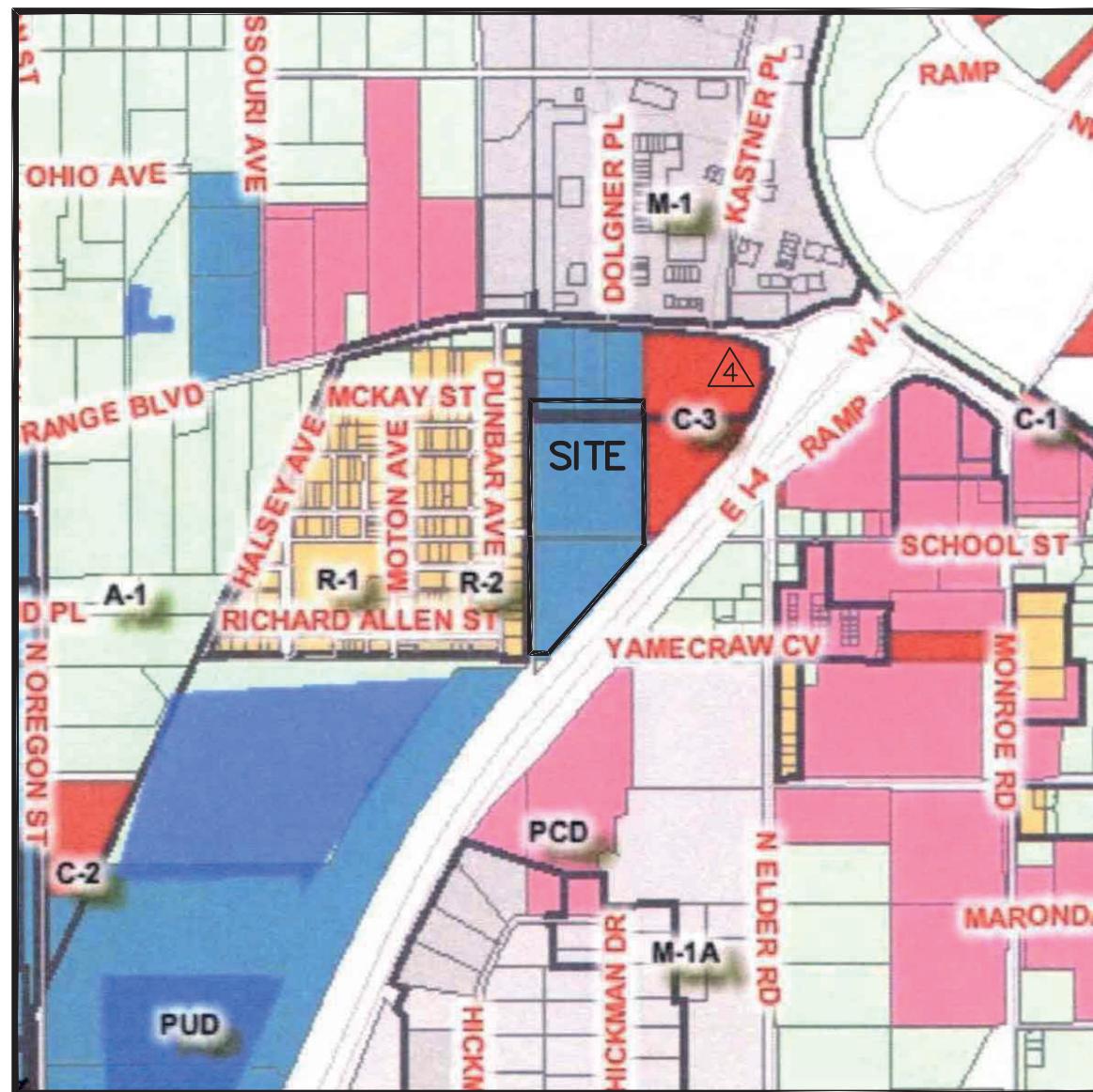
