



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

PROJ. #: 25-80000114

Received: 10/21/25

Paid: 10/21/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Mixed-Retail @ NWC of SR-46 and Bernini Way

PARCEL ID #(S): 30-19-30-516-0000-0C40, 30-19-30-300-002P-0000

TOTAL ACREAGE: 3.53 ac

BCC DISTRICT: Dist 5-Andria Herr

ZONING: SR 46 PUD (SR 46 & Lake Forest Blvd
Rezone), Ord. No. 2013-014FUTURE LAND USE: HIPTI (High Intensity Planned
Development Target Industry)

APPLICANT

NAME: Mohamed Bahr

COMPANY: Bahr Investment Group LLC

ADDRESS: 10850 NW 21st St., Suite 220

CITY: Miami

STATE: Florida

ZIP: 33172

PHONE: 703.624.3333

EMAIL: mbahr@tagtechnology.net

CONSULTANT

NAME: Evan Futch, AICP

COMPANY: AVID | McAdams

ADDRESS: 333. S Garland Avenue, Suite 1300

CITY: Orlando

STATE: Florida

ZIP: 32801

PHONE: 407-248-0505 Ext 204

EMAIL: efutch@mcadamsco.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

☒ SUBDIVISION ☐ LAND USE AMENDMENT ☐ REZONE ☒ SITE PLAN ☐ SPECIAL EXCEPTION

Description of proposed development: Applicant would like to subdivide the property into and 4 lots/parcels
 - Summary attached for more details -

STAFF USE ONLY

COMMENTS DUE: 10/31

COM DOC DUE: 11/6

DRC MEETING: 11/12

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: PD

FLU: PD/Hipti

LOCATION:

on the northwest corner of W SR 46
and Bernini Way

W/S: Seminole County

BCC: 5: Herr



333 South Garland Avenue
Suite 1300
Orlando, FL 32801
407. 248. 0505

Project Summary **Mixed-Retail @ NWC of SR-46 and Bernini Way**

(Parcel #'s 30-19-30-300-002P-0000, 30-19-30-516-0000-0C40)

Description of Project/Request:

The proposed project is located on both the NWC of SR-46 and Bernini Way in unincorporated Seminole County, Florida. The property is zoned Planned Development with a future land use of PD & HIPTI. The total site area is approximately 3.53 acres. The developer desires to develop the proposed project with a mix of different retail uses that includes a 2,380 SF automated car wash with vacuum stations, a 5,600 SF 2 unit building with restaurants, a 1,025 SF drive-through-only coffee shop, and a 3,333 SF Bank. It is the developers understanding that the site will connect to a master storm water system.

Uses/Trips:

2,380 SF Car Wash (948) / 184 Daily Trips, 34 AM Peak Hour Trips, 28 PM Peak Hour Trips
1,025 SF drive-through-only coffee shop (938) / 183 Daily Trips, 41 AM Peak Hour Trips, 15 PM Peak Hour Trips
5,600 SF Fast Casual Restaurant (930) / 544 Daily Trips, 8 AM Peak Hour Trips, 70 PM Peak Hour Trips
3,333 SF Drive-in Bank (912) / 334 Daily Trips, 33 AM Peak Hour Trips, 70 PM Peak Hour Trips

ACCESS:

The developer is proposing access internal to SR46/Lake Forest PUD. 2 full access points are being proposed on Via Pontina Run and one full access on Bernini Way that lines up with the full access drive to the east. With exception to the car wash all other parcels will be linked by both a frontage road and a reverse frontage road for full cross connection circulation.

Respectfully,

A handwritten signature in blue ink, appearing to read "Evan Futch".

