



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

PROJ. #: 24-80000012

Received: 2/7/24

Paid: 2/15/24

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: SR 46 CAR WASH DEVELOPMENT

PARCEL ID #(S): 29193030000200000

TOTAL ACREAGE: 5.17 AC BCC DISTRICT: DISTRICT 5

ZONING: C-2 FUTURE LAND USE: HIPTI

APPLICANT

NAME: JOHN LAPOINTE COMPANY: TRIPOINTE ENGINEERING

ADDRESS: 18703 CHAVILLE RD

CITY: LUTZ STATE: FL ZIP: 33558

PHONE: 813-690-3759 EMAIL: JLAPOINTE@TRIPOINTELLC.COM

CONSULTANT

NAME: SAME AS ABOVE COMPANY:

ADDRESS:

CITY: STATE: ZIP:

PHONE: EMAIL:

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

 SUBDIVISION
 LAND USE AMENDMENT
 REZONE
 SITE PLAN
 SPECIAL EXCEPTION

Description of proposed development: DEVELOP APPROXIMLEY 2.2 ACRES FOR AN EXPRESS CAR WASH WITH RIGHT/IN RIGHT OUT ACCESS ONTO SR 46.

STAFF USE ONLY

COMMENTS DUE: 2/23	COM DOC DUE: 2/29	DRC MEETING: 3/6
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 PROPERTY APPRAISER SHEET
 PRIOR REVIEWS:

ZONING: C-2	FLU: HIPTI	LOCATION: on the north side of W SR 46, east of Hickman Dr
W/S: Seminole County	BCC: 5: Herr	



PROJECT NARRATIVE

The proposed project consists of the development of a 5.17 ac parcel just east of the Wawa at 4660 W. SR 46. We are proposing to clear and develop a 4,500 sf express car wash with 3 pay stations, 30 vacuum spaces, two handicap parking spaces and 6 employee spaces on approximately 2.2 acres. The development proposes right-in-right out access to SR 46.



SR 46
SEMINOLE COUNTY, FL

EXISTING CONDITION PLAN

PROJECT:
JCCW - 230004

FOR
JCCW

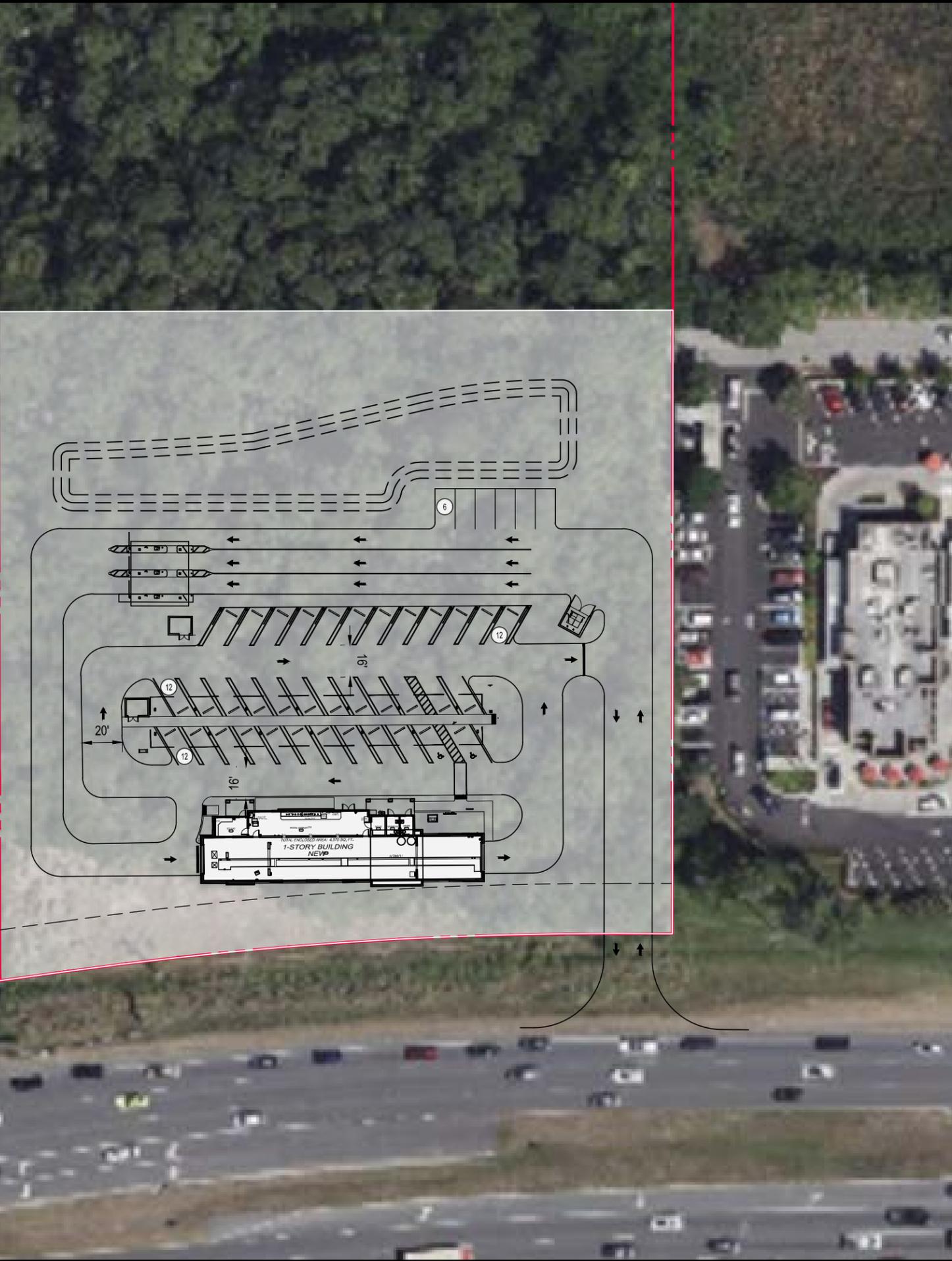
1701 WEST HILLSBORO
BLVD, SUITE 102
DEERFIELD BEACH, FL
33442

