

- GENERAL NOTES**
1. PD BOUNDARY AREA: 19.46 ACRES (847,615 SF)  
(TOTAL ACREAGE INCLUDES ROW VACATES)
  2. PARCEL IDS:  
29-19-30-501-0000-0060  
29-19-30-502-0000-001A  
29-19-30-502-0000-001B  
29-19-30-502-0000-001C  
29-19-30-502-0000-0030  
29-19-30-502-0000-0040  
29-19-30-300-0160-0000  
29-19-30-300-017A-0000  
29-19-30-300-018C-0000  
29-19-30-300-018A-0000  
29-19-30-300-018B-0000  
29-19-30-300-018D-0000  
29-19-30-300-018E-0000  
29-19-30-300-018F-0000  
29-19-30-300-018H-0000  
29-19-30-300-018J-0000  
29-19-30-300-018K-0000  
29-19-30-300-018L-0000  
29-19-30-300-0190-0000  
29-19-30-300-0220-0000
  3. EX. FUTURE LAND USE: HIP-TI (HIGH INTENSITY PD - TARGET INDUSTRY)(±13.73AC)  
COM (COMMERCIAL)(±3.73AC)  
ROW VACATE (±2.00AC)
  4. EXISTING ZONING: A-1 (AGRICULTURE - 1 AC.)  
OP (OFFICE)
  5. PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
  6. PERMITTED USES:  
MULTIFAMILY: (8.51 AC.) \*ALL USES ASSOCIATED WITH R-4 ZONING  
COMMERCIAL / OFFICE: (2.40 AC.) \*ALL USES ASSOCIATED WITH C-2/OP ZONING  
TARGET INDUSTRY: (8.55 AC.) \*ALL USES SPECIFIC TO FLU EXHIBIT-40  
\*USES ASSOCIATED WITH CAR WASHES, MOBILE HOME AND RECREATIONAL VEHICLE SALES, MARINE SALES AND SERVICE, DRY CLEANERS, AND DOG KENNELS ARE PROHIBITED.
  7. BUILDING SETBACKS: (FROM PERIMETER)  
MULTIFAMILY RESIDENTIAL / GARAGE: FRONT: 25'  
REAR: 25'  
SIDE: 25'  
\*OFFICE/COMMERCIAL: FRONT: 25'  
REAR: 10'  
SIDE: 7.5'  
\*NOTE: 50' PERIMETER SETBACK TO BE APPLIED IF BUILDING HEIGHT IS ABOVE 75'
  8. MAX. BUILDING HEIGHT: 75' MULTIFAMILY  
100' COMMERCIAL / OFFICE
  9. LANDSCAPE BUFFER: 25' WIDTH, OPACITY: 0.5  
NORTH BUFFER - WAYSIDE DRIVE: (NO WALL REQUIRED)  
EAST BUFFER - CAR DEALERSHIP: NO BUFFER REQUIRED  
WEST BUFFER - TO BE DETERMINED AT FDP: NO BUFFER REQUIRED
  10. NOTE REMOVED
  11. NOTE REMOVED
  12. WATER AND SEWER SERVICE WILL BE PROVIDED BY SEMINOLE COUNTY.
  13. RECLAIMED SERVICE WILL BE PROVIDED BY SEMINOLE COUNTY. EXISTING REUSE MAIN IS LOCATED ON THE WEST SIDE OF INTERNATIONAL PARKWAY.
  14. UTILITY EASEMENTS DEDICATED TO SEMINOLE COUNTY SHALL BE PROVIDED OVER WATER AND SEWER MAINS LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY AS APPROPRIATE.

