



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

PROJ. #: 23-80000018  
 PM: Annie  
 REC'D: 2/6/23  
paid 2/6/23

**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: Caliber Car Wash - Sanford  
 PARCEL ID #(S): 28-19-30-503-0000-0070, 28-19-30-503-0000-0110  
 TOTAL ACREAGE: 1.58 1.24 BCC DISTRICT: Herr  
 ZONING: C-1, R-1A FUTURE LAND USE: HIPTI

**APPLICANT**

NAME: Dan Brown COMPANY: Caliber Car Wash  
 ADDRESS: 309 E. Paces Ferry Road NE  
 CITY: Atlanta STATE: GA ZIP: 30305  
 PHONE: 404.353.7387 EMAIL: dbrown@caliber-capital.com

**CONSULTANT**

NAME: Kristhian Morales COMPANY: Bowman Consulting Group, Ltd.  
 ADDRESS: 910 SE 17th Street, Ste 300  
 CITY: Fort Lauderdale STATE: FL ZIP: 33316  
 PHONE: 954-314-8481 EMAIL: kmorales@bowman.com

**PROPOSED DEVELOPMENT**

Brief description of proposed development: The construction of a 4,395 SF automated drive-in car wash and associated improvements; Demolition of the existing gym and Honda Help center.  
 SUBDIVISION  LAND USE AMENDMENT  REZONE  SITE PLAN  SPECIAL EXCEPTION

**STAFF USE ONLY**

COMMENTS DUE: 2/17/23 COM DOC DUE: 2/23/23 DRC MEETING: 3/1/23  
 PROPERTY APPRAISER SHEET  PRIOR REVIEWS:  
 ZONING: C-1 FLU: Hipti LOCATION: NE of Monroe Rd.  
 W/S: Sanford BCC: Herr & W SR 46

Revised Oct 2020 agenda: 2/24

# Bowman

## Caliber Car Wash - Sanford

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### Project Narrative Letter

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**Seminole County Planning & Development Division**

1101 East First Street, Room 2028 Sanford, Florida, 32771

**Parcel IDs:** 28-19-30-503-0000-0070 & 28-19-30-503-0000-0110

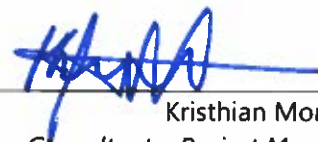
**Proposed Use:** Automated Car Wash

The applicant (Caliber Car Wash) is proposing to develop a 1.38-acre lot, made up of two parcels located on the northeast corner of the intersection between West State Road 46 and Monroe Road, in the City of Sanford and under Seminole County jurisdiction. Three buildings are to be demolished within the larger parcel, 28-19-30-503-0000-0070, and one removed from the other parcel, 28-19-30-503-0000-0010. The existing gym and *Honda Help* center are proposed to be replaced with an automated car wash with an approximate building square footage of 4,395, with associated parking, landscape, utility, and drainage infrastructure.

The larger parcel (gym) will be developed into the main operation area for the wash-bay building, parking, and queuing. The two existing access driveways located south of the site onto SR 46 will be replaced with a single 30-foot access drive. The parcel is currently shown to be zoned as commercial (C-1) and low density residential (R-1); because the use is prohibited in a residential zone, we propose to rezone it to be entirely commercial.

The smaller parcel (*Honda Help* center) will be used as an access driveway to the site and stormwater detention area. The parcel is entirely zoned as C-1 and will not need to be re-zoned. Our concept provided meets all building setback and landscape buffer requirements. We are currently proposing 27 parking spaces, 2 of which are ADA-designated.

Bowman is looking forward to working with Seminole County staff through the approval process. If you have any questions or require additional information, please do not hesitate to contact us.



