

March 22, 2023

Annie Sillaway  
Seminole County Development Services  
1101 East First Street 2<sup>nd</sup> Floor, West Wing  
Sanford, Florida 32771

**RE: Store Space Altamonte – PD Major Amendment  
Project #: 22-20500014  
Administrative Waiver to LDC Sec 30.1221**

Dear Annie Sillaway:

Please accept this letter as a formal request for your approval of the following administrative waiver:

- Waiver to the Seminole County Land Development Code (LDC) Section 30.1221 – Off-Street Parking Requirements: Manufacturing Concerns and Warehouses - *One (1) space for each one thousand (1,000) square feet of building plus one (1) space for each two (2) employees on the largest shift.*

The Seminole County LDC allows for relief of the off-street parking requirements, subject to providing the following information and justifications:

### **JUSTIFICATION FOR REQUEST**

Per the Seminole County LDC, the proposed development would be required to provide 120 spaces for the proposed building size of 118,932 SF and a maximum of two employees on the largest shift. The required parking demand rate does not reflect the actual parking needs of the development based on the Institute of Transportation Engineers (ITE) Parking General Manual for Mini-Warehouses. Due to the physical constraints of the property, the additional parking spaces would require additional pavement and disturbances to the existing trees being preserved onsite.

### **PROPOSED PARKING DEMAND RATE**

Based on the ITE Parking Generation Manual for Mini-Warehouses, the required 120 parking spaces exceeds the peak parking demand required for the proposed development (see below Table “A”). Per the studies conducted by ITE, the parking demand rate requested adequately reflects the actual parking demands of the proposed development.

**TABLE A – ITE PARKING GENERATION PER LAND USE CODE 151 FOR MINI-WAREHOUSES**

<b>BUILDING SIZE (SF)</b>	<b>PEAK PARKING DEMAND (WEEKDAY 4:00 PM – 6:00 PM)</b>
118,932 SF	1 Space x (118,932 SF of Proposed Self-Storage/10,000 SF of Self-Storage) = <b>12 Spaces</b>

Request to reduce the Seminole County *One (1) space for each one thousand (1,000) square feet of building plus one (1) space for each two (2) employees on the largest shift* parking rate to follow the ITE Parking Generation Manual Land Use Code 151 parking demand rate of **1 space per 10,000 Square Feet of Self-Storage for Mini-Warehouses** (See Attached Exhibit “A”).

The proposed parking demand rate of **1 space per 10,000 Square Feet of Self-Storage and plus one (1) space for each two (2) employees on the largest shift** will require 13 spaces. See below for the calculation:

- Required Parking Spaces = 1 Space x (118,932 SF of Proposed Self-Storage/10,000 SF of Self-Storage) + 1 Space for Each Two Employees = (1 Space x 11.8932) + 1 Space = 13 Spaces

#### **REVIEW OF SIMILAR DEVELOPMENT**

The same client, Store Spaces, has another fully operational self-storage facility (30,000 SF 3-Story Building) located nearby in Orange County (4912 S John Young Pkwy, Orlando, FL 32839) (see Attached Exhibit "C" for the existing development) and contains a total of 9 parking spaces (see Attached Exhibit "B" for the Orange County Parking Code). The existing development does not have any parking concerns or problem despite being operational for numerous years. The proposed development exceeds the proposed parking spaces as the existing self-storage facility.

#### **CONCLUSION**

By granting this request, the property will require a parking demand rate of **1 space per 10,000 Square Feet of Self-Storage and plus one (1) space for each two (2) employees on the largest shift** based on the requirement in Exhibit "A". This parking demand rate will result in a reduction to the impervious coverage ratio and disturbance to the existing trees within the development while sufficiently meeting the demand of the development. The current site plan proposes 13 total spaces which meet the parking demand rate of the waiver requested.

Should you have any questions regarding the request above, please do not hesitate to contact me at 813-620-1460 or [Ryan.P.Clark@kimley-horn.com](mailto:Ryan.P.Clark@kimley-horn.com).

Sincerely,



Ryan P. Clark, P.E.  
Project Manager  
Kimley-Horn and Associates, Inc.