15. ALL UTILITY LINES WILL BE DESIGNED TO MEET SEMINOLE COUNTY REQUIREMENTS.
16. STORMWATER RUNOFF GENERATED ON SITE SHALL BE TREATED USING AN ON-SITE STORMWATER SYSTEM UTILIZING WET OR DRY RETENTION.
17. THE STORMWATER SYSTEM WILL BE DESIGNED TO MEET SEMINOLE COUNTY AND SJRWMD REQUIREMENTS.
18. FIRE PROTECTION WILL BE PROVIDED AND DESIGNED IN ACCORDANCE WITH ALL APPLICABLE SEMINOLE COUNTY CODES AND NFPA REGULATIONS.
19. ALL CONSTRUCTION MATERIALS AND OTHER PROPOSED IMPROVEMENTS SHALL MEET THE APPLICABLE CODES OF SEMINOLE COUNTY.
20. SEMINOLE COUNTY DETAILS SHALL BE UTILIZED ON THE FINAL ENGINEERING PLAN.
21. PROJECT SIGNAGE WILL COMPLY WITH THE SEMINOLE COUNTY LAND DEVELOPMENT CODE, EXCEPT AS ALLOWED WITHIN THE DEVELOPMENT ORDER.
22. FINAL SERVICE DEMANDS SHALL BE DETERMINED AT THE TIME OF CONSTRUCTION PLAN SUBMITTAL.
23. THE SUBJECT PROPERTY DOES NOT CONTAIN ON-SITE WETLANDS.
24. PER THE FIRM PANEL NO. 12117C0065F, DATED SEPT. 28, 2007, THE SITE IS DESIGNATED FLOOD ZONE X; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
25. THE PROJECT MAY BE CONSTRUCTED IN PHASES. DETAILS OF THE PHASING WILL BE PROVIDED AT FINAL DEVELOPMENT PLAN.
26. STANDARD PARKING STALL SIZE SHALL BE A MINIMUM OF 9' x 18'.  
REQUIRED PARKING:  
MULTIFAMILY: 1.70 SPACES PER UNIT  
ALL OTHER ALLOWABLE USES PER SEMINOLE COUNTY LDC.
27. LANDSCAPING AND BUFFERING TO MEET THE REQUIREMENTS OF THE SEMINOLE COUNTY LAND DEVELOPMENT CODE. NO INTERNAL BUFFERING BETWEEN USES WHEN SEPARATED BY ACCESS, DRIVEWAY, OR PARKING.
28. ALL MECHANICAL EQUIPMENT, GROUND OR ROOF-MOUNTED, SHALL BE SCREENED FROM OFF-SITE VIEW.
29. ALL RETENTION/DETENTION PONDS MUST BE AMENITIZED PER SEMINOLE COUNTY LAND DEVELOPMENT CODE IN ORDER TO BE COUNTED TOWARD THE MINIMUM REQUIRED COMMON OPEN SPACE.
30. THIS DEVELOPMENT IS WITHIN THE URBAN BEAR MANAGEMENT AREA AND WILL COMPLY WITH CHAPTER 258 OF THE SEMINOLE COUNTY CODE OF ORDINANCES (2015-33).
31. DEVELOPMENT TO BE INTEGRATED BETWEEN EACH USE.
32. APPLICANT TO PROVIDE ELECTRIC CAR CHARGING STATIONS AT FINAL ENGINEERING.
33. ALL OUTDOOR LIGHTING SHALL BE FULLY SHIELDED AND IMPLEMENT DARK SKY LIGHTING IN ACCORDANCE WITH SEMINOLE COUNTY LAND DEVELOPMENT CODE.
34. REQUIRED TURN LANES TO BE SHOWN AT FINAL ENGINEERING.
35. THE DEVELOPER WILL PROVIDE AN INTERNAL PEDESTRIAN CIRCULATION SYSTEM GIVING ACCESS TO ALL PORTIONS OF THE DEVELOPMENT.
36. DUMPSTER ENCLOSURE WILL MEET SEMINOLE COUNTY LAND DEVELOPMENT CODE SEC. 30.1233 - MISCELLANEOUS DESIGN STANDARDS. DUMPSTER WILL REQUIRE A SEPARATE PERMIT.