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Kristhian Morales  
Consultant – Project Manager  
(954) 686-1562  
kmorales@bowman.com

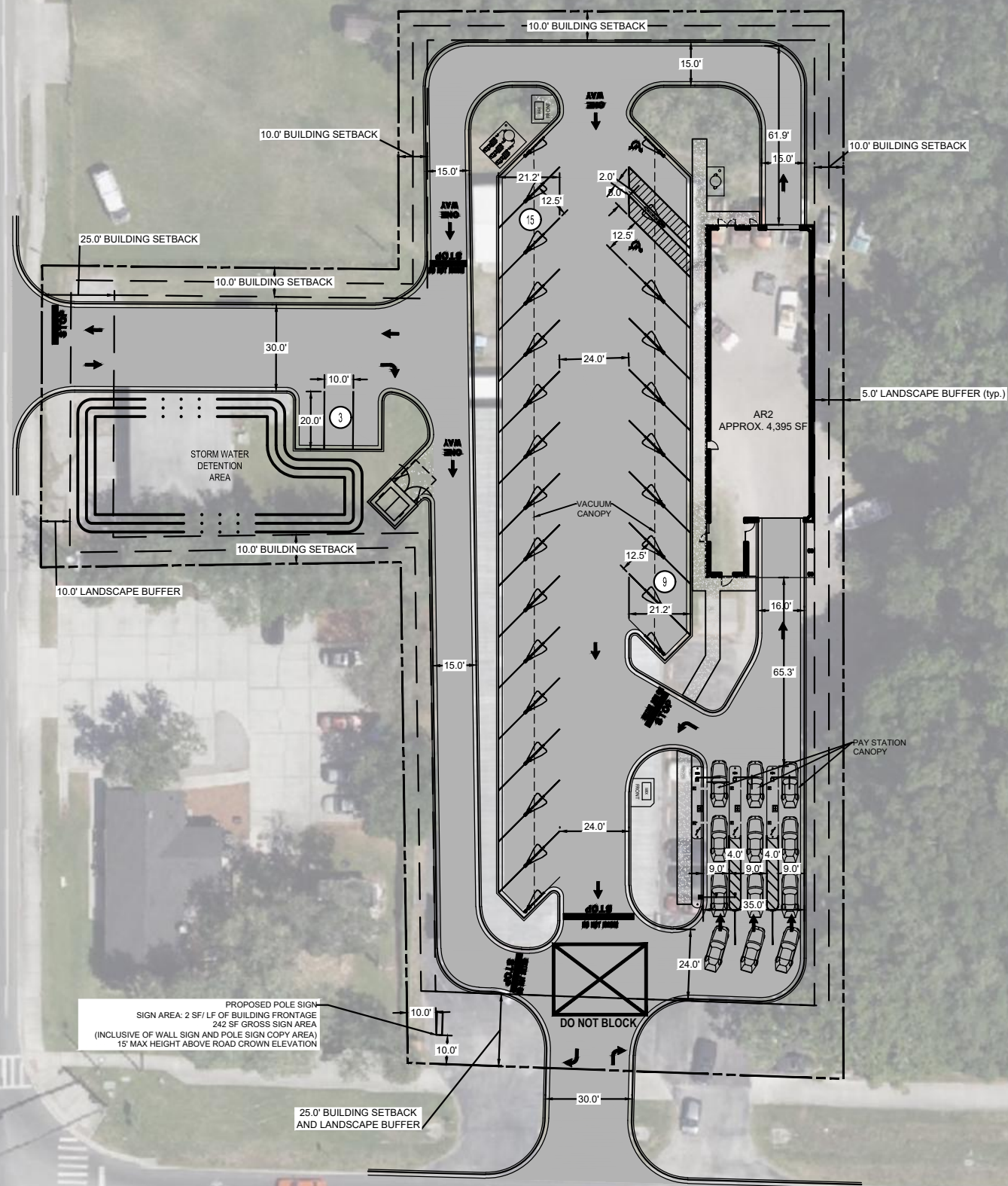
# Caliber Car Was - Sanford

Parcel ID's:  
28-19-30-503-0000-0070  
28-19-30-503-0000-0110

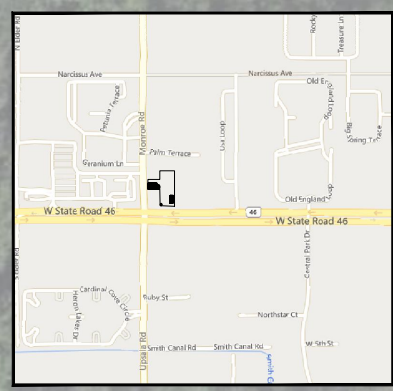


MONROE ROAD

WEST STATE ROAD 46



PROPOSED POLE SIGN  
SIGN AREA: 2 SF/ LF OF BUILDING FRONTAGE  
242 SF GROSS SIGN AREA  
(INCLUSIVE OF WALL SIGN AND POLE SIGN COPY AREA)  
15' MAX HEIGHT ABOVE ROAD CROWN ELEVATION



