



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

☒ PRE-APPLICATION \$50.00

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

☐ 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

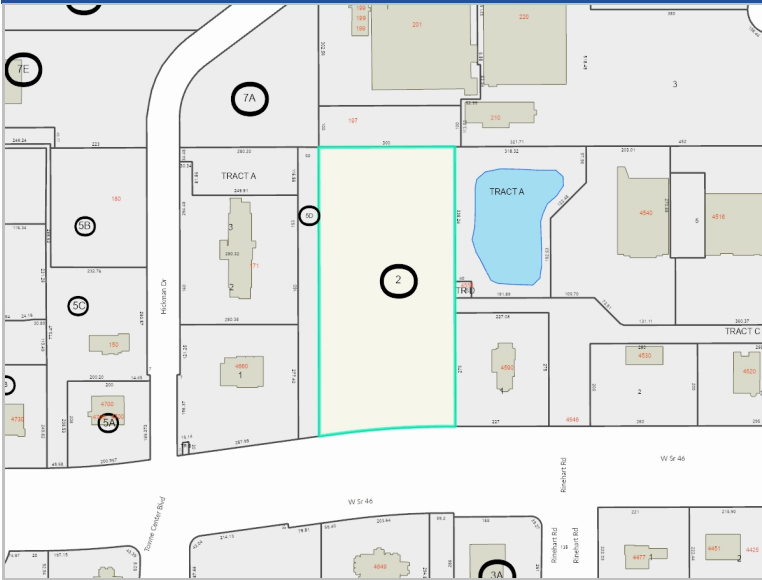
Property Record Card



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

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

Value Summary

	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

Extra Features				
Description	Year Built	Units	Value	New Cost

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



**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