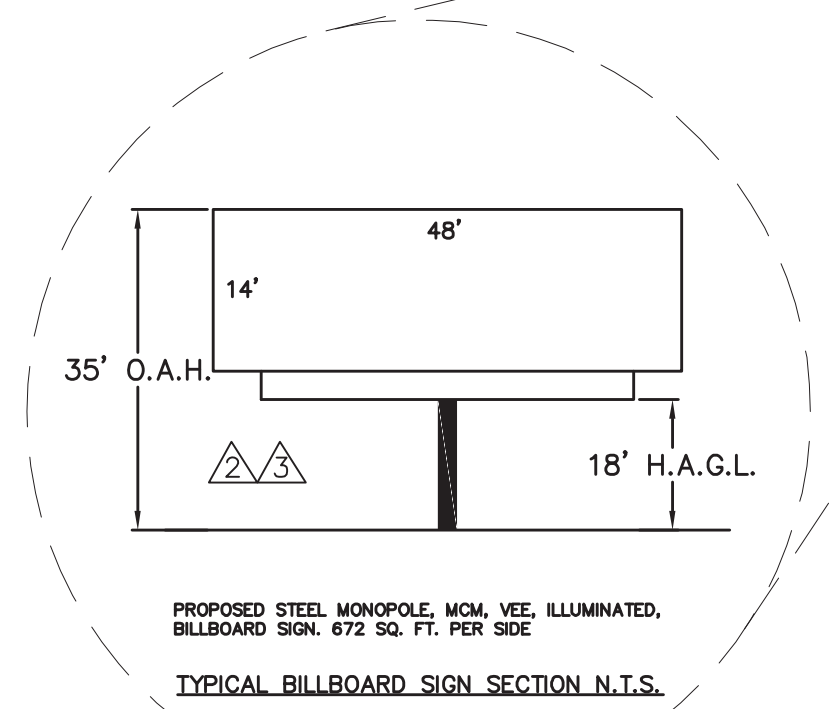
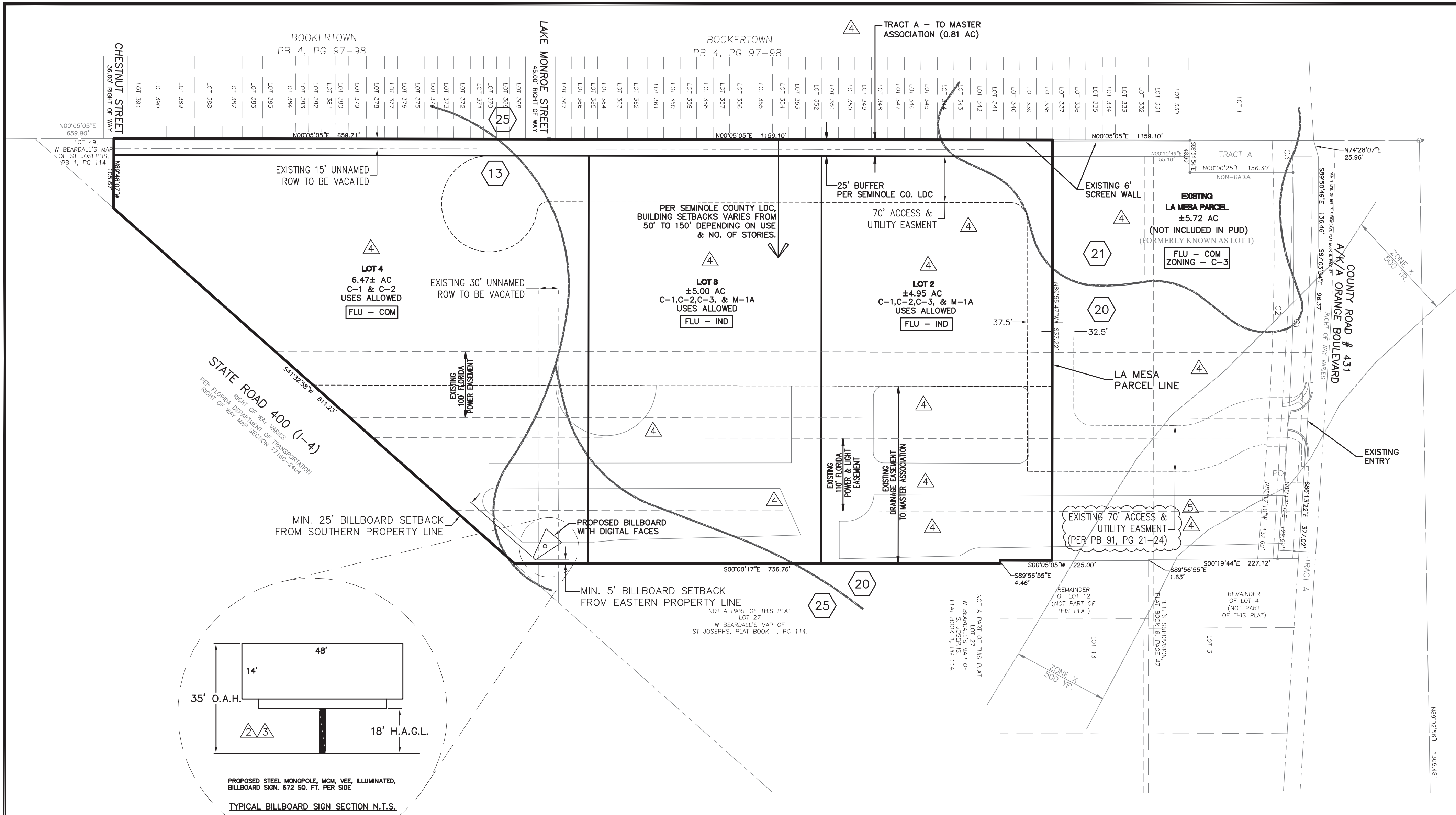