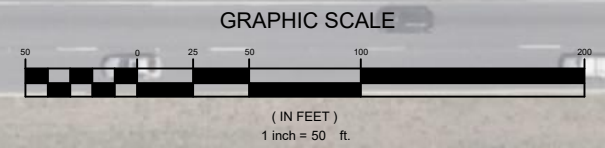
LOCATION MAP

| SITE DATA   |  |
|---|--|
| ZONING: C-1   |  |
| RETAIL COMMERCIAL COMMODITIES, OVERLAY SR-46 GATEWAY CORRIDOR |  |
| SITE S.F. AREA - 68,741 S.F. (1.58 AC)                        |  |

| PARKING CALCULATIONS      |     |
|---------------------------|-----|
| USE NOT IN CODE           | TBD |
| STANDARD PARKING PROVIDED | 25  |
| HANDICAP PARKING REQUIRED | 2   |
| HANDICAP PARKING PROVIDED | 2   |
| TOTAL PARKING PROVIDED    | 27  |

| BUILDING SETBACKS |          |          |
|-------------------|----------|----------|
| SETBACKS          | REQUIRED | PROVIDED |
| FRONT (W)         | 25 Ft    | 229.9 Ft |
| SIDE ST (S)       | 25 Ft    | 171.9 Ft |
| SIDE (N)          | 0 Ft     | 73.9 Ft  |
| REAR (E)          | 10 Ft    | 10.0 Ft  |

| LANDSCAPE BUFFERS |          |          |
|-------------------|----------|----------|
| BUFFER            | REQUIRED | PROVIDED |
| FRONT (W)         | 10 Ft    | 87.2 Ft  |
| SIDE ST (S)       | 25 Ft    | 25.0 Ft  |
| SIDE (N)          | 5 Ft     | 10.0 Ft  |
| REAR (E)          | 5 Ft     | 10.0 Ft  |



PRELIMINARY CONCEPT - NOT FOR DESIGN

**Bowman**

Bowman Consulting Group Ltd  
910 SE 17th ST  
Fort Lauderdale, FL 33316  
Phone: (954) 314-8466  
www.bowman.com  
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CALIBER CARWASH  
MONROE ROAD AND W. STATE ROAD 46,  
SANFORD, FLORIDA 32771