Evan Futch, AICP

Senior Planner

AVID Group® | McAdams

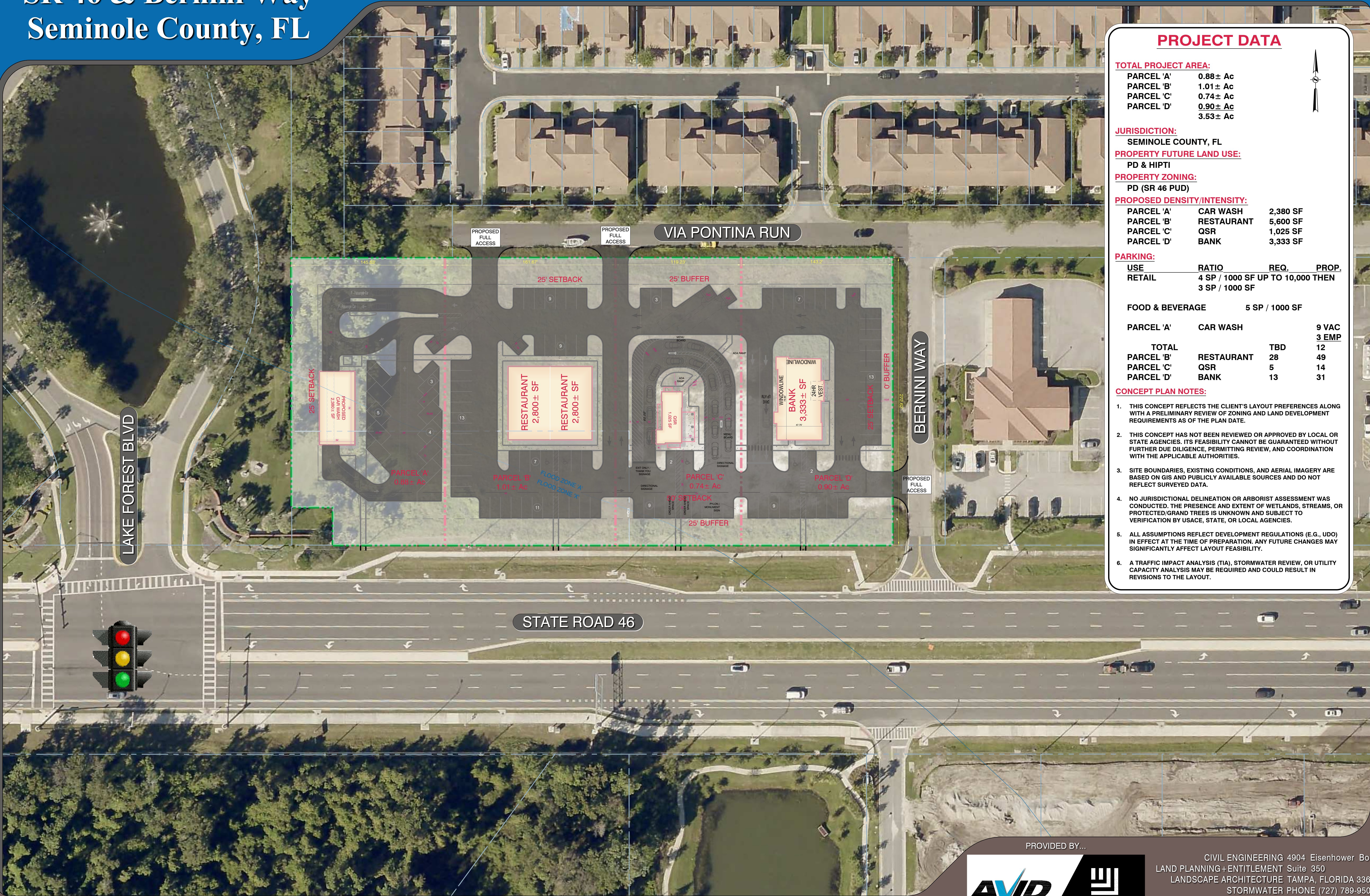
Phone: (407) 248-0505 Ext. 204

efutch@mcadamsco.com

www.mcadamsco.com

SR 46 & Bernini Way Seminole County, FL

CONCEPT PLAN "A"



PROJECT DATA

TOTAL PROJECT AREA:

PARCEL 'A'	0.88± Ac
PARCEL 'B'	1.01± Ac
PARCEL 'C'	0.74± Ac
PARCEL 'D'	0.90± Ac
	3.53± Ac

JURISDICTION:
SEMINOLE COUNTY, FL

PROPERTY FUTURE LAND USE:

PD & HIPTI

PROPERTY ZONING:

PD (SR 46 PUD)

PROPOSED DENSITY/INTENSITY:

PARCEL 'A'	CAR WASH	2,380 SF
PARCEL 'B'	RESTAURANT	5,600 SF
PARCEL 'C'	QSR	1,025 SF
PARCEL 'D'	BANK	3,333 SF

PARKING:

USE	RATIO	REQ.	PROP.
RETAIL	4 SP / 1000 SF UP TO 10,000 THEN 3 SP / 1000 SF		

FOOD & BEVERAGE 5 SP / 1000 SF

PARCEL 'A'	CAR WASH		9 VAC
			3 EMP
TOTAL		TBD	12
PARCEL 'B'	RESTAURANT	28	49
PARCEL 'C'	QSR	5	14
PARCEL 'D'	BANK	13	31

CONCEPT PLAN NOTES:

1. THIS CONCEPT REFLECTS THE CLIENT'S LAYOUT PREFERENCES ALONG WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AS OF THE PLAN DATE.
2. THIS CONCEPT HAS NOT BEEN REVIEWED OR APPROVED BY LOCAL OR STATE AGENCIES. ITS FEASIBILITY CANNOT BE GUARANTEED WITHOUT FURTHER DUE DILIGENCE, PERMITTING REVIEW, AND COORDINATION WITH THE APPLICABLE AUTHORITIES.
3. SITE BOUNDARIES, EXISTING CONDITIONS, AND AERIAL IMAGERY ARE BASED ON GIS AND PUBLICLY AVAILABLE SOURCES AND DO NOT REFLECT SURVEYED DATA.
4. NO JURISDICTIONAL DELINEATION OR ARBORIST ASSESSMENT WAS CONDUCTED. THE PRESENCE AND EXTENT OF WETLANDS, STREAMS, OR PROTECTED/GRAND TREES IS UNKNOWN AND SUBJECT TO VERIFICATION BY USACE, STATE, OR LOCAL AGENCIES.
5. ALL ASSUMPTIONS REFLECT DEVELOPMENT REGULATIONS (E.G., UDO) IN EFFECT AT THE TIME OF PREPARATION. ANY FUTURE CHANGES MAY SIGNIFICANTLY AFFECT LAYOUT FEASIBILITY.
6. A TRAFFIC IMPACT ANALYSIS (TIA), STORMWATER REVIEW, OR UTILITY CAPACITY ANALYSIS MAY BE REQUIRED AND COULD RESULT IN REVISIONS TO THE LAYOUT.

PROJECT NUMBER: BIG 25001.00
SCALE: 1" = 40' DATE: 09-25-25
DRAWN BY: Rideout PROJ. MGR: Pensa

PROVIDED FOR...

Bahr Investment Group

PROVIDED BY...

AVID
GROUP

MCADAMS

CIVIL ENGINEERING 4904 Eisenhower Boulevard,
LAND PLANNING+ENTITLEMENT Suite 350
LANDSCAPE ARCHITECTURE TAMPA, FLORIDA 33634
STORMWATER PHONE (727) 789-9500
TRANSPORTATION MCADAMSCO.COM
GEOMATICS

Property Record Card



Parcel: **30-19-30-516-0000-0C40**
 Property Address:
 Owners: **ROBERT T HATTAWAY 1996 TRUST**
 2026 Market Value \$1,868,603 Assessed Value \$1,868,603 Taxable Value \$1,868,603
 2025 Tax Bill \$25,560.62
 Vac General-Commercial property has a lot size of 2.77 Acres

Parcel Location



Site View

Parcel Information

Parcel	30-19-30-516-0000-0C40
Property Address	
Mailing Address	C/O FRANKLIN W. MARTZ II, TRUSTEE 500 SKIDDER CT LONGWOOD, FL 32750-3088
Subdivision	
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$1,868,603	\$1,868,603
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,868,603	\$1,868,603
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$1,868,603	\$1,868,603

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$25,560.62
Tax Bill Amount	\$25,560.62
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

ROBERT T HATTAWAY 1996 TRUST

Legal Description

LOT C-4
TERRACINA AT LAKE FOREST
PB 74 PGS 8 - 16

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,868,603	\$0	\$1,868,603
Schools	\$1,868,603	\$0	\$1,868,603
FIRE	\$1,868,603	\$0	\$1,868,603
ROAD DISTRICT	\$1,868,603	\$0	\$1,868,603
SJWM(Saint Johns Water Management)	\$1,868,603	\$0	\$1,868,603

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	1/10/2022	\$130,000	10172/1348	Vacant	No
QUIT CLAIM DEED	1/8/2022	\$100	10188/0606	Vacant	No
QUIT CLAIM DEED	12/20/2021	\$690,000	10129/0927	Vacant	No
QUIT CLAIM DEED	4/7/2021	\$400,000	09901/1661	Vacant	No

