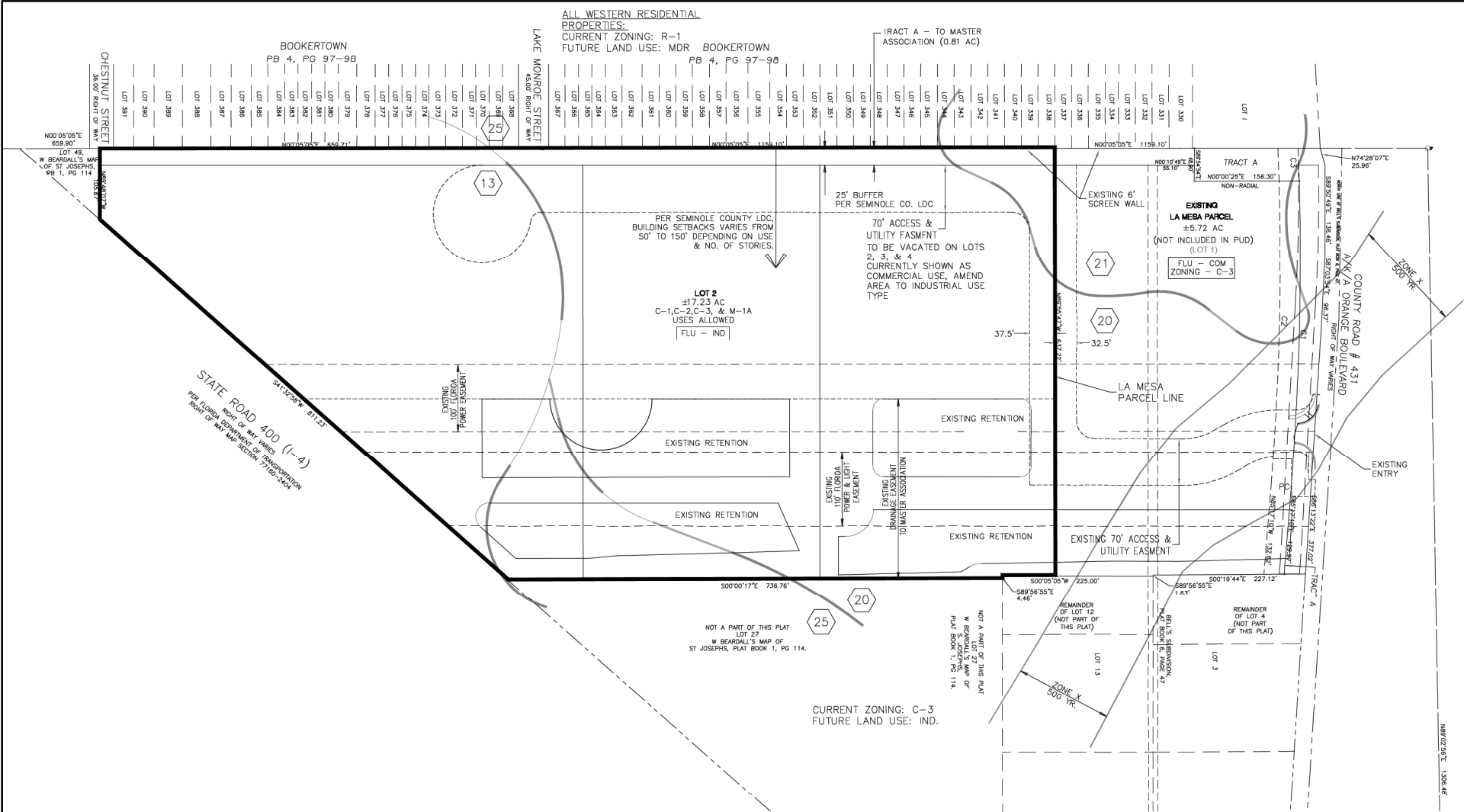




SITE DATA:

- EXISTING ZONING: PUD PROPOSED ZONING: PUD
- EXISTING FUTURE LAND USE--COMMERCIAL AND INDUSTRIAL (IND) PROPOSED FUTURE LAND USE -- INDUSTRIAL (IND)
- EXISTING SITE CONTAINS 17.23 ACRES
- PROPOSED DEVELOPMENT: COMMERCIAL/INDUSTRIAL SEE DEVELOPMENT ORDER APPROXIMATELY 144,000 SF OF COMMERCIAL AND LIGHT INDUSTRIAL USES
- MAXIMUM BLDG HEIGHT = 35 FT.
- BUILDING SETBACKS:
FRONT: 25 (UNLESS BUFFER IS LARGER)
REAR: 10
SIDE: 10
- FEMA: PORTION OF THE LA MESA PARCEL FALLS WITHIN ZONE X (500 YR.) PROPOSED LOTS 2, 3, & 4 FALL OUTSIDE THE 100 YR
- PROPOSED ACCESS & UTILITY EASEMENT = 70 F.L. (PRIVATE)
- PROPOSED ON-SITE PAVEMENT = 24 FT.
- A PROPERTY OWNERS ASSOCIATION WILL BE ESTABLISHED TO MAINTAIN ALL COMMON AREAS.
- ADEQUATE FIRE PROTECTION WILL BE PROVIDED PER SEMINOLE COUNTY CODE.
- MAXIMUM SQUARE FOOTAGE TO ADHERE TO SEMINOLE COUNTY LDC.
- PROPERTY COULD BE SUBDIVIDED AT A LATER DATE DEPENDING ON THE EVENTUAL END USERS.
- WETLANDS WERE MITIGATED FOR AND FILLED-IN DURING PHASE 1 CONSTRUCTION
- MAXIMUM EXCEL:
INDUSTRIAL USES: 0.65
OTHER USES: 0.35
- OUTDOOR STORAGE OF PARTS, SUPPLIES, OR MATERIALS SHALL BE LIMITED TO THE AREA OF THE SITE DESIGNATED INDUSTRIAL ON THE VISION 2020 PLAN, AS AMENDED BY THIS REQUEST. OUTDOOR STORAGE AREAS SHALL BE SCREENED FROM VIEW FROM ANY ROAD OR ADJOINING PARCEL INSIDE OR OUTSIDE THE DEVELOPMENT. SCREENING CONSISTS OF WALLS, FENCES, AND/OR LANDSCAPING, AND SHALL BE OPAQUE TO A HEIGHT OF AT LEAST 8 FEET. SUCH AREAS SHALL BE LOCATED A MINIMUM OF 150 FEET FROM THE WEST BOUNDARY OF THE SUBJECT PROPERTY
- 25-FOOT LANDSCAPE BUFFER WILL BE PLANTED WITH 2.70 PLANT GROUPS PER 100 FEET USING PLANT GROUP E AND HAVE A 3 FOOT TALL BERM CENTERED WITHIN THE BUFFER WITH THE PLANTINGS PLACED ON TOP OF THE BERM
- WESTERN PROPERTY SETBACKS
60 FEET FOR 1 STORY
100 FEET FOR 2 STORY
150 FEET FOR 3 STORY
- PROPOSED OPEN SPACE REQUIREMENT: TWENTY-FIVE (25) PERCENT, RETENTION AREAS CAN COUNT TOWARDS PERCENTAGE
- OFF-STREET PARKING REQUIREMENTS SHALL MEET SCLDC CODE SEC. 30.11.3
- MIN. PARKING STALL SIZE WITHIN DEVELOPMENT TO BE 10'WIDE X 20' LENGTH
- OUTDOOR LOADING/UNLOADING AND OUTDOOR WORK ACTIVITIES SHALL BE LIMITED TO 7:00 A.M. TO 9:00 P.M., EXCEPT IN THE EVENT OF AN EMERGENCY
- PARKING RATIO: 1.25 SPACES PER 1,000 SQUARE FEET

PROPERTY INFORMATION:
PARCEL ID#: 21193051300000020
PLAT BOOK: 91
PAGE: 21-24

PERMITTED USE DATA TABLE:

- (a) ANY USED PERMITTED IN THE C-1, C-2, C-3 & M-1A ZONING DISTRICTS AS SHOWN AND DESCRIBED IN SEC. 30.5.2 OF THE SEMINOLE COUNTY LAND DEVELOPMENT CODE
- (b) ACCESSORY USES ONLY: RETAIL SALES (LIGHT RETAIL, GENERAL RETAIL)
- (c) SPECIAL EXCEPTION USES: INDOOR RECREATION; PHYSICAL FITNESS (INCLUDING DANCE, MARTIAL ARTS); DAY CARE CENTER

SOILS LEGEND

- SOILS LINE
- 13 EAUGALLIE AND IMMOKALEE FINE SANDS
 - 20 MYAKKA AND EAUGALLIE FINE SANDS
 - 21 NITTAW MUCKY FINE SAND, DEPRESSIONAL
 - 25 PINEDA FINE SAND

GENERAL NOTES:

- WATER AND SEWER SHALL BE PROVIDED BY SEMINOLE COUNTY, UTILITY LINES WILL BE DESIGNED TO MEET SEMINOLE COUNTY REQUIREMENTS.
- UTILITY EASEMENTS DEDICATED TO SEMINOLE COUNTY SHALL BE PROVIDED OVER ALL WATER AND SEWER MAINS LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY.
- ALL PROJECT SIGNAGE SHALL COMPLY WITH THE SEMINOLE COUNTY LAND DEVELOPMENT CODE.
- PROJECT WILL BE CONSTRUCTED IN 1 PHASE.
- OUTDOOR LIGHTING WILL COMPLY WITH SEMINOLE COUNTY LAND DEVELOPMENT CODE, AND OUTDOOR LIGHTING ADJACENT TO THE WEST PROPERTY LINE WILL BE LIMITED TO DECORATIVE LIGHTING AFFIXED TO THE FRONT FACADES OF BUILDINGS.
- THIS MASTER DEVELOPMENT PLAN SHALL NOT BECOME EFFECTIVE UNTIL THE EFFECTIVE DATE OF THE ASSOCIATED COMPREHENSIVE PLAN AMENDMENT ENACTED IN ASSOCIATION WITH SANFORD COMMERCE CENTER PD, ON AUGUST 11, 2026, OR SIMULTANEOUS AND CONCURRENT WITH THE COUNTY'S APPROVAL OF A FINAL DEVELOPMENT PLAN FOR THE SANFORD COMMERCE CENTER PD PER DEVELOPMENT ORDER #26-20500003, WHICHEVER OCCURS LATER.

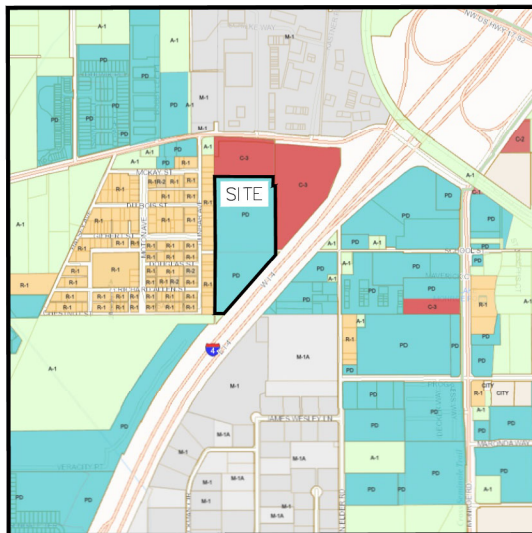
PROHIBITED USES WITHIN THE DEVELOPMENT:

- (a) ADULT ENTERTAINMENT ESTABLISHMENTS
- (b) ALCOHOLIC BEVERAGE ESTABLISHMENTS
- (c) CAR WASH
- (d) CONVENIENCE STORE
- (e) COMMERCIAL KENNELS
- (f) SELF SERVICE LAUNDRY
- (g) AUTOMOBILE WRECKING LOTS
- (h) BOTTLE AND DISTRIBUTION PLANTS
- (i) INCINERATION OF ORGANIC MATERIALS
- (j) JUNK AND RECEIVING YARDS
- (k) LAUNDRY AND DRY CLEANING PLANTS
- (l) SOAP MANUFACTURING
- (m) FEED MILL MANUFACTURING
- (n) FERTILIZER MANUFACTURING
- (o) CONCRETE BLOCK PLANTS
- (p) RED-MIX CONCRETE PLANTS
- (q) ANNUAL PROCESSING
- (r) SAWMILL
- (s) WHOLESALE STORAGE OF FLAMMABLE LIQUIDS OR GASES
- (t) SANITARY LANDFILL
- (u) SOLID WASTE TRANSFER
- (v) STORAGE AND RECOVERY STATIONS
- (w) TRUCK TERMINAL
- (x) RETAIL PLANT NURSERY
- (y) OUTDOOR RECREATION AND AMUSEMENT USES
- (z) FLEA MARKET
- (aa) DRIVE-IN THEATRES
- (ab) MULTI-FAMILY HOUSING
- (ac) COMMUNICATION TOWERS
- (ad) THEATERS AND CINEMAS
- (ae) GROCERY STORE
- (af) TEMPORARY SALES OF AGRICULTURAL PRODUCTS
- (ag) GREENHOUSES
- (ah) PLANT NURSERY (WHOLESALE, RETAIL, ON-SITE PRODUCE)
- (ai) NEIGHBORHOOD CIVIC ASSEMBLY
- (aj) ELEMENTARY SCHOOL, PUBLIC OR PRIVATE
- (ak) MIDDLE SCHOOL, PUBLIC OR PRIVATE
- (al) HIGH SCHOOL, PUBLIC OR PRIVATE



TRIP GENERATION TABLE

TABLE 1 Estimated Trip Generation (1)												
Land Use	Size	ITE Code (2)	Trip Generation Rates					Traffic Volumes				
			A.M. Peak Hour	P.M. Peak Hour	Daily	Total	Enter	A.M. Peak Hour	P.M. Peak Hour	Daily	Total	Enter
Warehouse	144,250 SF	150	1.85	0.17	0.13	0.04	0.18	0.05	0.13	267	25	19
(1) Trip generation calculations from 11 th Edition of ITE Trip Generation Report.												
(2) ITE Land Use Code Number / E = Fitted Curve Equation (R ² > 0.75) or R = Average Trip Rate												
Daily: Rate = T = 1.71 * (X) ^{0.85} Equation: T = 1.58 * (X) + 39.25, Enter 50% Exit 50% (R ² = 0.82) K = 63F												
A.M. Peak Hour: Rate = T = 0.17 * (X) Equation: T = 0.12 * (X) + 23.62, Enter 77% Exit 23% (R ² = 0.69)												
P.M. Peak Hour: Rate = T = 0.17 * (X) Equation: T = 0.12 * (X) + 26.46, Enter 20% Exit 80% (R ² = 0.69)												
Lake Transportation Engineering Consultants, Inc., 2023												



ZONING MAP
N.T.S.



VICINITY MAP
N.T.S.

DEVELOPMENT TEAM

OWNER

KBC DEVELOPMENT, INC.
1590 BOBBY LEE POINT
SANFORD, FL 32771
PH: 407-330-7022

DEVELOPER

GREENBURG GIBBONS PROPERTIES
436 E 36TH STREET
CHARLOTTE, NC 28205
PH: 843-469-2517

ENGINEER

SCOUT & CO. ENGINEERING, P.C.
2100 SOUTH TRYON STREET SUITE 205
CHARLOTTE, NC 28203
PH: 980-403-2581

UTILITY PROVIDERS:

ELECTRIC:

DUKE ENERGY CORPORATION
525 S TRYON STREET
CHARLOTTE, NC 28202
PH: 704-382-3853

WATER & WASTEWATER:

SEMINOLE COUNTY
500 W LAKE MARY BLVD.
SANFORD, FL 32773
PH: 407-665-2110

TELECOM/PHONE:

AT&T, INC.
5400 LEGACY DRIVE
PLANO, TX
800-288-2020

SCALE 1" = 100'

