



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: <u>2/17/23</u>	COM DOC DUE: <u>2/23/23</u>	DRC MEETING: <u>3/1/23</u>
<input checked="" type="checkbox"/> PROPERTY APPRAISER SHEET <input checked="" type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>C-1</u>	FLU: <u>Hipti</u>	LOCATION: <u>NE of Monroe Rd.</u>
W/S: <u>Sanford</u>	BCC: <u>Herr</u>	<u>& W SR 46</u>

agenda: 2/24

Bowman

Caliber Car Wash - Sanford

Project Narrative Letter

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

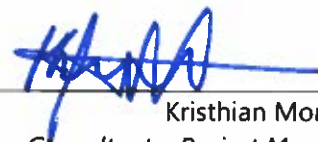
Proposed Use: Automated Car Wash

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.



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

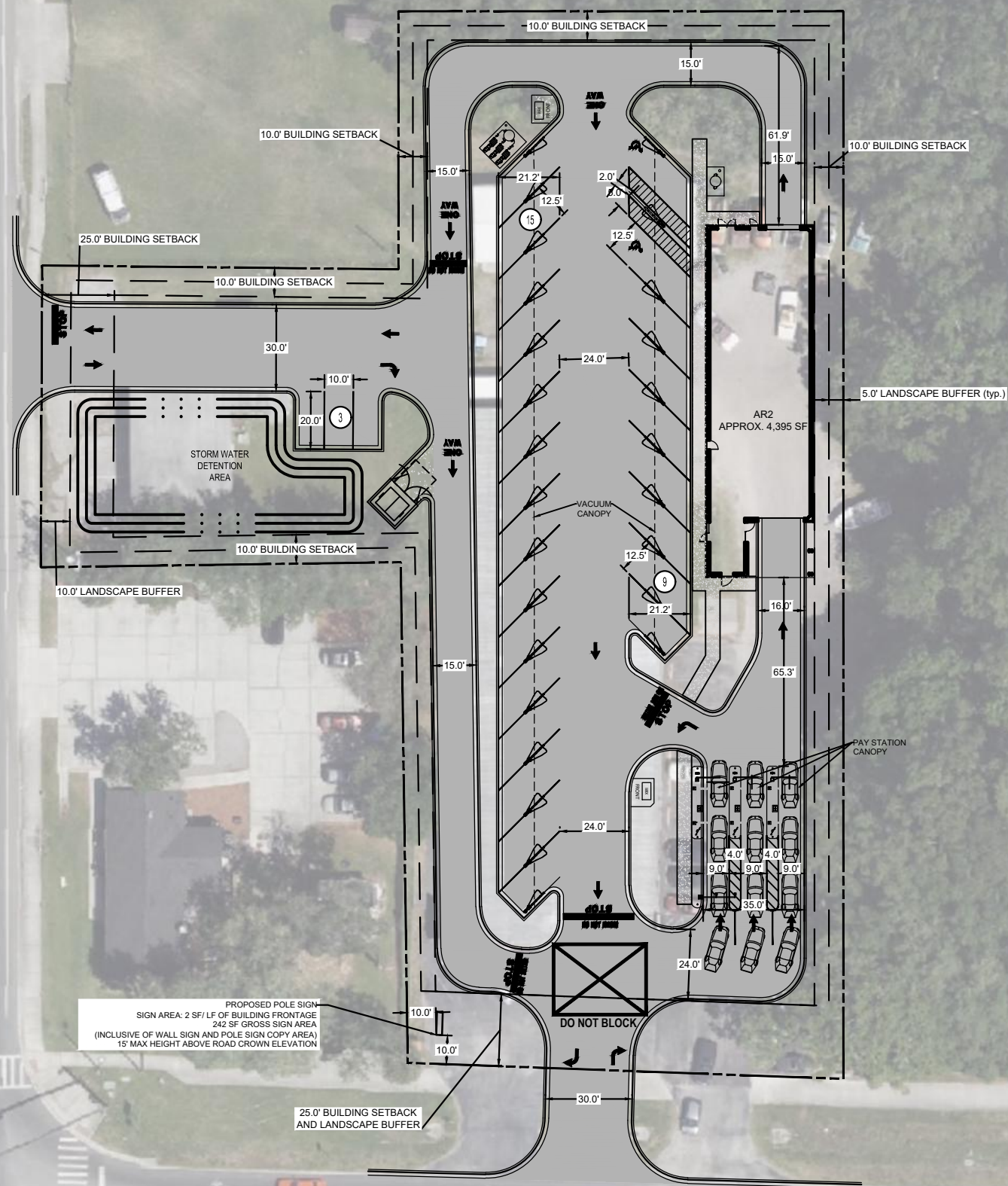
Caliber Car Was - Sanford

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

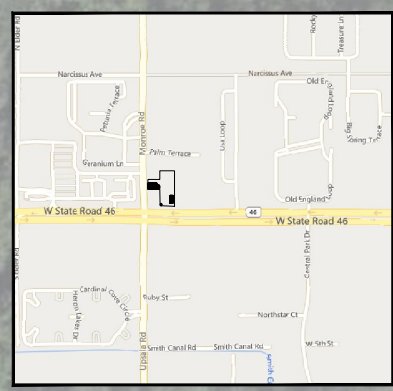


MONROE ROAD

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



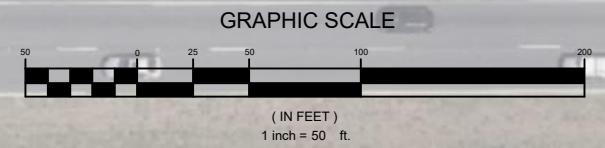