## EXHIBIT A

Institute of Transportation Engineers (ITE) Parking  
Generation Manual Land Use Code 151

# Mini-Warehouse (151)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 4:00 - 6:00 p.m.

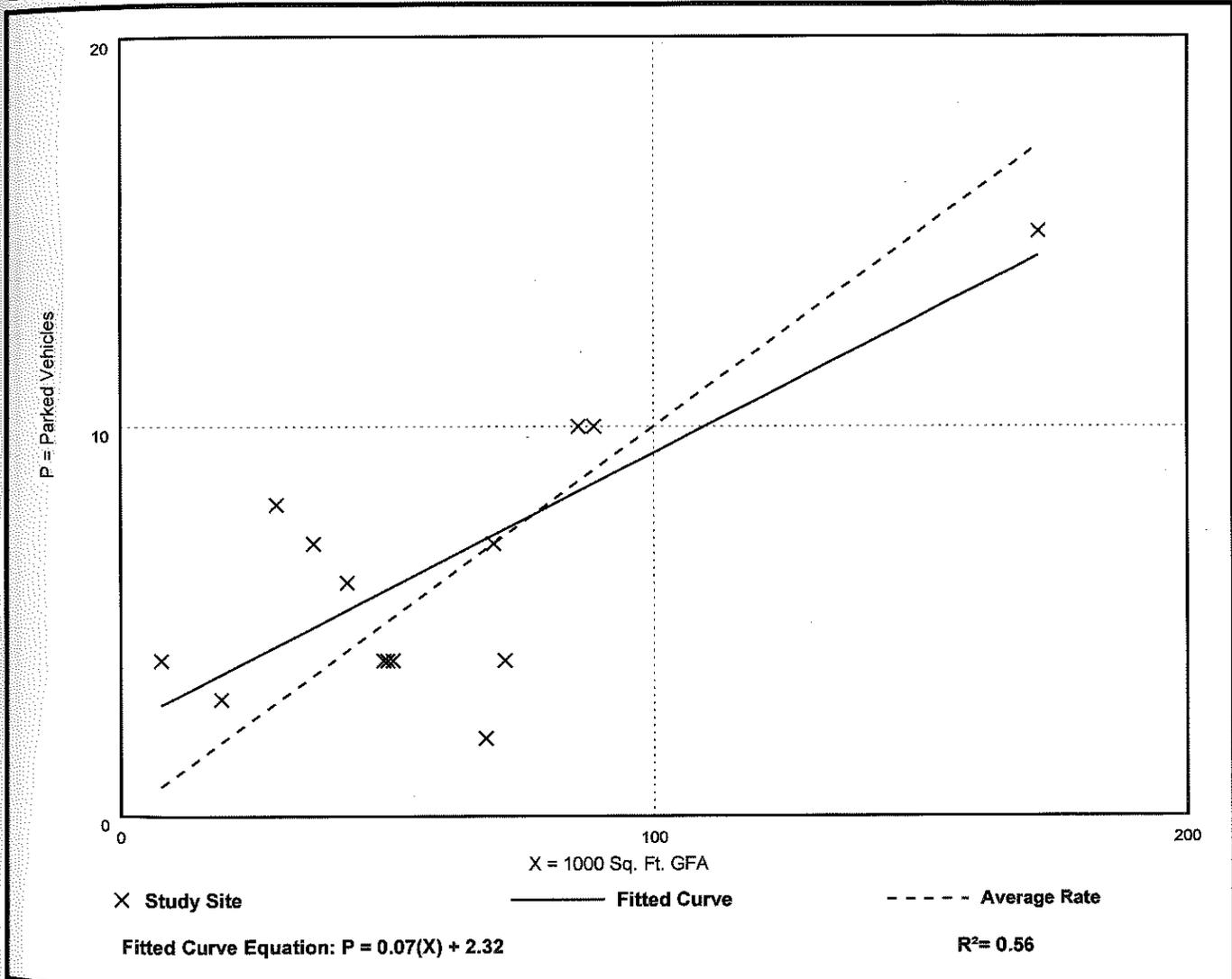
Number of Studies: 14

Avg. 1000 Sq. Ft. GFA: 60

## Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.10	0.03 - 0.53	0.08 / 0.25	***	0.07 ( 70% )

