

## **ORIGINAL PARKING RATIO PROPOSED BY APPLICANT**

### **Required by the Seminole County Land Development Code:**

- Manufacturing Concerns and Warehouses: One (1) space per two (2) employees, plus one (1) space per company vehicle; and;
- General Business/Retail/Office: First 10,000 sq. ft. – Four (4) spaces per 1,000 sq. ft. and above 10,000 sq. ft.- three (3) spaces per 1,000 sq. ft.

### **Originally Proposed by Applicant:**

- Warehouse: 0.5 spaces per 1,000 square feet.
- General Business/Retail/Office: 3 spaces per 1,000 square feet.

Due to the allowable mix of uses onsite, Staff does not support the parking reduction as proposed by the Applicant and recommends the following:

**Originally Proposed by Staff:** a minimum parking ratio of two (2) parking spaces per 1,000 square feet. This recommendation reflects the wide range of permitted uses proposed within the Sanford Commerce PD. Because these uses vary in intensity, staff determined that a consistent minimum parking ratio of two (2) spaces per 1,000 square feet is appropriate and can be reasonably met by all permitted uses within the district.

### **Staff and Applicant Compromise:**

Staff and the Applicant are both agreeable to limiting Light and General Retail uses to be ancillary to the primary operational use; prohibiting additional uses such as theaters, grocery stores, temporary agricultural sales, greenhouses, plant nurseries, neighborhood civic assembly uses, and K–12 schools; and requiring Special Exception approval for indoor recreation, physical fitness studios (including dance and martial arts), and daycare centers.

With the reduction of uses, Staff supports an overall parking ratio of 1.25 spaces per 1,000 sq. ft