Land

Units	Rate	Assessed	Market
120,555 SF	\$15.50/SF	\$1,868,603	\$1,868,603

Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

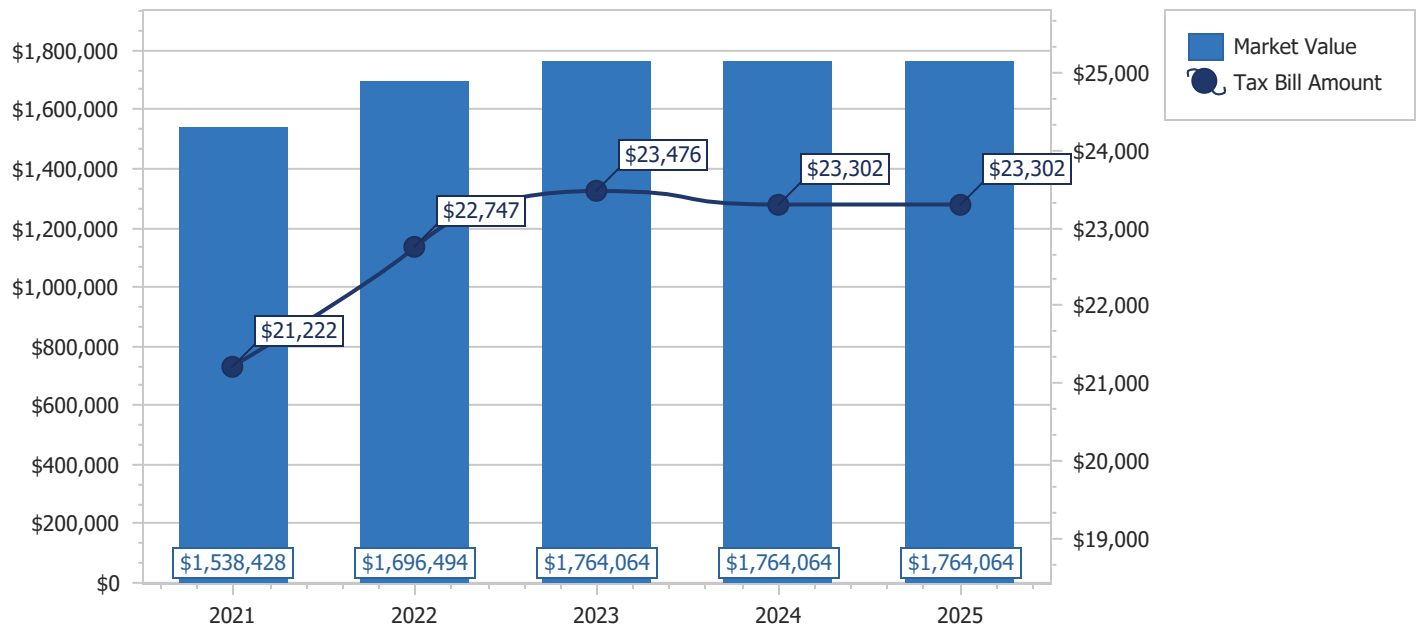
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development – Target Industry

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



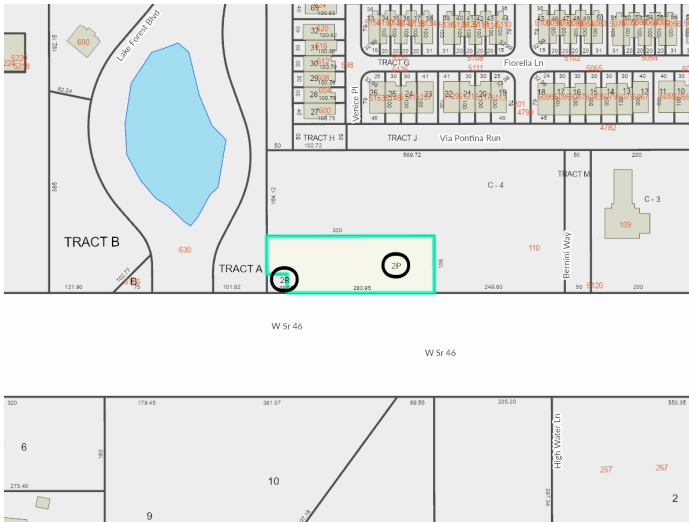
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Property Record Card



Parcel: **30-19-30-300-002P-0000**
 Property Address:
 Owners: **ROBERT T HATTAWAY 1996 TRUST**
 2026 Market Value \$514,414 Assessed Value \$175,547 Taxable Value \$175,547
 2025 Tax Bill \$4,045.49 Tax Savings with Non-Hx Cap \$2,991.18
 Vac General-Commercial property has a lot size of 0.76 Acres

Parcel Location



Site View

Parcel Information

Parcel	30-19-30-300-002P-0000
Property Address	
Mailing Address	C/O FRNAKLIN W MARTZ II, TRUSTEE 500 SKIDDER CT LONGWOOD, FL 32750-3088
Subdivision	
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$514,414	\$514,414
Land Value Agriculture	\$0	\$0
Just/Market Value	\$514,414	\$514,414
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$338,867	\$354,826
P&G Adjustment	\$0	\$0
Assessed Value	\$175,547	\$159,588