## Data Plot and Equation



## EXHIBIT B

### Orange County Land Development Code Off-Street Parking and Loading Regulations

Exhibit B: Orange County Land Development Code  
Off Street Parking and Loading Regulations

**Sec. 38-1476. Quantity of off-street parking.**

- (a) Off-street parking spaces shall be provided for any use hereafter established or at the time of the erection of any main building or structure or at the time any main building, structure or occupational use is enlarged or increased in capacity by adding dwelling units, guest rooms, floor area, seats, or by increasing employment, according to the following minimum requirements: If the use is not listed below, the parking requirements shall be determined by the zoning manager by adopting or utilizing the parking requirements for the listed use that the zoning manager determines is most similar.

<i>Amusement or assembly places containing fixed seats</i>	1 space for each 3 fixed seats provided for patron use, plus 1 space per employee
<i>Amusement or assembly places without fixed seats (go-cart tracts, mini-golf courses, driving ranges and other similar outdoor uses)</i>	1 space per each 3 patrons, plus 1 space per each employee
<i>Apartments of three (3) dwelling units or more (efficiencies and one-bedroom)</i>	1½ spaces for each dwelling unit
<i>Apartments of three (3) dwelling units or more (two (2) and three (3) bedrooms)</i>	2 spaces for each dwelling unit
<i>Auto dealerships</i>	1 space per every three hundred (300) square feet of gross floor area including showroom, sales offices and general offices.
<i>Big box development</i>	4 spaces for each 1,000 square feet of gross floor area, but not to exceed 5 spaces for each 1,000 square feet
<i>Boardinghouses, lodging houses, and rooming- houses and assisted living facilities (such as senior living facilities), including nursing homes</i>	1 space for each 2 bedrooms
<i>Clubs, lodges, fraternities</i>	1 space for each bedroom, plus 1 space for each 5 members
<i>Day care centers and kindergartens</i>	1 space for each 10 children, plus with a pickup and drop-off area one space for each 10 children or without a pick-up or drop-off area one space for each 5 children.
<i>General business establishments, such as hardware, furniture, appliance, jewelry, apparel stores, and all other general retail establishments of fifteen thousand (15,000) square feet gross floor area or less</i>	1 spaces for each 300 square feet of gross floor area; provided, however, that no use shall have less than 3 spaces.
<i>Hospitals, sanitariums, foster group homes, and similar institutions</i>	2 spaces for each bedroom and office building criteria.
<i>Hotels, motels, tourist courts</i>	1 space for each 1½ rooms, plus 1 space for each 100 square feet of office, plus restaurant and retail sales criteria must be met when applicable
<i>Industrial uses, manufacturing and warehousing</i>	1 space for each bay, plus 1 space for each 1,000 square feet
<i>Kennels and veterinary clinics</i>	1 space for each 300 square feet of office, animal shelter and run area
<i>Mechanical garages</i>	1 space for every employee, plus 1 space per bay or 1 space for each one thousand (1,000) square feet if no bays

Exhibit B: Orange County Land Development Code  
Off Street Parking and Loading Regulations

