



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

PROJ. #: 23-8000026
PM: _____
REC'D: 2/15/23

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: Sunplex development

PARCEL ID #(S): 28-19-30-5NQ-0C00-0000 → 1.82 ac

TOTAL ACREAGE: 5.0 AC BCC DISTRICT: District 5

ZONING: ZOM PUD Interstate, Dunkin' Donuts FUTURE LAND USE: Planned Development HiPti

APPLICANT

NAME: Shubham Desai COMPANY: Bowman

ADDRESS: 4450 W. Eau Gallie Blvd, Suite 144,

CITY: Melbourne STATE: FL ZIP: 32934

PHONE: 321-750-5405 EMAIL: sdesai@bowman.com

CONSULTANT

NAME: Shubham Desai COMPANY: Bowman

ADDRESS: 4450 W. Eau Gallie Blvd, Suite 144

CITY: Melbourne STATE: FL ZIP: 32934

PHONE: 321-255-5434 EMAIL:

PROPOSED DEVELOPMENT

Brief description of proposed development: Review of the site plan and specific landscape buffers.

SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: 3-10-23 COM DOC DUE: 3-16-23 DRC MEETING: 3-22-23

PROPERTY APPRAISER SHEET PRIOR REVIEWS:

ZONING: Zom Interstate, Dunkin Don FLU: HiPti LOCATION: N E of Hickman Dr

W/S: Seminole BCC: 5-Herr

+ WSR 4b

Bowman, Melbourne Office
4450 W. Eau Gallie Blvd., Suite 144
Melbourne, Florida 32934
(321) 255-5434 Fax (321) 255-7751
www.bowmanconsulting.com