CONCEPTUAL  
SITE PLAN

DATE  
12/12/2022  
DRAWN BY: JP  
SCALE: 1" = 50'  
SHEET  
CONCEPT 4

SEMINOLE COUNTY, FL

CITY OF SANFORD

# Property Record Card

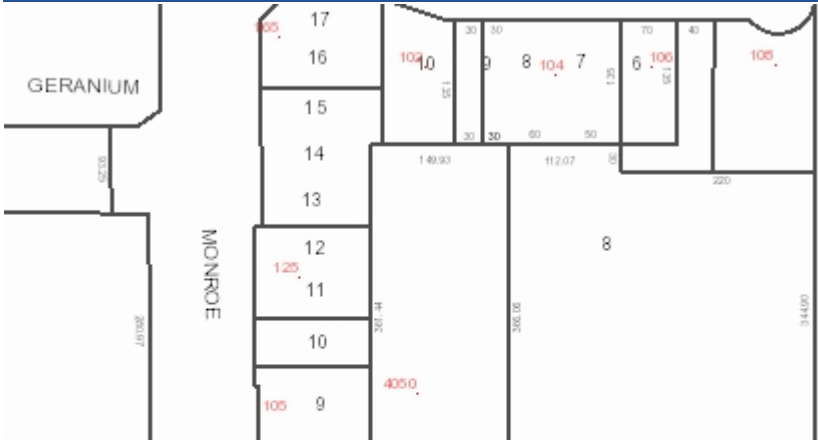


**Parcel** 28-19-30-503-0000-0070

**Property Address** 4050 W SR 46 SANFORD, FL 32771

## Parcel Location

## Site View



2819305030000070 11/06/2021

## Parcel Information

## Value Summary

|                          |   |
|--------------------------|---|
| <b>Parcel</b>            | 28-19-30-503-0000-0070  |
| <b>Owner(s)</b>          | KNOWLES-KOGA ENTERPRISES LLC  |
| <b>Property Address</b>  | 4050 W SR 46 SANFORD, FL 32771  |
| <b>Mailing</b>           | C/O PHILLIP OR MARGARET DEERE 777 RANTOUL LN LAKE MARY, FL 32746-4249 |
| <b>Subdivision Name</b>  | PETERSON SUBD A J   |
| <b>Tax District</b>      | 01-COUNTY-TX DIST 1   |
| <b>DOR Use Code</b>      | 3401-HEALTH/FITNESS CLUB  |
| <b>Exemptions</b>        | None  |
| <b>AG Classification</b> | No  |

|                               | 2023 Working Values | 2022 Certified Values |
|-------------------------------|---------------------|-----------------------|
| <b>Valuation Method</b>       | Cost/Market         | Cost/Market           |
| <b>Number of Buildings</b>    | 3                   | 3                     |
| <b>Depreciated Bldg Value</b> | \$411,097           | \$385,627             |
| <b>Depreciated EXFT Value</b> | \$9,271             | \$9,090               |
| <b>Land Value (Market)</b>    | \$391,837           | \$377,008             |
| <b>Land Value Ag</b>          |                     |                       |
| <b>Just/Market Value</b>      | \$812,205           | \$771,725             |
| <b>Portability Adj</b>        |                     |                       |
| <b>Save Our Homes Adj</b>     | \$0                 | \$0                   |
| <b>Amendment 1 Adj</b>        | \$0                 | \$1,911               |
| <b>P&amp;G Adj</b>            | \$0                 | \$0                   |
| <b>Assessed Value</b>         | \$812,205           | \$769,814             |

## 2022 Certified Tax Summary

**2022 Tax Amount without Exemptions** \$10,347.37    **2022 Tax Savings with Exemptions** \$15.19  
**2022 Tax Bill Amount** \$10,332.18

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

PART OF LOTS 7 & 8 DESC AS BEG SE COR  
 LOT 9 RUN S 21.38 FT E 143.66 FT ELY ON CURVE 6.34 FT N 366.06 FT W 149.93 FT S 340.6 FT TO BEG  
 A J PETERSON SUBD  
 PB 10 PG 60

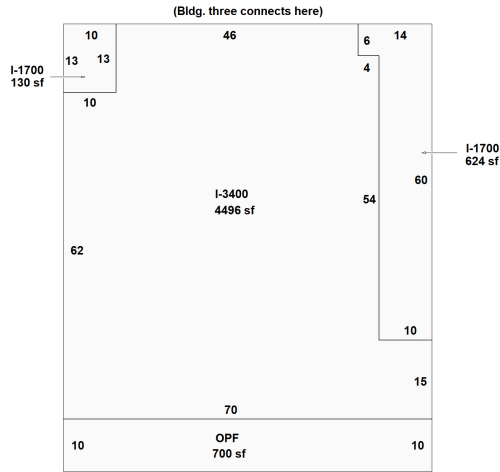
## Taxes

| Taxing Authority                   | Assessment Value | Exempt Values | Taxable Value |
|------------------------------------|------------------|---------------|---------------|
| ROAD DISTRICT                      | \$812,205        | \$0           | \$812,205     |
| SJWM(Saint Johns Water Management) | \$812,205        | \$0           | \$812,205     |
| FIRE                               | \$812,205        | \$0           | \$812,205     |
| COUNTY GENERAL FUND                | \$812,205        | \$0           | \$812,205     |
| Schools                            | \$812,205        | \$0           | \$812,205     |

