



PM: Annie

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: TRIPONTE ENGINEERING

ADDRESS: 18703 CHAVILLE RD

CITY: LUTZ STATE: FL ZIP: 33558

PHONE: 813-690-3759 EMAIL: JLAPOINTE@TRIPONTELLC.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

CT:

JCCW - 230004

— FOR —

JCCW

111 WEST HILLSBORO

BLVD, SUITE 102

33442

THE JOURNAL OF CLIMATE

REVISIONS

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Table 1. Summary of the main characteristics of the four groups of patients.

\_\_\_\_\_

|   |

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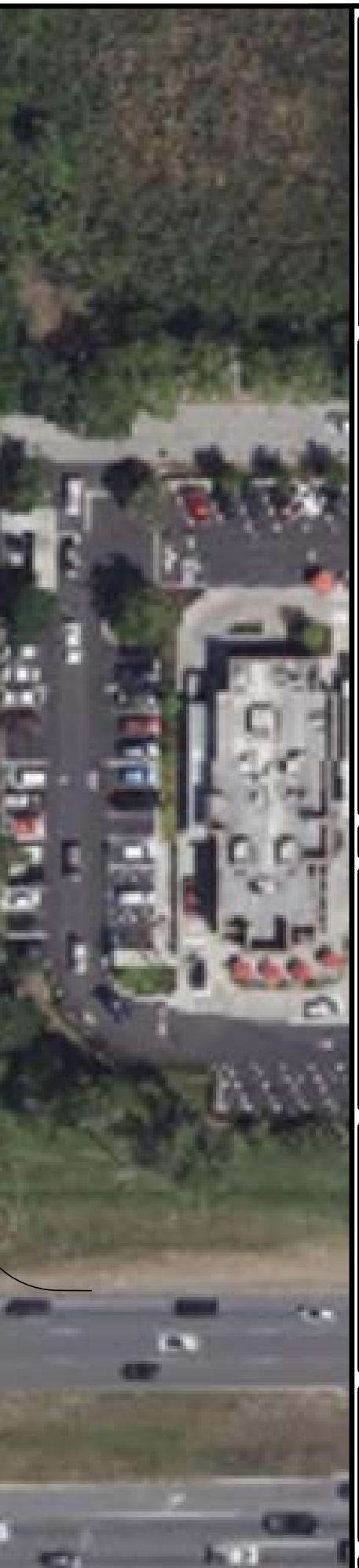
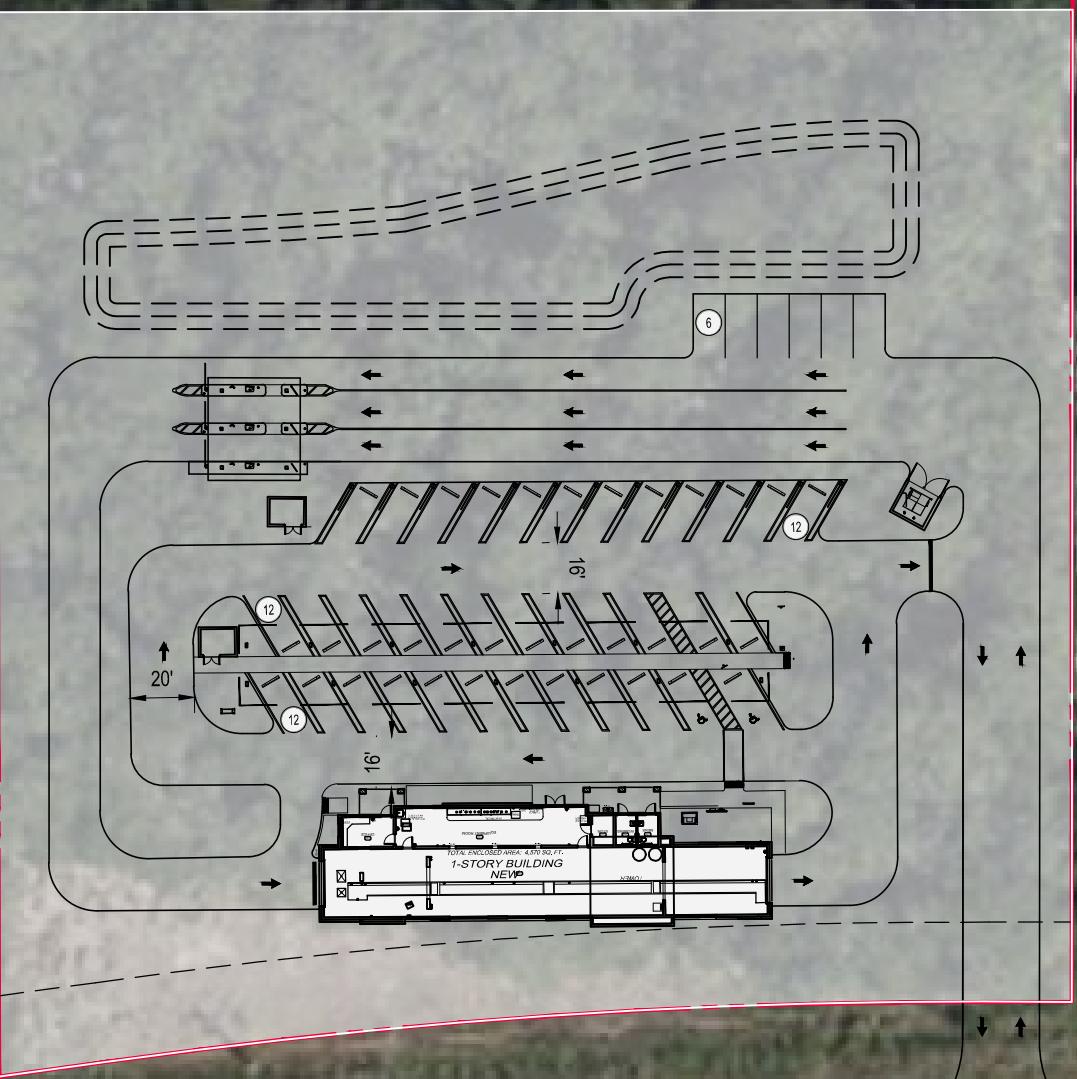
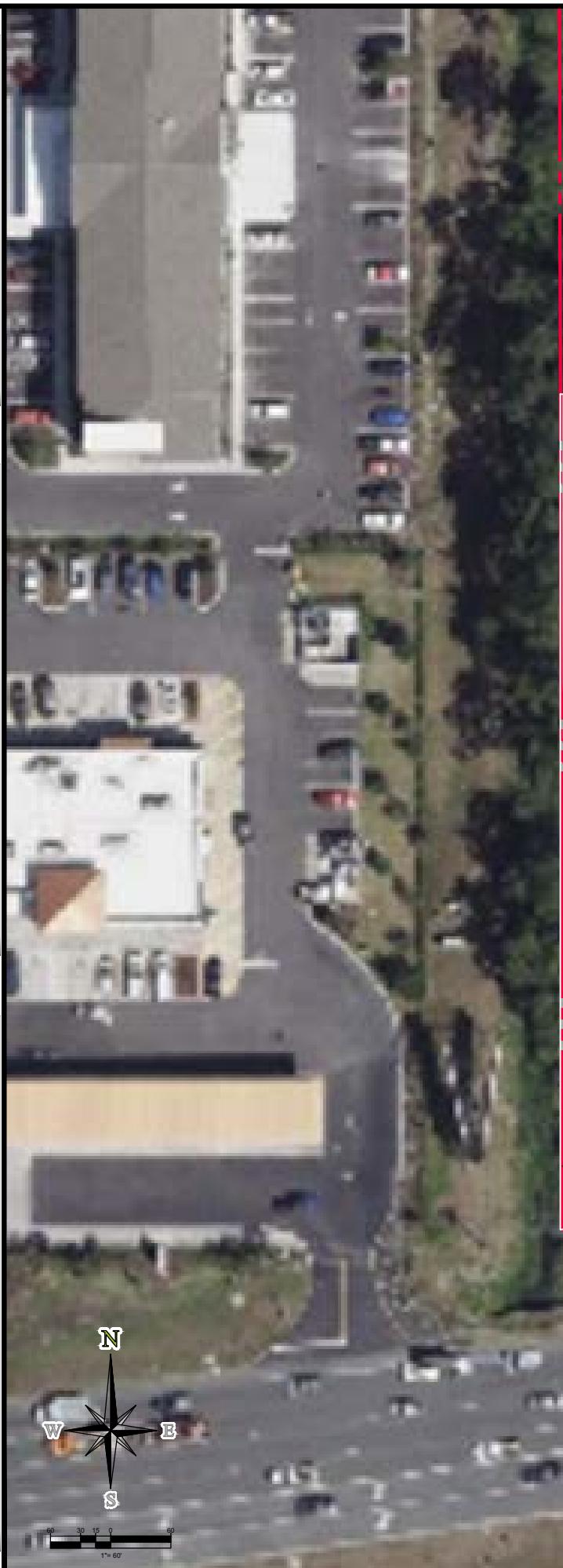
DATE: 02-7-2024