<i>Medical dental, optical clinics and offices</i>	1 space for each employee, plus 2 spaces for each examination room
<i>Mini-warehouses up to two hundred (200) units</i>	4 spaces located at office/entrance area, plus minimum 25 feet between buildings for driveway parking purposes
<i>Mini-warehouses over two hundred (200) units</i>	6 spaces located at office/entrance area, plus minimum 25 feet between buildings for driveway parking purposes
<i>Mortuaries</i>	1 space for each 4 seats in chapel, plus 1 space for each commercial vehicle
<i>Office building, including business, commercial and government</i>	1 space for each 200 square feet of floor area used for office purposes
<i>General business establishments, such as hardware, furniture, appliance, jewelry, apparel stores, etc.</i>	1 space for each 300 square feet of gross floor area; provided, however, that no use shall have less than 3 spaces.
<i>Post office</i>	1 space for each 4 employees, plus 1 space per governmental vehicle, plus 4 spaces per service window
<i>Residential dwelling units, single-family and duplex</i>	2 spaces for each dwelling unit
<i>Restaurants, grills, bars, lounges, similar dining and/or drinking establishments</i>	1 space for each 4 seats provided for patron use, plus 1 space for each 75 square feet of floor area provided for patron use which does not contain seats; provided that no use shall have less than 4 spaces
<i>Personal service establishments, retail establishments, banks, financing and lending institutions</i>	1 space for each 100 square feet of first floor area, plus 1 space for each 200 square feet of floor area above the first floor, excluding storage areas; 2 spaces for lobby
Schools (charter and private), including elementary, middle, K-8, high schools and academies, not including colleges, universities, or similar institutions. For schools (public), see the public school siting regulations at chapter 38, article XVIII.	1 space for each 4 seats in assembly hall, or 4 spaces per each instructional room plus 1 space for each 3 high school students, whichever is greater.
<i>Shopping centers between fifteen thousand one (15,001) and fifty thousand (50,000) square feet gross floor area, food stores, supermarkets, and drugstores</i>	5½ spaces for each 1,000 square feet of gross floor area; provided, however, no use shall have less than 5 spaces.
<i>Shopping centers over fifty thousand (50,000) square feet gross floor area</i>	5 spaces for each 1,000 square feet of gross floor area
<i>Student housing</i>	1 space per bedroom.
<i>Time share units</i>	1.25 spaces for each unit plus .25 spaces for each lockout unit.
<i>Universities, colleges and similar institutions</i>	1 space for each 200 square feet of classroom and office space

- (b) Other uses not specifically mentioned above shall meet the off-street parking requirements of the uses listed above which are similar or compatible.

*Note:* Handicapped parking and access ramps will be required according to state regulations.