# Land

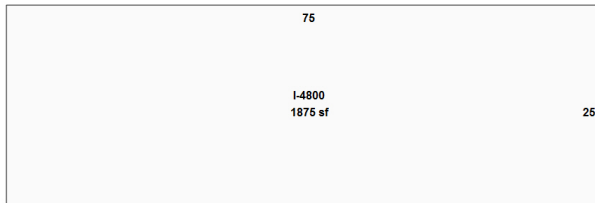
| Method      | Frontage | Depth | Units | Units Price | Land Value |
|-------------|----------|-------|-------|-------------|------------|
| SQUARE FEET |          |       | 57036 | \$6.87      | \$391,837  |

| # | Description           | Year Built | Stories | Total SF | Ext Wall          | Adj Value | Repl Value | Description         | Area   |
|---|-----------------------|------------|---------|----------|-------------------|-----------|------------|---------------------|--------|
| 1 | STEEL/PRE ENGINEERED. | 1973       | 1       | 5250.00  | METAL PREFINISHED | \$169,250 | \$423,125  | OPEN PORCH FINISHED | 700.00 |



Building 1 - Page 1

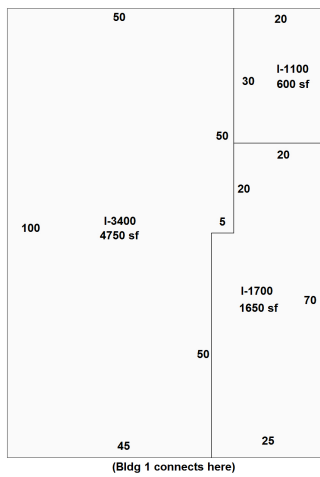
| # | Description           | Year Built Actual/Effective | Stories | Total SF | Ext Wall          | Adj Value | Repl Value | Description | Area |
|---|-----------------------|-----------------------------|---------|----------|-------------------|-----------|------------|-------------|------|
| 2 | STEEL/PRE ENGINEERED. | 1973/1975                   | 1       | 1875.00  | METAL PREFINISHED | \$48,174  | \$120,434  |             |      |



Sketch by Apes Sketch

Building 2 - Page 1

| # | Description           | Year Built Actual/Effective | Stories | Total SF | Ext Wall          | Adj Value | Repl Value | Description | Area |
|---|-----------------------|-----------------------------|---------|----------|-------------------|-----------|------------|-------------|------|
| 3 | STEEL/PRE ENGINEERED. | 1980                        | 1       | 7000.00  | METAL PREFINISHED | \$193,673 | \$484,183  |             |      |



Building 3 - Page 1

## Permits

| Permit # | Description  | Agency | Amount   | CO Date   | Permit Date |
|----------|--|--------|----------|-----------|-------------|
| 03361    | DEMO ONLY  | County | \$0      |           | 5/1/1998    |
| 05806    | WALL SIGN; GOLD'S GYM - PREVIOUSLY COUNTRY FURNITURE | County | \$0      |           | 6/22/2000   |
| 03657    | GOLD'S GYM REMODEL                                   | County | \$76,000 | 7/28/1998 | 5/1/1998    |

## Extra Features

| Description                | Year Built | Units  | Value   | New Cost |
|----------------------------|------------|--------|---------|----------|
| COMMERCIAL ASPHALT DR 2 IN | 10/01/1979 | 11,362 | \$9,271 | \$23,178 |

## Zoning

| Zoning | Zoning Description                                     | Future Land Use | Future Land Use Description |
|--------|--|-----------------|-----------------------------|
| C-1    | Higher Intensity Planned Development – Target Industry | HIPTI           | Retail Commercial-Commodies |

## Utility Information

| Fire Station | Power | Phone(Analog) | Water Provider | Sewer Provider  | Garbage Pickup | Recycle | Yard Waste | Hauler |
|--------------|-------|---------------|----------------|-----------------|----------------|---------|------------|--------|
| 38.00        | FPL   | AT&T          | SANFORD        | CITY OF SANFORD | NA             | NA      | NA         | NA     |

## Political Representation

| Commissioner         | US Congress               | State House            | State Senate           | Voting Precinct |
|----------------------|---------------------------|------------------------|------------------------|-----------------|
| Dist 5 - Andria Herr | Dist 7 - Stephanie Murphy | Dist 29 - Scott Plakon | Dist 9 - Jason Brodeur | 6               |

## School Information

| Elementary School District | Middle School District | High School District |
|----------------------------|------------------------|----------------------|
| Region 1                   | Markham Woods          | Seminole             |

