



SEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
 1101 EAST FIRST STREET, ROOM 2028
 SANFORD, FLORIDA 32771
 TELEPHONE: (407) 665-7371
 PLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 24-80000059
 PM: Doug
 REC'D: 4/10/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

PRE-APPLICATION \$50.00*
 (*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

PROJECT

PROJECT NAME: Allure Residential - Commercial
 PARCEL ID #(S): 31-19-30-514-0000-0020 & 31-19-30-514-0000-0030
 TOTAL ACREAGE: 5.96 AC BCC DISTRICT: ~~DISTRICT 1~~ **5: Herr**
 ZONING: PD FUTURE LAND USE: PD

APPLICANT

NAME: Gus Minguez COMPANY: Mattoni Group
 ADDRESS: 2990 Ponce de Leon, Suite 201
 CITY: Coral Gables STATE: FL ZIP: 33134
 PHONE: 305-621-9607 EMAIL: gus@mattonigroup.com

CONSULTANT

NAME: Derek Ramsburg, PE COMPANY: Kimley-Horn and Associates, Inc.
 ADDRESS: 200 S Orange Ave, Suite 600
 CITY: Orlando STATE: FL ZIP: 32801
 PHONE: (407) 427-1642 EMAIL: derek.ramsburg@Kimley-Horn.com

PROPOSED DEVELOPMENT

Brief description of proposed development: The proposed project consists of the first phase of an industrial development containing approximately ±195,000 SF of PEMB industrial warehouse and associated infrastructure.

SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: 4/19	COM DOC DUE: 4/25	DRC MEETING: 5/1
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: PD	FLU: PD	LOCATION: on the northwest corner of International Pkwy and Allure Ln
W/S: Seminole County	BCC: 5: Herr	

Request for Pre-Application meeting for Final Development Plan for Allure Residential and Commercial Lots 2 and 3 along International Pkwy.

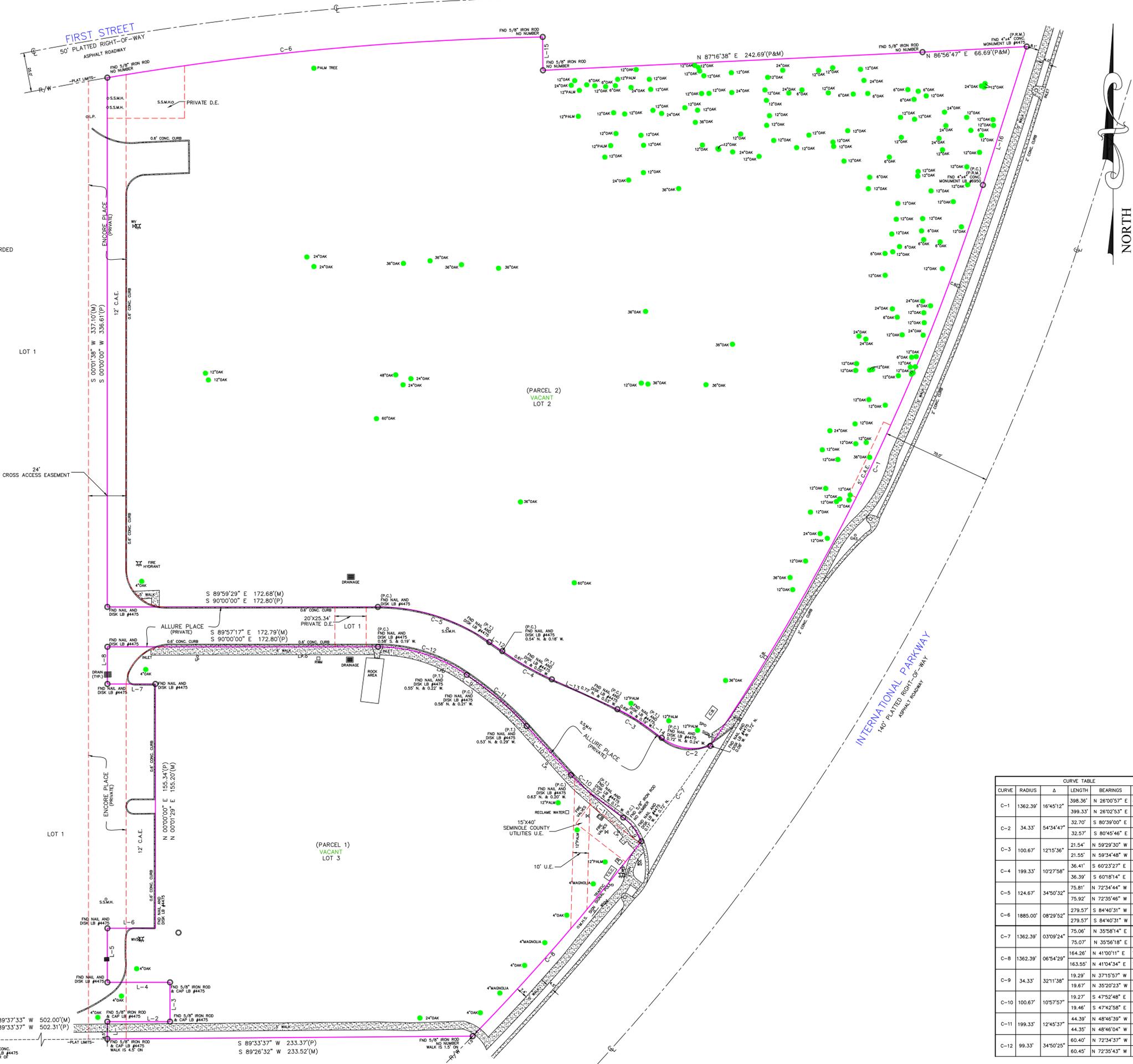
A PD amendment was recently just approved at the end of 2023 and now we are seeking an FDP approval. The site is comprised of approximately 6-acres. On the northern lot we are proposing 177 multifamily units that are age restricted to 55+. On the southern lot, we are proposing approximately 15,000 sf of commercial (restaurant and retail).