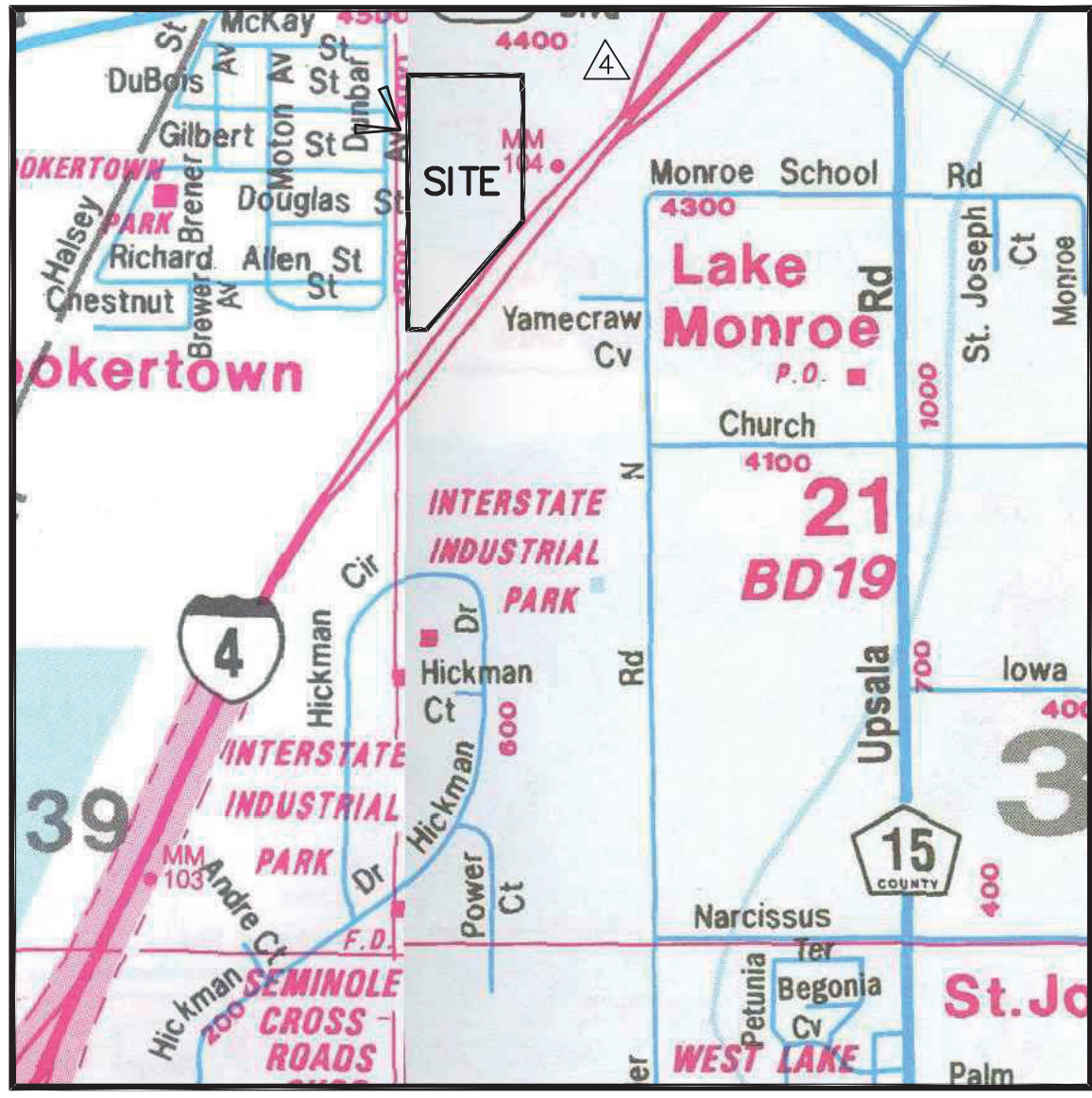




