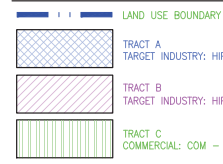


FUTURE LAND USE



LAND USE DATA

- 1. PD BOUNDARY: 19.98 AC (870,322 SF)
2. ESTIMATED NET BUILDABLE AREA: 19.98 AC (870,322 SF)
3. MINIMUM OPEN SPACE: 4.99 AC (217,580 SF)
4. TRACT A - TARGET INDUSTRY
5. TRACT B - MULTI-FAMILY
6. TRACT C - COMMERCIAL

MULTIFAMILY IS LIMITED TO TWENTY (20) PERCENT OF THE NET BUILDABLE AREA OF TRACT C AND FORTY-NINE (49) PERCENT OF TOTAL FLOOR AREA TO PRESERVE THE COMMERCIAL CHARACTER OF TRACT C AND TO MAINTAIN ADEQUATE COMMERCIAL USES TO SERVE SURROUNDING RESIDENTIAL DISTRICTS.

PROPOSED BUILDING AREAS: RESIDENTIAL 357,280 SF (319 UNITS)

SCHOOL IMPACT ANALYSIS

Table with 2 columns: School Age Children (Based on Estimated 319 DU Lot Count) and counts for Elementary (50), Middle (20), and High (96) school age children.

UTILITY PROVIDERS:

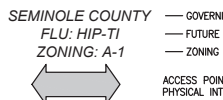
WATER, WASTEWATER, RECLAIM: SEMINOLE COUNTY UTILITIES DEPARTMENT
500 W. LAKE MARY BLVD. SANFORD, FL 32773
PHONE: 407-665-2024

POWER: DUKE ENERGY
3250 BONNET CREEK ROAD P.O. BOX 10000 LAKE BUENA VISTA, FL 32830
PHONE: 407-658-6611

CABLE: SPECTRUM
2251 LUCIEN WAY MAITLAND, FL 32751
PHONE: 407-215-5944

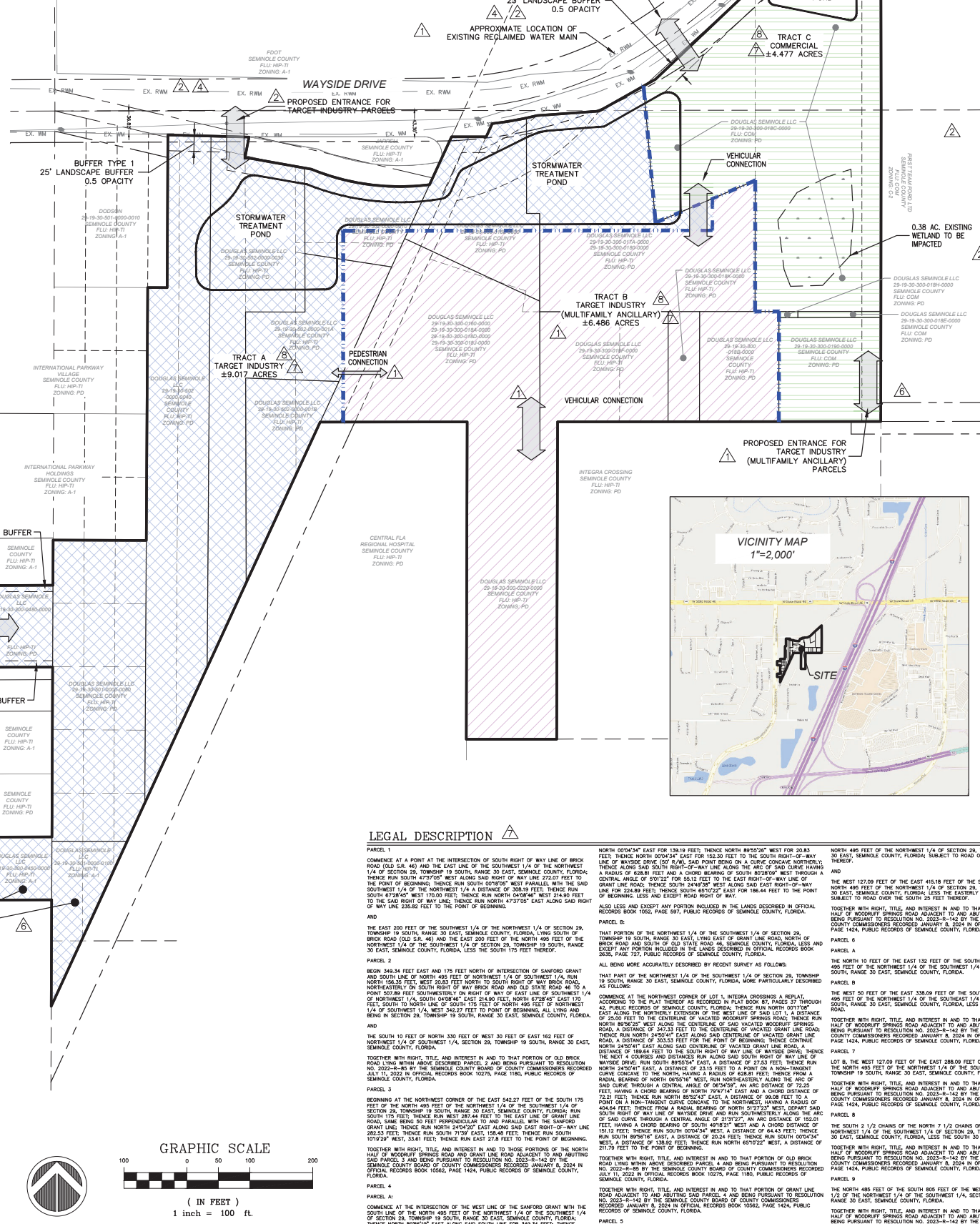
GAS: TECO PETERS GAS
600 W. ROBINSON STREET ORLANDO, FL 32801
PHONE: 407-403-6979