REVISIONS			
REV	DATE	COMMENT	BY
X	XXXXXXX	XXXX	XXX



DATE: 02-7-2024

REVISIONS			
REV	DATE	COMMENT	BY
X	XXXXXXX	XXXX	XXX



SITE DATA TABLE

SITE INFORMATION

SITE ADDRESS	SR 46
JURISDICTION	SEMINOLE COUNTY
SITE AREA	+/- 2.20 AC
BUILDING AREA	4,570 SF
CURRENT ZONING	C-2
OVERLAY DISTRICT	NO
ALLOWED USE	YES
SUP OR CUP	YES
FRONT SETBACK (ROW)	25'
SIDE SETBACK	0'
REAR SETBACK	10'
FRONT/SIDE/REAR YARD BUFFER	25/10/10
FLOOR AREA RATIO	.35
IMPERVIOUS RATION	70%
MAX BUILDING HEIGHT	35
REQUIRED PARKING	2 SPACES/WASHING AREA OR BAY
EMPLOYEE SPACES	6
VACUUM SPACES	34
HANDICAP SPACES	2

SITE NOTES

1. CROSS ACCESS TO WAWA AND HOTEL WILL NEED TO BE NEGOTIATED.



Property Record Card



Parcel 29-19-30-300-0020-0000

Property Address W 46 SR SANFORD, FL 32771

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

Parcel	29-19-30-300-0020-0000
Owner(s)	CHAO, VICTOR
Property Address	W 46 SR SANFORD, FL 32771
Mailing	48200 FREMONT BLVD FREMONT, CA 94538-6509
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	10-VAC GENERAL-COMMERCIAL
Exemptions	None
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$2,974,608	\$2,974,608
Land Value Ag		
Just/Market Value	\$2,974,608	\$2,974,608
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$2,974,608	\$2,974,608

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap \$39,586.08
2023 Tax Bill Amount \$39,586.08

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 29 TWP 19S RGE 30E
 ALL S 3/4 OF W 1/2 OF E
 1/4 OF NE 1/4 N OF ST
 GERTRUDE AVE (LESS ST RD
 R/W)

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$2,974,608	\$0	\$2,974,608
SJWM(Saint Johns Water Management)	\$2,974,608	\$0	\$2,974,608
FIRE	\$2,974,608	\$0	\$2,974,608
COUNTY GENERAL FUND	\$2,974,608	\$0	\$2,974,608
Schools	\$2,974,608	\$0	\$2,974,608

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	07/01/1999	03715	1076	\$570,000	No	Vacant
ADMINISTRATIVE DEED	08/01/1985	01663	1427	\$250,000	No	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			130920	\$3.60	\$471,312
SQUARE FEET			104304	\$24.00	\$2,503,296

Building Information Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Value	New Cost
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Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
C-2	Higher Intensity Planned Development – Target Industry	HIPTI	Retail Commercial

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	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 5 - Andria Herr	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	6

School Information

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

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

Receipt Details

Date: 2/15/2024 12:13:05 PM
Project: 24-80000012
Credit Card Number: 37*****1002
Authorization Number: 201066
Transaction Number: 150224O10-4A65B3A0-5BAB-4A1F-A2E9-C46EB3684DDA
Total Fees Paid: 52.50

Fees Paid

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