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$7,036.67
Tax Bill Amount	\$4,045.49
Tax Savings with Exemptions	\$2,991.18

Owner(s)

Name - Ownership Type

ROBERT T HATTAWAY 1996 TRUST

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Tuesday, October 21, 2025

1/4

Legal Description

SEC 30 TWP 19S RGE 30E
W 320 FT OF SE 1/4 OF NE 1/4 N
OF NEW ST RD 46 (LESS BEG SW COR RUN E
39.05 FT N 35.96 FT W 39.07 FT S 35.94 FT TO
BEG)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$175,547	\$0	\$175,547
Schools	\$514,414	\$0	\$514,414
FIRE	\$175,547	\$0	\$175,547
ROAD DISTRICT	\$175,547	\$0	\$175,547
SJWM(Saint Johns Water Management)	\$175,547	\$0	\$175,547

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
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QUIT CLAIM DEED	12/20/2021	\$690,000	10129/0927	Vacant	No
QUIT CLAIM DEED	4/7/2021	\$400,000	09901/1661	Vacant	No
SPECIAL WARRANTY DEED	6/1/2007	\$150,000	06740/0713	Vacant	No

Land

Units	Rate	Assessed	Market
33,188 SF	\$15.50/SF	\$514,414	\$514,414

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

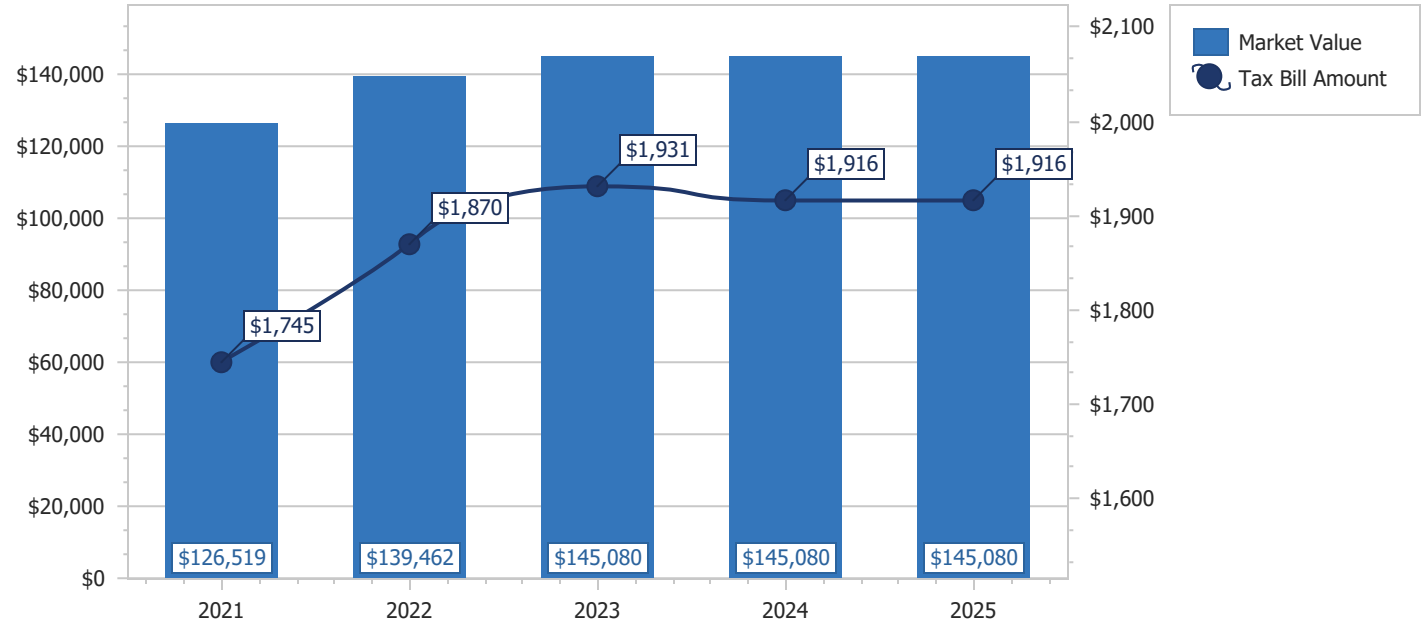
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Political Representation	
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US Congress	District 7 - Cory Mills
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Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
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: 10/21/2025 1:58:20 PM
Project: 25-80000114
Credit Card Number: 37*****1002
Authorization Number: 226402
Transaction Number: 211025C1C-30E87CFD-3B54-449B-9351-7599DFA78CB4
Total Fees Paid: 52.50

Fees Paid

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