LEGEND



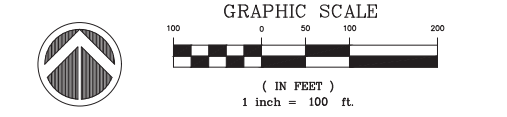
Trip Generation Summary table with columns for ITE Code, Land Use, Size, Daily Trips, Rate, Total, Enter, Exit, Rate, Total, Enter, Exit, P.M. Peak Hour, and Total.

*DU: Dwelling Unit, KSF = 1,000 sq. ft.
**From the Seminole County 2021 Multi-Model Mobility Fee Study



LEGAL DESCRIPTION

PARCEL 1: COMMENCE AT A POINT AT THE INTERSECTION OF SOUTH RIGHT OF WAY LINE OF BRICK ROAD...
PARCEL 2: BEGIN 348.34 FEET EAST AND 175 FEET NORTH OF INTERSECTION OF SANFORD GRANT...
PARCEL 3: BEGINNING AT THE NORTHWEST CORNER OF THE EAST 542.27 FEET OF THE SOUTH 175 FEET OF THE NORTH 495 FEET OF THE NORTHWEST 1/4 OF THE SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA...



GENERAL NOTES

- 1. PD BOUNDARY AREA: 19.98 ACRES (870,322 SF)
2. PARCEL IDS: 29-19-30-300-018C-0000, 29-19-30-300-018F-0000, 29-19-30-300-018G-0000, 29-19-30-300-018H-0000, 29-19-30-300-018I-0000, 29-19-30-300-018J-0000, 29-19-30-300-018K-0000, 29-19-30-300-018L-0000, 29-19-30-300-018M-0000, 29-19-30-300-018N-0000, 29-19-30-300-018O-0000, 29-19-30-300-018P-0000, 29-19-30-300-018Q-0000, 29-19-30-300-018R-0000, 29-19-30-300-018S-0000, 29-19-30-300-018T-0000, 29-19-30-300-018U-0000, 29-19-30-300-018V-0000, 29-19-30-300-018W-0000, 29-19-30-300-018X-0000, 29-19-30-300-018Y-0000, 29-19-30-300-018Z-0000, 29-19-30-300-019A-0000, 29-19-30-300-019B-0000, 29-19-30-300-019C-0000, 29-19-30-300-019D-0000, 29-19-30-300-019E-0000, 29-19-30-300-019F-0000, 29-19-30-300-019G-0000, 29-19-30-300-019H-0000, 29-19-30-300-019I-0000, 29-19-30-300-019J-0000, 29-19-30-300-019K-0000, 29-19-30-300-019L-0000, 29-19-30-300-019M-0000, 29-19-30-300-019N-0000, 29-19-30-300-019O-0000, 29-19-30-300-019P-0000, 29-19-30-300-019Q-0000, 29-19-30-300-019R-0000, 29-19-30-300-019S-0000, 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