**SITE DATA TABLE**  
**SITE INFORMATION**

SITE NOTES

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



SR 46  
SEMINOLE COUNTY, FL

CONCEPT PLAN  
CCW - 230004  
FOR  
ICCW

WEST HILLSBORO  
VD, SUITE 102  
FIELD BEACH, FL  
33442



02-22-2023

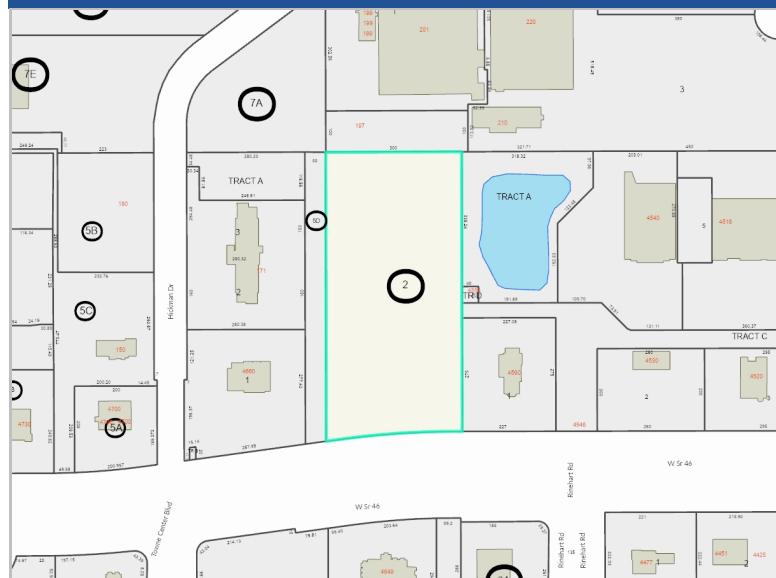
# Property Record Card



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

Property Address W 46 SR SANFORD, FL 32771

## Parcel Location



## 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             |

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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 [elandesk@seminolecountyfl.gov](mailto:elandesk@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:** 150224010-4A65B3A0-5BAB-4A1F-A2E9-C46EB3684DDA  
**Total Fees Paid:** 52.50

**Fees Paid**

| <b>Description</b>       | <b>Amount</b> |
|--------------------------|---------------|
| CC CONVENIENCE FEE -- PZ | 2.50          |
| PRE APPLICATION          | 50.00         |
| Total Amount             | 52.50         |