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# Property Record Card

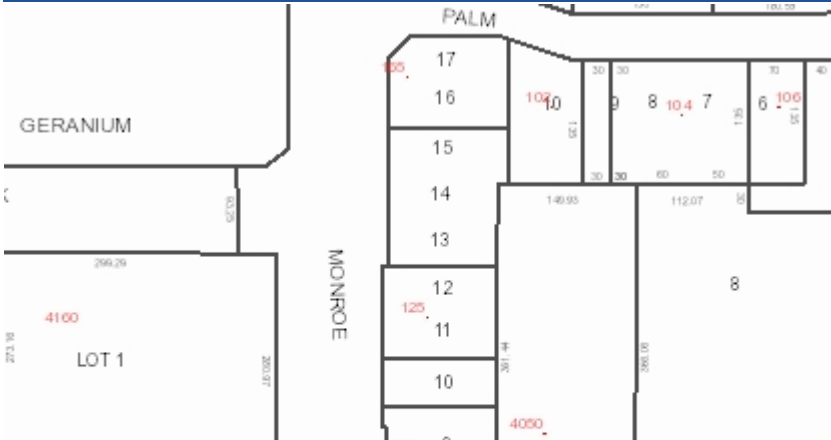


**Parcel** 28-19-30-503-0000-0110

**Property Address** 125 MONROE RD SANFORD, FL 32771

## Parcel Location

## Site View



## Parcel Information

## Value Summary

|                          |  |
|--------------------------|--|
| <b>Parcel</b>            | 28-19-30-503-0000-0110                       |
| <b>Owner(s)</b>          | SINGH, WINSTON                               |
| <b>Property Address</b>  | 125 MONROE RD SANFORD, FL 32771              |
| <b>Mailing</b>           | 2809 WALDENS POND CV LONGWOOD, FL 32779-7037 |
| <b>Subdivision Name</b>  | PETERSON SUBD A J                            |
| <b>Tax District</b>      | 01-COUNTY-TX DIST 1                          |
| <b>DOR Use Code</b>      | 11-STORES GENERAL-ONE STORY                  |
| <b>Exemptions</b>        | None   |
| <b>AG Classification</b> | No   |

|                               | 2023 Working Values | 2022 Certified Values |
|-------------------------------|---------------------|-----------------------|
| <b>Valuation Method</b>       | Cost/Market         | Cost/Market           |
| <b>Number of Buildings</b>    | 1                   | 1                     |
| <b>Depreciated Bldg Value</b> | \$50,004            | \$49,710              |
| <b>Depreciated EXFT Value</b> | \$1,958             | \$1,920               |
| <b>Land Value (Market)</b>    | \$51,828            | \$49,834              |
| <b>Land Value Ag</b>          |                     |                       |
| <b>Just/Market Value</b>      | \$103,790           | \$101,464             |
| <b>Portability Adj</b>        |                     |                       |
| <b>Save Our Homes Adj</b>     | \$0                 | \$0                   |
| <b>Amendment 1 Adj</b>        | \$0                 | \$0                   |
| <b>P&amp;G Adj</b>            | \$0                 | \$0                   |
| <b>Assessed Value</b>         | \$103,790           | \$101,464             |

## 2022 Certified Tax Summary

**2022 Tax Amount without Exemptions** **\$1,360.44**  
**2022 Tax Bill Amount** **\$1,360.44**

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOTS 11 & 12 (LESS RD)  
A J PETERSON SUBD  
PB 10 PG 60

## Taxes

| Taxing Authority                   | Assessment Value | Exempt Values | Taxable Value |
|------------------------------------|------------------|---------------|---------------|
| ROAD DISTRICT                      | \$103,790        | \$0           | \$103,790     |
| SJWM(Saint Johns Water Management) | \$103,790        | \$0           | \$103,790     |
| FIRE                               | \$103,790        | \$0           | \$103,790     |
| COUNTY GENERAL FUND                | \$103,790        | \$0           | \$103,790     |
| Schools                            | \$103,790        | \$0           | \$103,790     |