- LAND USE DATA**
1. PD BOUNDARY AREA: 19.46 ACRES (847,615 SF)
  2. ESTIMATED NET BUILDABLE AREA = PD BOUNDARY AREA: 19.46 ACRES (847,615 SF)
  3. MINIMUM OPEN SPACE: 25% = 4.86 AC (211,904 SF)  
IF THE PROJECT IS PHASED, EACH PHASE WILL BE REQUIRED TO MEET ALL STORM WATER, OPEN SPACE, BUFFER/LANDSCAPING, PARKING, ACCESS AND PEDESTRIAN CIRCULATION REQUIREMENTS.
  4. ALLOWABLE MAXIMUM DENSITY / FAR:  
COM FLU: ±3.73 AC.  
MAX NET / GROSS FAR: 0.35  
(3.73 AC X 43,560 SF/AC.) X 0.35 = 56,668 SF  
MAX RESIDENTIAL DENSITY = 20 DU/AC  
HIP-TI FLU: ±15.73 AC (INCLUDING ROW VACATE)  
MAX NET / GROSS FAR:  
(15.73 AC X 43,560 SF/AC X 1.5) = 1,027,798 SF  
MAX RESIDENTIAL BUILDING SF:  
(0.49 X 1,027,798 SF) = 503,621 SF  
MAX RESIDENTIAL DENSITY = 50 DU/AC
  5. PROPOSED MAXIMUM FAR:  
COM FLU: ±2.40 AC.  
PROPOSED MAX NET / GROSS FAR:  
36,437 SF / (3.73 AC X 43,560 SF/AC.) = 0.22  
HIP-TI FLU: ±15.73 AC (INCLUDING ROW VACATE)  
PROPOSED NON RESIDENTIAL FAR:  
370,000 SF / (15.73 AC X 43,560 SF/AC.) = 0.54  
PROPOSED MAX NET RESIDENTIAL BUILDING SF:  
±357,280 SF = 49% OF NON RESIDENTIAL SF
  6. OVERALL NET RESIDENTIAL DENSITY:  
319 DU / 8.51 AC. = 37.49 DU/AC.

**UTILITY PROVIDERS:**

**WATER & WASTE WATER:**  
SEMINOLE COUNTY ENVIRONMENTAL SERVICES  
500 W. LAKE MARSH BLVD.  
SANFORD, FL 32773  
PHONE: 407-665-2143

**PHONE**  
AT&T  
132 COMMERCE WAY  
SANFORD, FL 32771  
PHONE (407) 302-7611

**POWER:**  
DUKE ENERGY  
3250 BONNETT CREEK ROAD  
P.O. BOX 10000  
LAKE BUENA VISTA, FL 32830  
407-938-6611

**CABLE:**  
SPECTRUM  
2251 LUCEN WAY  
WATLAND, FL 32751  
407-215-5944

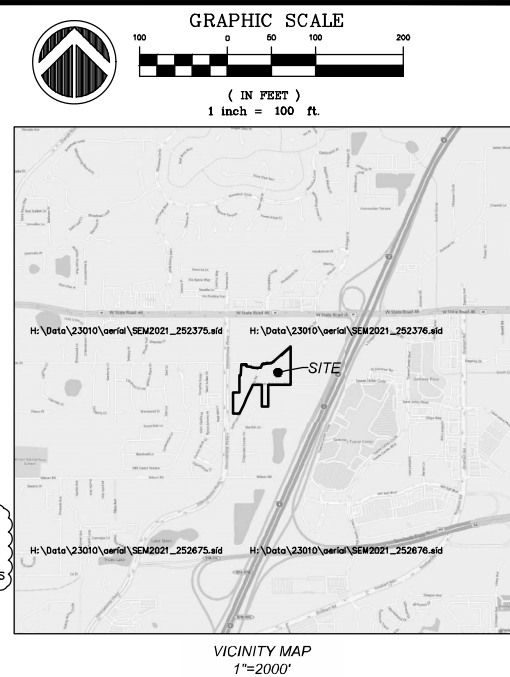
**GAS:**  
TECO PEOPLES GAS  
600 W. ROBINSON STREET  
ORLANDO, FL 32801  
407-420-2678

