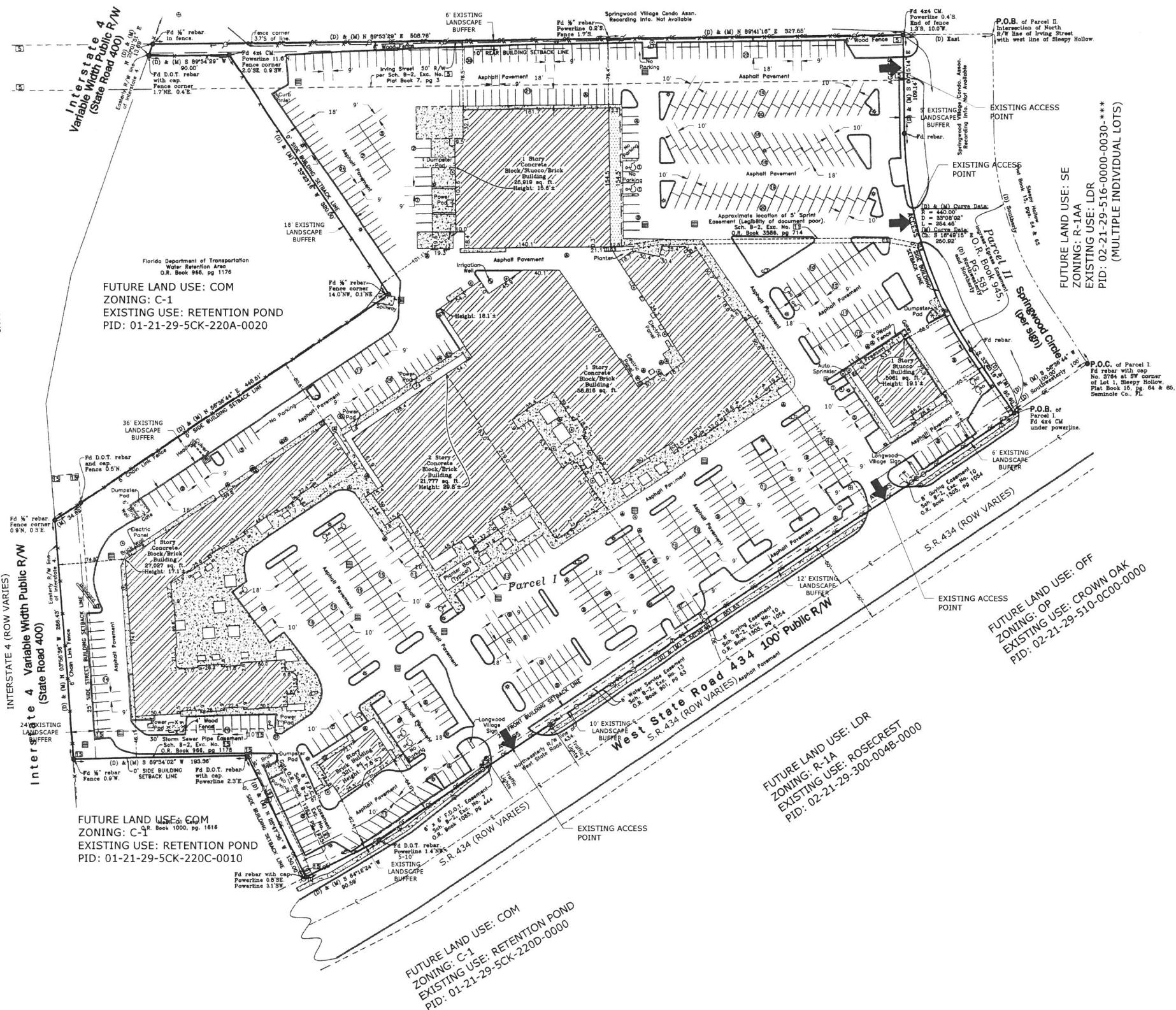


INTERSTATE 4 (ROW VARIES)
 Interstate 4 Variable Width Public R/W
 (State Road 400)



FUTURE LAND USE: HDR
 ZONING: R-3A
 EXISTING USE: CONDOMINIUMS
 PID: 02-21-29-504-0C00-0000

FUTURE LAND USE: HDR
 ZONING: R-3A
 EXISTING USE: CONDOMINIUMS
 PID: 02-21-29-504-0C00-0000

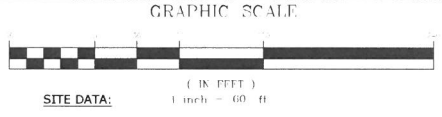
FUTURE LAND USE: COM
 ZONING: C-1
 EXISTING USE: RETENTION POND
 PID: 01-21-29-5CK-220A-0020