# EXHIBIT C

## Store Spaces Orange County

Exhibit C: Store Spaces  
Orange County

MILLENNIA BOULEVARD

S JOHN YOUNG PARKWAY

STORE SPACES LOCATED  
IN ORANGE COUNTY



## EXHIBIT D

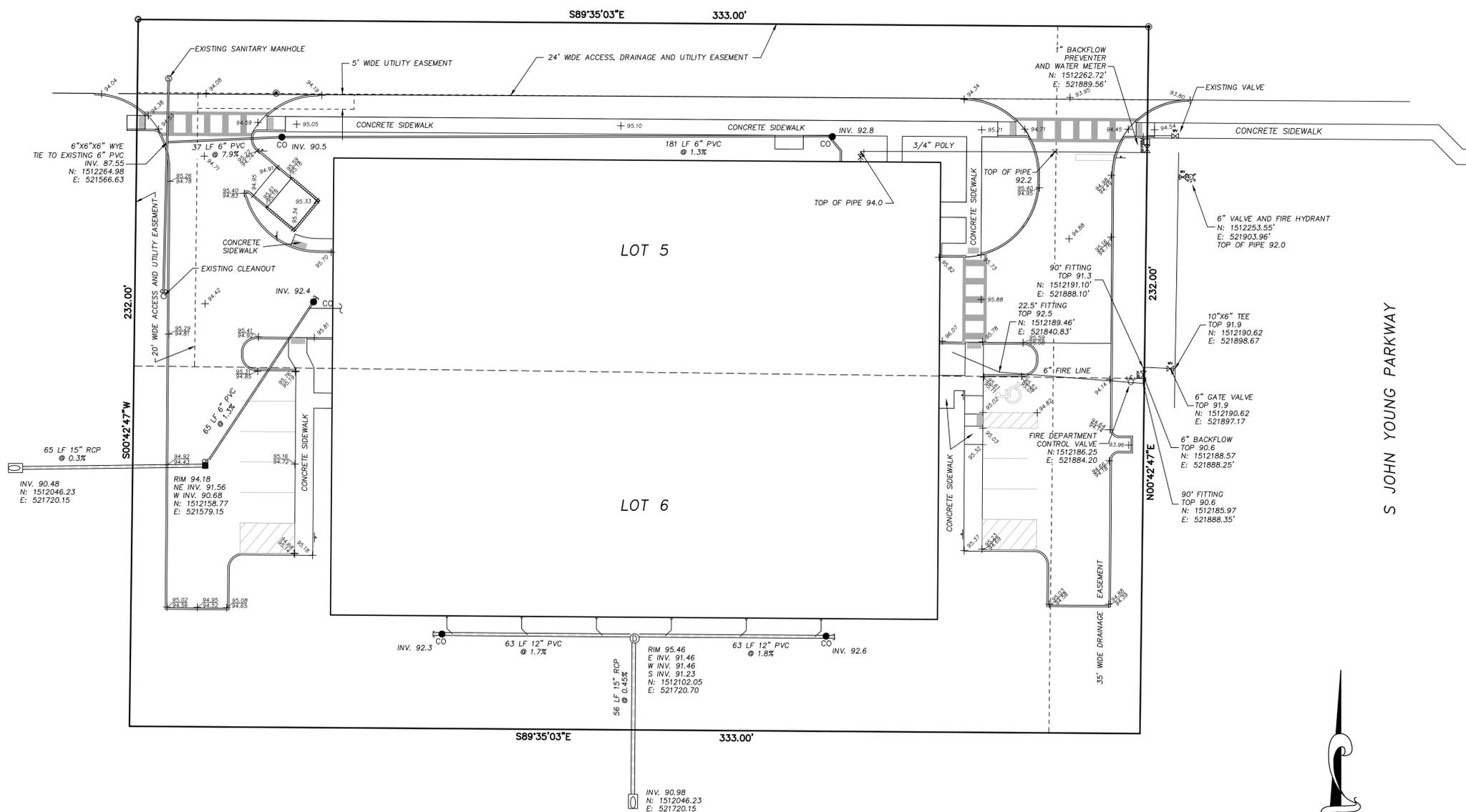
### Store Spaces Orange County As-Built Survey

Exhibit D: Store Spaces Orange County  
As-Built Survey

AS-BUILT SURVEY

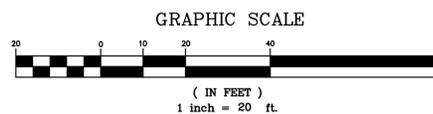
SHEET 1 OF 1  
SECTION 16  
TOWNSHIP 23 SOUTH  
RANGE 29 EAST

DESCRIPTION:  
LOTS 5 AND 6, MILLENIUM PARC REPLAT TWO, ACCORDING TO PLAT BOOK 85, PAGE 66 AND 67, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.



- SURVEYORS NOTES:
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.
  - REVISIONS DO NOT CONSTITUTE A RE-CERTIFICATION OF THE EXISTING FIELD CONDITIONS OF THIS SURVEY.
  - BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LOT 5 AS BEING S89°35'03"E (PER PLAT OF MILLENIUM PARC REPLAT TWO).
  - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATIONS INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
  - THIS IS NOT A BOUNDARY SURVEY.
  - NO INTERIOR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE INDICATED.
  - THE HORIZONTAL AND VERTICAL DATUM SHOWN HEREON IS PER SITE CONTROL SHOWN ON THE CONSTRUCTION PLANS FOR SELF STORAGE AT MILLENIA PARC.
  - THE ELECTRONIC FILE FOR THIS PROJECT IS THE PROPERTY OF BISHMAN SURVEYING AND MAPPING, INC. AND IS NOT THE PROPERTY OF THE CLIENT.