February 14, 2023

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

Commercial Development- Project Narrative

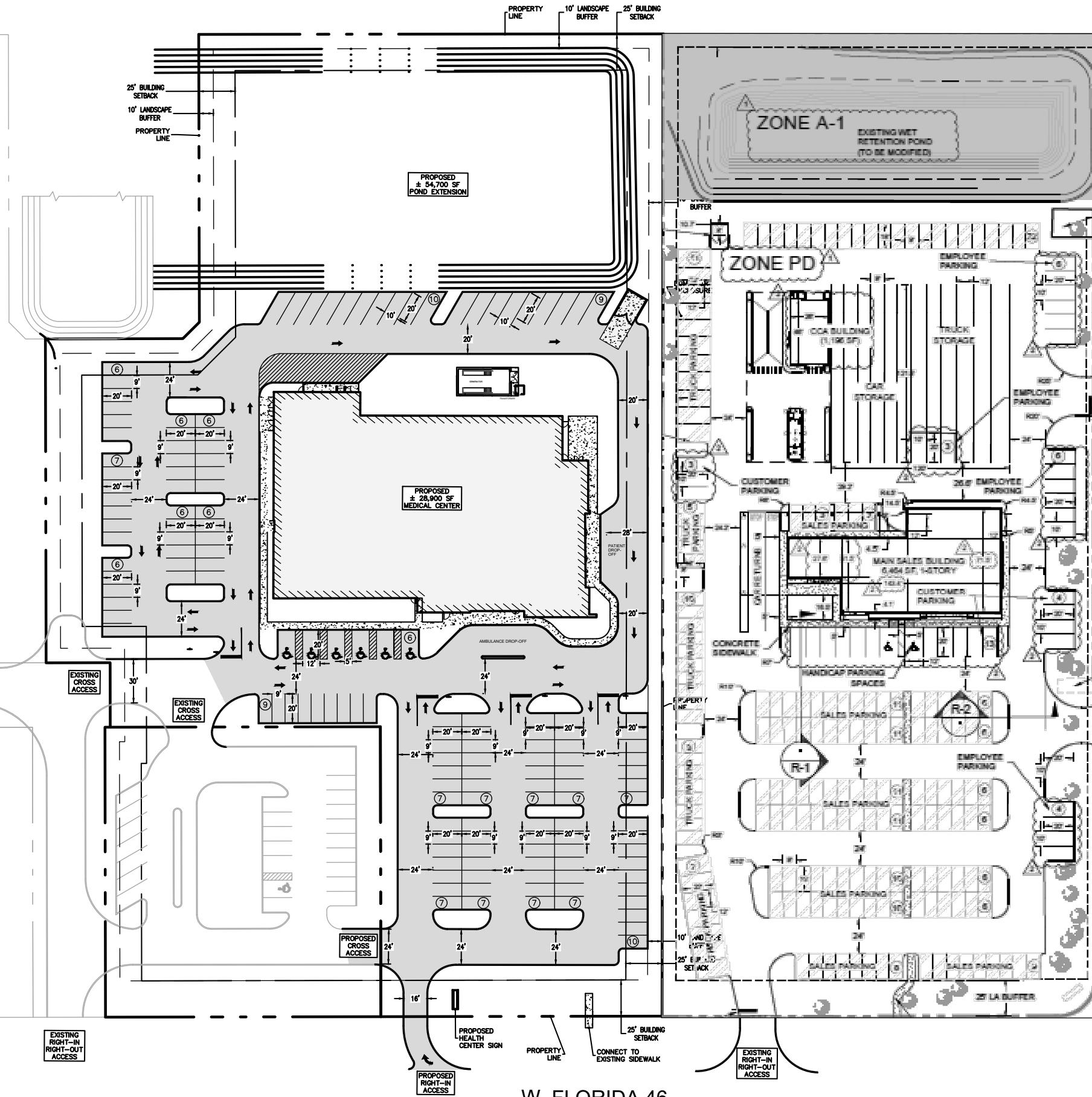
To whom it may concern,

The objective of this project is to develop a multi-use commercial site on parcel number 2819305NQ00000060 which is a total of 5.1 acres. It is a part of a PUD, ZOM PUD as well as HPTI overlay. As shown in the conceptual plan, the site is proposed with a emergency clinic (that does not have overnight stay) on the property with associated parking, landscape and infrastructure. The property is located off of SR 46 in Sanford, FL. This is adjacent to multiple commercial properties.

If you should have any questions or require additional information, please do not hesitate to contact me at our Melbourne office at (321) 255-5434.

Thank you and Sincerely,

Shubham Desai
Project Manager
Bowman Consulting Group

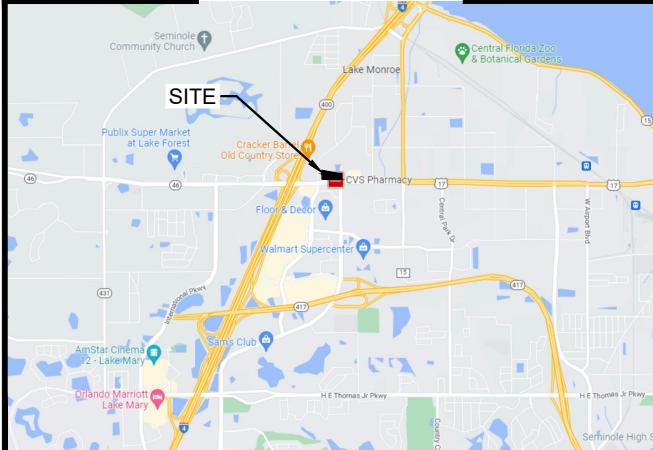


0 80

12

Scale: 1" = 80'

VICINITY MAP



SITE DATA TABLE

PROJECT NAME	
PROJECT ADDRESS	
PROJECT DESCRIPTION	PROPOSAL FOR A 3,400 SF CARWASH WITH ASSOCIATED PARKING AND 20 VACUUM STALLS AND A 28,900 SF MEDICAL CENTER.
TOTAL PARCEL/SITE AREA	
EXISTING ZONING	
JURISDICTION	
PARCEL NUMBER	
MAX. BUILDING HEIGHT	
REQUIRED LANDSCAPE BUFFERS	
FRONT	
SIDE/REAR	
PARKING REQUIREMENTS	
TOTAL PARKING PROVIDED	
STANDARD SPACES (9'x20')	
ACCESSIBLE PARKING (12'x20')	
TOTAL PROPOSED SPACES	

GENERAL SITE NOTES:

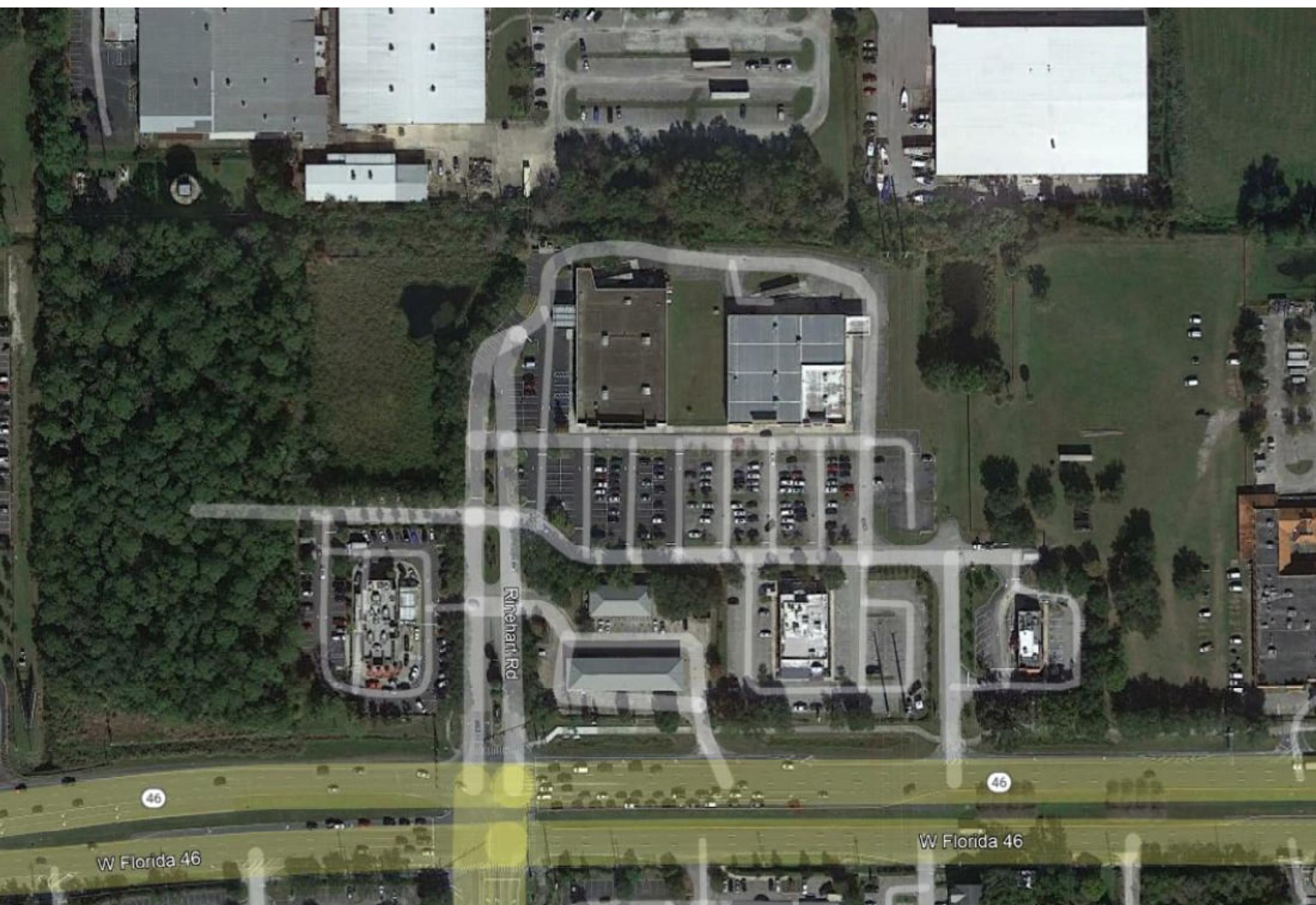
1. SIGNS REQUIRE A SEPARATE PERMIT.
2. DUMPSTERS AND MECHANICAL EQUIPMENT WILL BE SCREENED FROM THE PUBLIC.
3. WALLS OVER 6' HIGH APPROVED BY SEPARATE PERMIT.
4. PARKING WILL BE PAVED.
5. PARKING WILL BE WITHIN 600' OF BUILDING.
6. THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.
7. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
8. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
9. ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
10. THE FIRE DEPT. DOUBLE CHECK ASSEMBLY SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR.
11. ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.
12. CONDITIONS MAY EXIST THAT COULD RESTRICT THE DEVELOPMENT OF THIS SITE AS SHOWN. THIS DRAWING IS INTENDED TO BE CONCEPTUAL ONLY AND ADDITIONAL RESEARCH AND DESIGN WOULD BE REQUIRED FOR THE PREPARATION OF A SITE PLAN THAT MEETS LOCAL JURISDICTIONAL CODES.
13. BCG DOES NOT PURPORT THAT THIS SITE CAN BE DEVELOPED AS SHOWN. THE PURCHASE OF THIS SITE SHALL BE AT THE OWNER/DEVELOPER'S SOLE EXPENSE.
14. STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN ARE PURELY CONCEPTUAL AND IS SUBJECT TO CHANGE UPON FINAL CIVIL DESIGN. BCG DOES NOT PURPORT THAT WHAT IS SHOWN IS ADEQUATE TO MEET ALL JURISDICTIONAL REQUIREMENTS.
15. NO SITE VISITS HAVE BEEN PERFORMED TO ENSURE THE ACCURACY OF THE AERIAL IMAGE SHOWN HEREON.
16. THIS EXHIBIT IS NOT INTENDED TO BE USED AS A CONSTRUCTION DOCUMENT, AND SHOULD NOT BE CONSTRUED IN ANYWAY TO BE USED FOR CONSTRUCTION PURPOSES.