**LEGEND**

SEMINOLE COUNTY  
FLU: HIP-TI  
ZONING: A-1

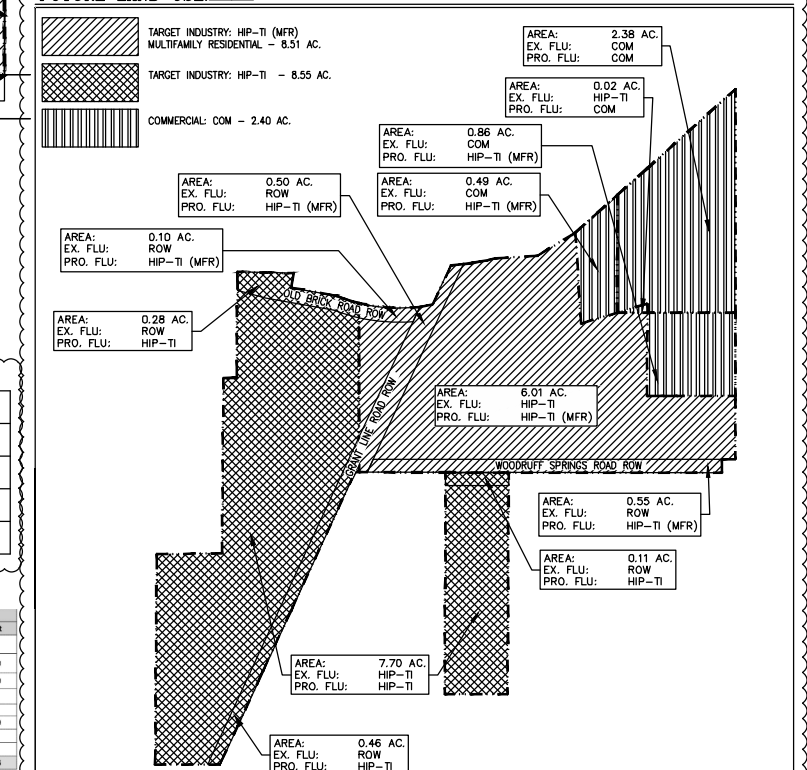
GOVERNING JURISDICTION  
FUTURE LAND USE  
ZONING

ACCESS POINT/  
PHYSICAL INTEGRATE POINT



**LEGAL DESCRIPTION:**  
BEGINNING AT THE NORTHWEST CORNER OF LOT 1, INTEGRA CROSSINGS A REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87, PAGES 37 THROUGH 42, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN N00°17'08"E, A DISTANCE OF 504.70 FEET; THENCE RUN N89°56'25"W ALONG A LINE 20.00 FEET NORTH OF AND PARALLEL TO THE SOUTH RIGHT OF WAY LINE OF WOODRUFF SPRINGS ROAD, A DISTANCE OF 208.34 FEET; THENCE RUN S24°50'41"W ALONG THE CENTERLINE OF GRANT LINE ROAD, A DISTANCE OF 731.96 FEET; THENCE RUN S89°38'07"W ALONG THE NORTH LINE OF THE SOUTH 262 FEET OF LOT 10 OF J.W. TURNER'S SUBDIVISION, ACCORDING TO PLAT THEREOF AS RECORDED IN DEED BOOK 71, PAGE 412 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; AND ITS EASTERLY EXTENSION, A DISTANCE OF 147.28 FEET; THENCE RUN N00°28'28"E ALONG THE WEST LINE OF LOTS 6 THROUGH 10 OF SAID PLAT OF J.W. TURNER'S SUBDIVISION, A DISTANCE OF 479.54 FEET; THENCE RUN N89°38'07"E ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 148.74 FEET; THENCE RUN N00°23'56"E ALONG THE EAST LINE OF LOTS 2 THROUGH 5 OF SAID PLAT OF J.W. TURNER'S SUBDIVISION, A DISTANCE OF 399.87 FEET; THENCE RUN N89°49'46"E ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 OF SAID PLAT OF J.W. TURNER'S SUBDIVISION, A DISTANCE OF 30.17 FEET; THENCE RUN N00°28'28"E, A DISTANCE OF 241.18 FEET; THENCE RUN S89°54'25"E ALONG THE SOUTH RIGHT OF WAY OF WAYSIDE DRIVE, A DISTANCE OF 127.65 FEET; THENCE RUN S10°09'00"W, A DISTANCE OF 33.00 FEET; THENCE RUN S79°51'00"E ALONG THE CENTERLINE OF OLD BRICK ROAD, A DISTANCE OF 106.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE TO THE NORTH, HAVING A RADIUS OF 371.64 FEET; THENCE FROM A RADIAL BEARING OF N221°01'01"E RUN EASTERLY ALONG SAID CENTERLINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°10'05", AN ARC DISTANCE OF 221.62 FEET, HAVING A CHORD BEARING OF S84°49'02"E AND A CHORD DISTANCE OF 218.35 FEET; THENCE RUN N24°50'41"E ALONG THE CENTERLINE OF SAID GRANT LINE ROAD, A DISTANCE OF 97.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 628.81 FEET; THENCE FROM A RADIAL BEARING OF N04°16'21"E, A DISTANCE OF 269.08 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE OF WAYSIDE DRIVE, RUN S00°03'30"W ALONG THE EAST LINE OF THE WEST 1/4 OF SECTION 29 AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 873.07 FEET; THENCE RUN N89°56'25"W ALONG A LINE 20.00 FEET NORTH OF AND PARALLEL TO THE SOUTH RIGHT OF WAY LINE OF SAID WOODRUFF SPRINGS ROAD, A DISTANCE OF 515.10 FEET; THENCE RUN S00°17'08"W ALONG THE WEST LINE OF SAID LOT 1, INTEGRA CROSSINGS A REPLAT, A DISTANCE OF 504.83 FEET; THENCE RUN N89°53'15"W ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 143.28 FEET TO THE POINT OF BEGINNING;  
CONTAINS 847,615 SQUARE FEET OR 19.46 ACRES, MORE OR LESS.