ZONING MAP
N.T.S.



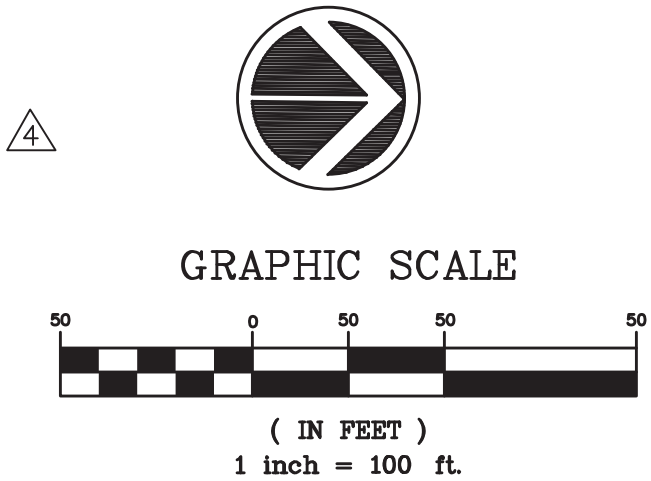
VICINITY MAP
N.T.S.

PZ25-20500006
06/23/25

APPROVED
Seminole County Government
Planning & Development Division

SITE DATA:

- EXISTING ZONING: PUD
- PROPOSED ZONING: PUD
- EXISTING LAND USE - COMMERCIAL
FUTURE LAND USE - COMMERCIAL (COM) AND INDUSTRIAL (IND)
- PROPOSED LAND USE - COMMERCIAL AND INDUSTRIAL (SEE HATCHED AREA)
- EXISTING SITE CONTAINS 17.23 ACRES
TRACT A (BUFFER) + LOTS 2-4
- PROPOSED DEVELOPMENT: COMMERCIAL/INDUSTRIAL - SEE DEVELOPMENT ORDER.
- MAXIMUM BLDG HEIGHT = 35 FT.
- BUILDING SETBACKS:
FRONT: 25 (UNLESS BUFFER IS LARGER)
REAR: 10
SIDE: 0
- FEMA: PORTION OF THE LA MESA PARCEL FALLS WITHIN ZONE X (500 YR.)
PROPOSED LOTS 2, 3, & 4 FALL OUTSIDE THE 500 YR.
- PROPOSED ACCESS & UTILITY EASEMENT = 70 FT. (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.
- PROPERTY COULD BE SUBDIVIDED AT A LATER DATE DEPENDING ON THE EVENTUAL END USERS.
- SEE ATTACHED ENVIRONMENTAL REPORT FOR WETLANDS DATA. ANY POTENTIAL WETLAND IMPACTS TO BE ADDRESSED AT FINAL ENGINEERING.
WETLANDS WERE MITIGATED FOR AND FILLED-IN DURING PHASE 1 CONSTRUCTION
- WATER & SEWER SERVICE TO BE PROVIDED BY SEMINOLE COUNTY.
- MAX F.A.R.:
IND: 0.65
COM: 0.35