LOCATION MAP

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

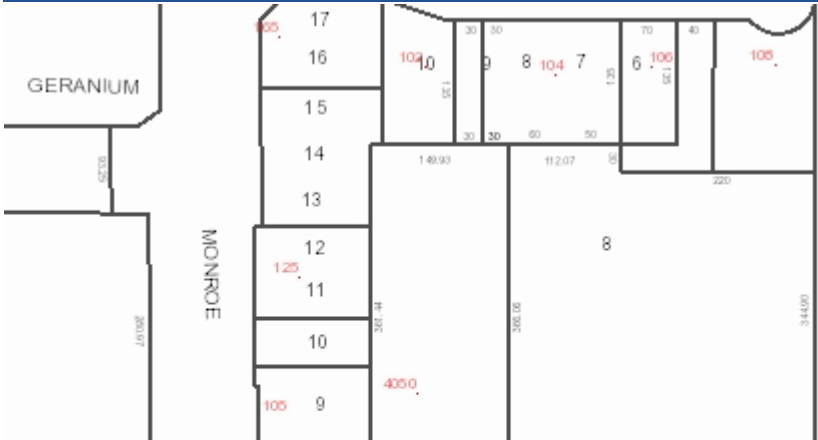


Parcel 28-19-30-503-0000-0070

Property Address 4050 W SR 46 SANFORD, FL 32771

Parcel Location

Site View



Parcel Information

Value Summary

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

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

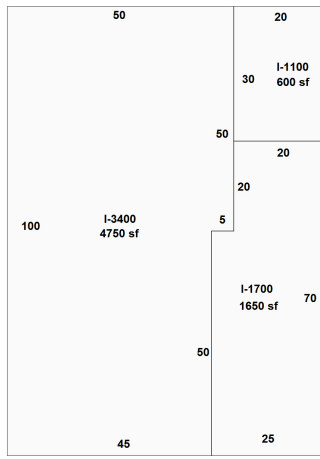
* Does NOT INCLUDE Non Ad Valorem Assessments

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



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

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

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

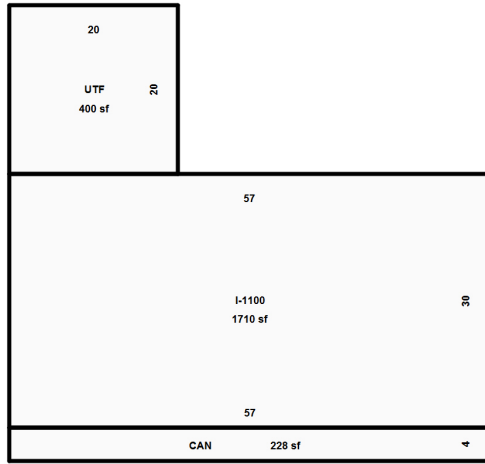
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	05/01/1989	02069	1618	\$30,000	No	Improved

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 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

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