FUTURE LAND USE: COM
 ZONING: C-1
 EXISTING USE: RETENTION POND
 PID: 01-21-29-5CK-220C-0010

FUTURE LAND USE: COM
 ZONING: C-1
 EXISTING USE: RETENTION POND
 PID: 01-21-29-5CK-220D-0000

FUTURE LAND USE: OFF
 ZONING: OP
 EXISTING USE: CROWN OAK
 PID: 02-21-29-510-0C00-0000

FUTURE LAND USE: LDR
 ZONING: R-1A
 EXISTING USE: ROSECREST
 PID: 02-21-29-300-004B-0000



SITE DATA:
 Parcel I.D. #: 02-21-29-300-004A-0000
 Existing Future Land Use: COM
 Existing Zoning: C-1
 Proposed Zoning: PD
 Allowable Uses: All allowable uses in the C-1 Zoning Category including Veterinary Grooming and overnight boarding of animals

Total Site Area: 13.66 acres
 Net Buildable Area: 13.66 (Gross Area)

Existing Commercial Area: 141,811 sqft.
 Existing Uses: Commercial Office, Restaurant and Retail
 Existing FAR: 0.24
 Max. FAR: 0.35

Maximum Building Height: 35' (3-Stories)

Setbacks:
 Building Setbacks:
 Front: 25' or Existing
 Side: 0'
 Side Street: 25' or Existing
 Rear: 10' or Existing

Landscape Buffers:
 S.R. 434 Buffer:
 Existing: Width 5-10'
 Eastern Buffer:
 Existing: Width 5'
 Northern Buffer:
 Existing: Width 6'
 I-4 Buffer:
 Existing: Width 24'

** Note any structural changes to the existing site will require the site to comply with the required landscape buffer criteria listed above. Opacities may be met by utilizing a 3' opaque hedge planting in lieu of code required 6' screen walls along S.R. 434 and I-4.

Open Space Requirements:
 20% of Buildable Area
 13.66ac. * .20 = 2.73 acres (required)
 Open Space Provided:
 Landscape Buffer & Parking Buffer: 1.78 acres (Existing)

Major Street Setbacks:
 S.R. 434: 50' (setback from right-of-way line)

- Additional Notes:**
- All infrastructure is owned by the property owner no public dedications.
 - The stormwater system is a shared system with FDOT.
 - There is no 100-year flood plain encroachment.
 - Any future development of the site will require the developer to provide an internal pedestrian circulation system giving access to all portions of the development.
 - Newly proposed sidewalks will be constructed in compliance with Seminole County.
 - The stormwater system shall be designed in compliance with Seminole County.
 - All project signage shall comply with the Seminole County Land Development Code.
 - Water and sewer provider is Sunshine Water.
 - Utility lines have been designed to meet Sunshine Water requirements.
 - Overnight Boarding will be staffed from 5 am to 9 pm seven days a week.

Off-Street Parking:
 Required Parking:
 1.0 spaces per 250 Sqft. (General Business): (141,811 sqft. / 250 sqft/space) = 567

Total Required Parking:	567
Required Handicap Spaces:	12
Provided Parking:	
Standard Space (9x18):	432 spaces
Standard Space (10x18):	226 spaces
Handicap Spaces:	14 spaces
Total Parking Provided:	672 spaces

Phasing:
 This project is constructed.

Traffic:
 All trips are existing no additional square footage is proposed under this request.

Needed Fire Flow (NFF): (Based on FPPC 2017 Edition Chapter 18 & Annex I)
 Commercial: 2,000 gpm or per FPPC requirements



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 fax: 407-992-8650
 www.GLSeng.com

This item has been digitally signed and sealed by Geoffrey L. Summitt, P.E. on Mar 12 2024

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

IOA Properties, LLC
 1855 W. S.R. 434
 Longwood, FL 32750
 407-834-7099

IOA Properties
 Rezoning
 Seminole County, Florida

PD Rezone
 Master Development Plan

Master Site Plan

Plans not valid unless Signed, Dated and Sealed as follows.

Geoffrey L. Summitt, P.E.
 Date: January 26, 2024
 FL Registration #58775
 Certificate of Authorization #29665

Digitally signed by Geoffrey L. Summitt
 Date: 2024.03.12 16:08:39 -04'00'

SHEET NUMBER
 4 OF 4

SOILS LEGEND:
 --- USGS SOILS LINE
 --- URBAN LAND COMPLEX (0 TO 2% SLOPES)