**FUTURE LAND USE:**



**FUTURE LAND USE TABLE:**

	COM FLU	HIP-TI FLU	ROW TO BE VACATED	TOTAL AREA
EXISTING FLU	0.78 AC.	10.78 AC.	2.00 AC.	13.46 AC.
POST FLU MFR ANCILLARY	1.85 AC.	6.01 AC.	1.15 AC.	8.91 AC.
POST FLU COMMERCIAL	2.38 AC.	0.02 AC.	-	2.40 AC.
POST FLU TARGET INDUSTRY	-	7.70 AC.	0.85 AC.	8.55 AC.

Trip Generation Summary Seminole Assemblage												
Daily		A.M. Peak Hour						P.M. Peak Hour				
Rate**	Trips	Rate**	Total	Enter	Exit	Rate**	Total	Enter	Exit	Rate**	Total	Exit
6.65	2,120	0.38	122	29	93	0.50	158	100	58			
54.45	1,982	2.36	86	52	34	6.59	240	120	120			
42.37	7,627	2.27	409	323	86	4.06	729	219	510			
12.40	744	1.80	108	95	13	1.82	109	18	91			
7.31	877	0.44	53	29	24	0.51	61	31	30			
Total Trips			778	528	259		1,297	488	809			
Internal Capture (9% A.M./11% P.M.)			62	42	20		143	54	89			
Residual Trips (Net Trips) (27%*)			25	15	10		68	34	34			
Total Net New Trips			691	471	229		1,068	490	686			

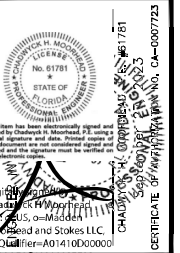
**SCHOOL IMPACT ANALYSIS**

SCHOOL AGE CHILDREN: (BASED ON ESTIMATED 319 DU LOT COUNT)  
ELEMENTARY = 50 CHILDREN  
MIDDLE = 20 CHILDREN  
HIGH = 28 CHILDREN  
TOTAL = 98 SCHOOL AGE CHILDREN



**MASTER DEVELOPMENT PLAN**  
FOR  
**WAYSIDE DRIVE ASSEMBLAGE**  
SEMINOLE COUNTY, FLORIDA

**DOUGLAS PARTNERS, LLC**  
336 W. MARSH BLVD., UNIT 101  
WINTER PARK, FL 32789  
PH: 407-415-3393



**REVISIONS**

DATE	REVISIONS
07/17/23	REVISED PER SEMINOLE COUNTY COMMENT
08/07/23	REVISED PER SEMINOLE COUNTY COMMENT
08/22/23	REVISED PER SEMINOLE COUNTY COMMENT
09/27/23	REVISED PER SEMINOLE COUNTY COMMENT
10/03/23	REVISED PER SEMINOLE COUNTY COMMENT
10/10/23	REVISED PER SEMINOLE COUNTY COMMENT
10/17/23	REVISED PER SEMINOLE COUNTY COMMENT
10/24/23	REVISED PER SEMINOLE COUNTY COMMENT
10/31/23	REVISED PER SEMINOLE COUNTY COMMENT
11/07/23	REVISED PER SEMINOLE COUNTY COMMENT

JOB # 23010  
DATE: 03/09/23  
SCALE: 1"=100'  
DESIGNED BY: CHM  
DRAWN BY: CHM  
APPROVED BY: CHM

MP101