PROPOSED LEGEND

-----	PROPERTY LINE
-----	BUILDING SETBACK LINE
-----	LANDSCAPE BUFFER
-----	PARKING COUNT

Bowman

BGG JFG SD
011170-01-001
1" = 80'



Property Record Card



Parcel 28-19-30-5NQ-0C00-0000
Property Address SANFORD, FL 32771

Parcel Location

Site View



Sorry, No Image
Available at this Time

W Sr 46

Parcel Information

Value Summary

Parcel	28-19-30-5NQ-0C00-0000
Owner(s)	SUNPLEX SEMINOLE CROSSINGS LLC
Property Address	SANFORD, FL 32771
Mailing	605 CRESCENT EXECUTIVE CT LAKE MARY, FL 32746-2100
Subdivision Name	SEMINOLE CROSSINGS
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	94-RIGHT OF WAY/ROAD/DITCH ETC
Exemptions	None
AG Classification	No

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)		
Land Value Ag		
Just/Market Value	\$0	\$0
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$0	\$0

2022 Certified Tax Summary

2022 Tax Amount without Exemptions	\$0.00
2022 Tax Bill Amount	\$0.00

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

TRACT C
SEMINOLE CROSSINGS
PB 55 PGS 11 & 12

Taxes

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

02/01/2006

SPECIAL WARRANTY DEED	12/01/2005	06065	1052	\$900,000	No	Vacant
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Land

Method	Frontage	Depth	Units	Units Price	Land Value
LOT			1	\$0.00	

Building Information**Permits**

Permit #	Description	Agency	Amount	CO Date	Permit Date
08002	STREET LIGHTS 4 25' DIRECT BU	County	\$4,800		10/1/1999
01659	UNDERGROUND ELECTRICAL TO SIGN - 4514 W SR 46	County	\$2,350		3/7/2013
08693	INSTALL ONE INTERNALLY ILLUMINATED DOUBLE SIDED MONUMENT SIGN - 4514 W SR 46	County	\$2,400		11/21/2012
08001	STREET LIGHTS 3 DIR BURRIAL LT	County	\$3,000		10/1/1999

Extra Features

Description	Year Built	Units	Value	New Cost

Zoning	Zoning Description	Future Land Use	Future Land Use Description
PD	Higher Intensity Planned Development – Target Industry	HIPTI	Planned Development

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 29 - Rachel 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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