## Sales

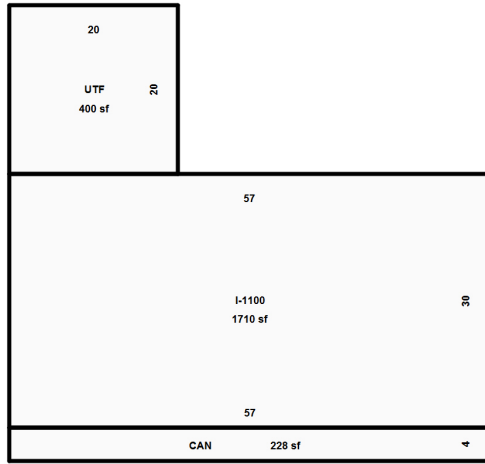
| Description   | Date       | Book  | Page | Amount   | Qualified | Vac/Imp  |
|---------------|------------|-------|------|----------|-----------|----------|
| WARRANTY DEED | 05/01/1989 | 02069 | 1618 | \$30,000 | No        | Improved |

## Land

| Method      | Frontage | Depth | Units | Units Price | Land Value |
|-------------|----------|-------|-------|-------------|------------|
| SQUARE FEET |          |       | 11326 | \$5.72      | \$51,828   |

## Building Information

| #                | Description        | Year Built Actual/Effective | Stories | Total SF | Ext Wall                        | Adj Value | Repl Value | Appendages  |             |      |                  |        |        |        |
|------------------|--------------------|-----------------------------|---------|----------|---------------------------------|-----------|------------|---|-------------|------|------------------|--------|--------|--------|
| 1                | MASONRY PILASTER . | 1960                        | 1       | 1710.00  | CONCRETE BLOCK-STUCCO - MASONRY | \$50,004  | \$125,011  | <table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>UTILITY FINISHED</td> <td>400.00</td> </tr> <tr> <td>CANOPY</td> <td>228.00</td> </tr> </tbody> </table> | Description | Area | UTILITY FINISHED | 400.00 | CANOPY | 228.00 |
| Description      | Area               |                             |         |          |                                 |           |            |   |             |      |                  |        |        |        |
| UTILITY FINISHED | 400.00             |                             |         |          |                                 |           |            |   |             |      |                  |        |        |        |
| CANOPY           | 228.00             |                             |         |          |                                 |           |            |   |             |      |                  |        |        |        |



Sketch by Apex Sketch

Building 1 - Page 1

## Permits

| Permit # | Description | Agency | Amount  | CO Date | Permit Date |
|----------|-------------|--------|---------|---------|-------------|
| 08792    | REROOF      | County | \$9,400 |         | 8/26/2008   |

## Extra Features

| Description                | Year Built | Units | Value   | New Cost |
|----------------------------|------------|-------|---------|----------|
| COMMERCIAL ASPHALT DR 2 IN | 10/01/1979 | 2,400 | \$1,958 | \$4,896  |

## Zoning

| Zoning | Zoning Description                                     | Future Land Use | Future Land Use Description |
|--------|--|-----------------|-----------------------------|
| C-1    | Higher Intensity Planned Development – Target Industry | HIPTI           | Retail Commercial-Commodies |

## Utility Information

| Fire Station | Power | Phone(Analog) | Water Provider            | Sewer Provider  | Garbage Pickup | Recycle | Yard Waste | Hauler |
|--------------|-------|---------------|---------------------------|-----------------|----------------|---------|------------|--------|
| 34.00        | FPL   | AT&T          | SEMINOLE COUNTY UTILITIES | CITY OF SANFORD | NA             | NA      | NA         | NA     |

## Political Representation

| Commissioner         | US Congress               | State House            | State Senate           | Voting Precinct |
|----------------------|---------------------------|------------------------|------------------------|-----------------|
| Dist 5 - Andria Herr | Dist 7 - Stephanie Murphy | Dist 29 - Scott Plakon | Dist 9 - Jason Brodeur | 6               |

## School Information

| Elementary School District | Middle School District | High School District |
|----------------------------|------------------------|----------------------|
| Region 1                   | Markham Woods          | Seminole             |



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

**Receipt Details**

**Date:** 2/6/2023 11:08:17 AM  
**Project:** 23-80000018  
**Credit Card Number:** 48\*\*\*\*\*0398  
**Authorization Number:** 040224  
**Transaction Number:** 060223013-6675B33A-1828-48A1-B4A0-6A7D6062B8E5  
**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         |