S JOHN YOUNG PARKWAY



LEGEND/ABBREVIATIONS:  
NOT ALL SYMBOLS AND ABBREVIATIONS SHOWN HEREON MAY BE USED

R	RADIUS	⊗	WELL
∠	CENTRAL ANGLE	⊠	ELECTRICAL OUTLET
L	LENGTH	☎	TELEPHONE RISER
OH	CHORD	⚡	FIRE HYDRANT
OB	CHORD BEARING	⚙	MASTER WATER ASSEMBLY
T.B.	TANGENT BEARING	⚙	SEWER VALVE
(M)	MEASURED	⚙	WATER VALVE
(P)	PLA	⚙	RECLAIMED WATER VALVE
(C)	CALCULATED	⚙	IRRIGATION VALVE
(D)	DESCRIPTION	⚙	GAS VALVE
POR	POINT OF BEGINNING	⚙	SANITARY MANHOLE
POC	POINT OF COMMENCEMENT	⚙	DRAINAGE MANHOLE
G.R.	OFFICIAL RECORDS BOOK	⚙	TELEPHONE MANHOLE
PL	PAGE	⚙	GREASE TRAP MANHOLE
TR	TYPICAL	⚙	POWER MANHOLE
P.T.	POINT OF TANGENCY	⚙	WATER SHUT-OFF VALVE
P.C.	POINT OF CURVATURE	⚙	POWER TRANSFORMER
●	IRON ROD & CAP	⚙	WATER METER
⊙	IRAIL & DISC	⚙	GAS METER
⊙	4"x4" CONCRETE MONUMENT	⚙	WATER BLOW-OFF VALVE
⊙	IRON PIPE	⚙	CLEAN-OUT
-x-	BARBED WIRE FENCE	⚙	FIRE DEPARTMENT CONTROL VALVE
-D-	WOOD FENCE	⚙	ELECTRIC HAND HOLE
-C-	CHAIN LINK FENCE	⚙	CABLE TELEVISION RISER
---	EDGE OF ASPHALT PAVEMENT	⚙	TELEPHONE ACCESS CABINET
E	CENTERLINE	⚙	CATCH BASIN
LB	LICENSED BUSINESS	⚙	DRAIN
PSM	PROFESSIONAL SURVEYOR & MAPPER	⚙	CLUB INLET
PLS	PROFESSIONAL LAND SURVEYOR	⚙	CLUB INLET WITHOUT MANHOLE
PVC	POLYVINYL CHLORIDE PIPE	⚙	METERED END SECTION
RCP	REINFORCED CONCRETE PIPE	⚙	UTILITY VAULT
CMP	CORRUGATED METAL PIPE	⚙	A/C
DIP	DUCTILE IRON PIPE	⚙	AP CONDITIONER
VCP	VITRIFIED CLAY PIPE	⚙	POWER BOX
CPP	CORRUGATED PLASTIC PIPE	⚙	MONITORING WELL
OHW	OVERHEAD UTILITY WIRES	⚙	LIGHT POLE
UWP	UNDERGROUND POWER LINE	⚙	WALKWAY LIGHT
UGG	UNDERGROUND GAS LINE	⚙	TRAFFIC SIGNAL BOX
UGT	UNDERGROUND TELEPHONE LINE	⚙	BOLLARD
UGCT	UNDERGROUND CABLE TELEVISION	⚙	FLAG POLE
FCC	FIBER OPTIC CABLE	⚙	PARKING METER
W	WOODEN UTILITY POLE	⚙	TRAFFIC FLOW ARROW
C	CONCRETE UTILITY POLE	⚙	SOL BORING
G	GUY POLE		
A	GUY ANCHOR		
+	INVERT ELEVATION		
+ 68.5'	EXISTING GROUND ELEVATION		
-60-	EXISTING GROUND CONTOUR		
+	SINGLE POST SIGN		
+	DOUBLE POST SIGN		
+	HANDICAPPED PARKING SPACE (H/C)		
+	SITE BENCH MARK (AS INDICATED)		

Digitally signed by  
Aron D. Bishman  
LS 5668 State of Florida  
Date: 2017.07.25  
16:19:22 -0400

REVISIONS:

JOB NUMBER:	16145.001
SURVEY DATE:	6/14/17
FIELD BY:	T. CONARD
FIELD BOOK:	1704
PAGES:	72
FIELD FILE:	16145TC.MJF
DRAWING FILE:	16145 As-Built.DWG
FLORIDA REGISTRATION NO.:	5668
ADDED ADDITIONAL SIDEWALK LOCATIONS:	7/25/17