHBORHOOD MAR]	\$4,513		9/17/2018
16661	5216 RED BUG LAKE RD: MECHANICAL - COMMERCIAL [WAL-MART NEIGHBORHOOD MAR]	\$40,650		3/14/2018
17878	REMODEL CHECKOUT LANES	\$30,400		12/18/2017
07129	MECHANICAL	\$160,000		6/20/2016
05844	REROOF	\$111,700		5/29/2015
02644	FIRE SPRINKLER SYSTEM INSTALLATION.	\$2,100		4/16/2013

07837	INTERIOR ALTERATIONS.	\$250,000		4/4/2013
01453	REPLACE EXISTING W/8 NEW NON-ILLUMINATED WALL SIGNS & 1 ILLUMINATED WALL SIGN & FACE	\$7,000		2/28/2013
02457	ELECTRICAL	\$1,600		4/5/2012
12700	INTERIOR DEMOLITION - WALMART; PAD PER PERMIT 5256 RED BUG LAKE RD	\$2,400		12/4/2007
00177	REMODEL RESTROOMS FOR STORE #5132	\$190,000	6/6/2007	1/8/2007
06088	RANGE HOOD SUPPRESSION SYSTEM; PAD PER PERMIT 5216 RED BUG LAKE RD	\$0		6/1/2003
03798	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 5216 RED BUG LAKE RD	\$4,800		4/1/2003
03259	MONUMENT & WALL SIGNS; PAD PER PERMIT 5204 RED BUG LAKE RD	\$0		3/1/2003
02522	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 5216 RED BUG LAKE RD	\$9,516		3/1/2003
01828	MECHANICAL & CONDENSOR; PAD PER PERMIT 5216 RED BUG LAKE RD	\$129,300		2/1/2003
01786	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 5216 RED BUG LAKE RD	\$28,500		2/1/2003
07736	WALMART GROCERY; PAD PER PERMIT 5216 RED BUG LAKE RD	\$2,143,713	8/5/2003	8/1/2002

Extra Features

Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	2003	142544	\$477,522	\$286,513
COMMERCIAL CONCRETE DR 4 IN	2003	13210	\$82,563	\$49,538
WALKS CONC COMM	2003	3582	\$19,486	\$11,692
FACE BLOCK WALL - SF	2003	1641	\$25,288	\$15,173
BRICK WALL - SF	2003	116	\$2,463	\$1,478
IRON FENCE - LIN FT	2003	27	\$422	\$253
POLE LIGHT 1 ARM	2003	14	\$25,956	\$25,956
POLE LIGHT 2 ARM	2003	14	\$50,470	\$50,470
LOAD WELL	2003	1863	\$3,838	\$2,303
CANOPY AVG COMM	2019	1387	\$24,966	\$21,221

Zoning

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

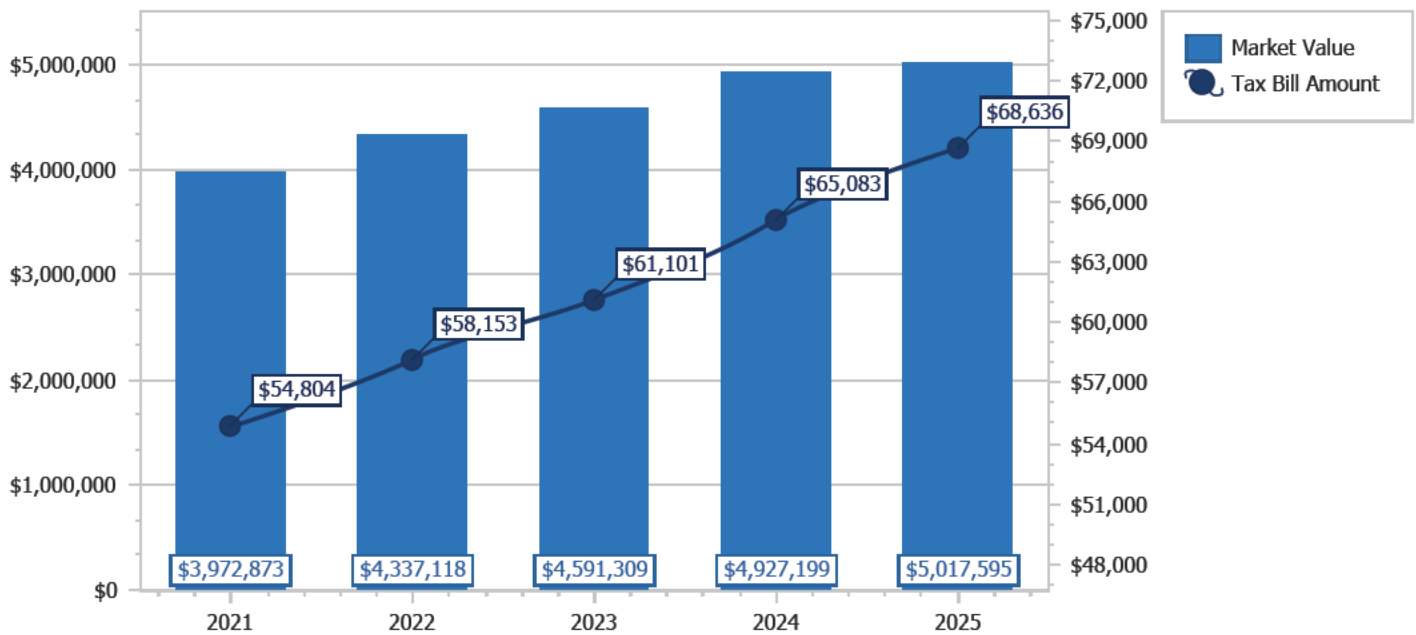
School Districts

Elementary	Red Bug
Middle	Tuskawilla
High	Lake Howell

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 60

Utilities	
Fire Station #	27
Power Company	DUKE
Phone (Analog)	CENTURY LINK
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 or call us at: (407) 665-7371.

Receipt Details

Date: 6/18/2026 2:53:02 PM
Project: 26-80000076
Credit Card Number: 44*****5050
Authorization Number: 014694
Transaction Number: 180626C1B-64A18BEC-2F50-4444-B9F5-0DC650107B52
Total Fees Paid: 52.50

Fees Paid

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