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

PERMITTED USE DATA

- C-1 (Entire Property)**
- (a) Any use permitted in the CS District.
 - (b) Amusement and commercial recreation within an enclosed building.
 - (c) Appliance stores.
 - (d) Bakeries, where all goods are sold on premises at retail.
 - (e) Banks.
 - (f) Churches.
 - (g) Day nurseries, kindergartens.
 - (h) Employment agencies.
 - (i) Funeral homes.
 - (j) Furniture stores.
 - (k) Hardware stores.
 - (l) Launderettes and laundromats.
 - (m) Pet stores.
 - (n) Plant nurseries.
 - (o) Private clubs and lodges.
 - (p) Quick print shops.
 - (q) Radio and television broadcasting studios, excluding towers.
 - (r) Radio and television sales and service.
 - (s) Restaurants, but not drive-in.
 - (t) Theatres, but not drive-in.
 - (u) Multifamily housing such as condominiums, apartments and townhouses of medium to high density. Density and design criteria must conform to the standards for properties assigned the R-3 zoning classification.
 - (v) Above-store or above-office flats.
 - (w) Dry cleaners utilizing a Permian R308 dry cleaning machine or machine, found to be similar in nature by the Planning Manager, which provide dry cleaning services to only those customers bringing clothing and other materials to the site for service; provided, however, that this provision shall not apply to dry cleaning businesses with pick-up service or satellite facilities or to a dry cleaning plant.
 - (x) Veterinary clinics with no overnight boarding except for animals being treated on the premises at the time of their boarding.
 - (y) Communication towers when camouflage in design.
- C-2 (Entire Property)**
- (a) Any use permitted in the C-1 District.
 - (b) Amusement and recreational facilities.
 - (c) Building and plumbing supplies.
 - (d) Car wash.
 - (e) Furniture warehouse with retail sales.
 - (f) Hotels and motels.
 - (g) Marine sales and service.
 - (h) Mobile home and recreational vehicle sales. (service/repair/interior build-out)
 - (i) Outdoor advertising signs.
 - (j) Parking garages.
 - (k) Printing and book binding shops.
 - (l) Automobile sales with no repair facilities.
 - (m) Veterinary hospitals and kennels.
 - (n) Multifamily housing such as condominiums, apartments and townhouses of medium to high density. Density and design criteria must conform to the standards for properties assigned the R-3 zoning classification.
 - (o) Above-store or above-office flats.
 - (p) Communication towers when camouflage in design.
 - (q) Bed and Breakfast establishments.
- C-3 (Small Scale Industrial Use Only)**
- (a) Any use permitted in the C-2 District excluding public or private elementary schools, middle schools, and high schools.
 - (b) Bakeries.
 - (c) Bottling and distribution plants.
 - (d) Cold storage and frozen food lockers.
 - (e) Contractors' equipment-storage yards.
 - (f) Feed stores.
 - (g) Greenhouses - wholesale.
 - (h) Industrial trade schools.
 - (i) Laundry and dry-cleaning plants.
 - (j) Lithography and publishing plants.
 - (k) Lumber yards.
 - (l) Machinery sales and storage.
 - (m) Mechanical garages, bus, cab and truck repair, and storage.
 - (n) Paint and body shops.
 - (o) Plumbing shops.
 - (p) Trade shops, such as, upholstery, metal, cabinet.
 - (q) Warehouses.
 - (r) Wholesale meat and produce distribution with meat cutting, but not butchering.
 - (s) Communication towers when camouflage in design.
 - (t) Communication towers when monopole in design if the tower is under one hundred forty (140) feet in height.
 - (u) Office showroom.

MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 250
Maitland, Florida 32751
(407) 629-8330

MASTER DEVELOPMENT PLAN FOR ORANGE BLVD. PARCEL 155

SEMINOLE COUNTY
FLORIDA

KBC DEVELOPMENT

Digitally signed by David A. Stokes
Date: 2025.05.22 2:01:05 -0400

DAVID A. STOKES, P.E. #65527
DATE: May 22, 2025

CERTIFICATE OF AUTHORIZATION NO. CA-0007723

NO.	DATE	REVISIONS
1	8/28/06	REVISED PER SEMINOLE COUNTY COMMENTS
2	8/15/07	REVISED PER NEW BILLBOARD LOCATION
3	3/12/08	REVISED BILLBOARD HEIGHT
4	4/28/25	MINOR AMENDMENT TO REMOVE LA MESA PARCEL
5	5/21/25	REVISED PER SEMINOLE COUNTY COMMENTS
6		
7		
8		
9		
10		
11		

JOB # 25116
DATE: 11/21/24
SCALE: N/A
DESIGNED BY: CHM
DRAWN BY: RJS
APPROVED BY: DAS

C100

H:\Data\25116 KBC South\Eng MDP-2025\25116-MDP.dwg May 22, 2025 6:40 AM