Under the approved PUD, these uses are approved and we are under the maximum allowable.

At this pre-app we would like to discuss our proposed site plan attached and then the process for getting it approved.

BOUNDARY SURVEY

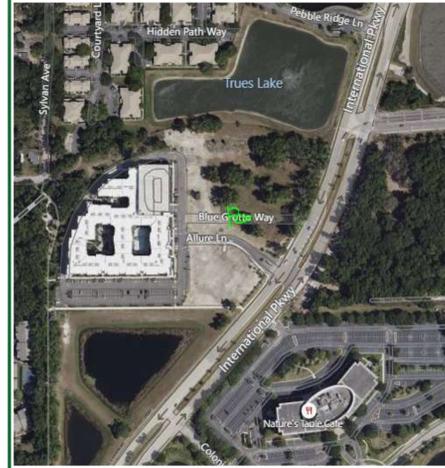
LEGAL DESCRIPTION:
 LOTS 2 AND 3, ALLURE ON THE PARKWAY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 83, PAGES 26, 27 AND 28, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.



LEGEND:
 LB = LICENSED BUSINESS
 S.S.M.H. = SANITARY SEWER MAN HOLE
 C.B. = CABLE BOX
 LP = LIGHT POLE
 T.S.C. = TRAFFIC SIGNAL CABLES
 SP = SIGNAL POLE
 D.E. = DRAINAGE EASEMENT
 C.A.E. = CROSS ACCESS EASEMENT
 E.B. = ELECTRIC BOX
 FB = FIBER BOX

LINE	LENGTH	BEARINGS	LENGTH	BEARINGS	(M)
L-1	11.00'	N 00°00'00" E	11.02'	N 00°28'09" E	(M)
L-2	40.00'	N 90°00'00" E	39.91'	N 89°28'03" E	(M)
L-3	25.00'	N 00°00'00" E	25.04'	N 00°03'45" E	(M)
L-4	40.00'	N 90°00'00" W	39.96'	N 89°36'51" W	(M)
L-5	34.42'	N 00°00'00" E	34.35'	N 00°00'37" E	(M)
L-6	30.67'	N 90°00'00" E	30.62'	N 89°54'06" E	(M)
L-7	30.67'	N 90°00'00" W	30.62'	N 89°59'03" W	(M)
L-8	23.66'	N 00°00'00" E	23.69'	N 00°06'26" E	(M)
L-9	06.01'	S 55°09'29" E	06.01'	S 55°51'34" E	(M)
L-10	42.00'	S 42°23'50" E	41.91'	S 42°16'11" E	(M)
L-11	23.87'	S 53°21'46" E	23.67'	S 55°06'47" E	(M)
L-12	10.05'	S 55°09'29" E	10.11'	S 54°54'39" E	(M)
L-13	46.01'	S 65°37'26" E	45.99'	S 65°28'37" E	(M)
L-14	12.17'	S 53°21'46" E	12.23'	S 53°09'50" E	(M)
L-15	21.19'	S 00°21'29" E	21.19'	S 00°21'29" E	(M)
L-16	92.38'	S 17°38'21" W	92.18'	S 17°29'37" W	(M)

AERIAL VIEW (NOT TO SCALE)



CURVE	RADIUS	Δ	LENGTH	BEARINGS	CHORD
C-1	1362.39'	16°45'12"	398.36'	N 26°00'57" E	396.94' (P)
C-2	34.33'	54°34'47"	32.70'	N 80°39'00" E	31.48' (P)
C-3	100.67'	12°15'36"	21.54'	N 59°28'30" W	21.50' (P)
C-4	199.33'	10°27'56"	36.41'	S 60°23'27" E	36.36' (P)
C-5	124.67'	34°30'32"	75.81'	N 72°34'44" W	74.65' (P)
C-6	1885.00'	08°29'52"	279.57'	S 84°40'31" W	279.31' (P)
C-7	1362.39'	03°09'24"	75.07'	N 35°56'18" E	75.06' (M)
C-8	1362.39'	06°54'26"	164.26'	N 41°00'11" E	164.16' (P)
C-9	34.33'	32°11'38"	19.29'	N 37°15'57" W	19.04' (P)
C-10	100.67'	10°57'57"	19.46'	S 47°42'58" E	19.43' (M)
C-11	199.33'	12°45'37"	44.39'	N 48°46'39" W	44.30' (P)
C-12	99.33'	34°30'25"	60.45'	N 72°35'43" W	59.52' (M)

REVISION HISTORY (REVISED 02/21/2023)

ORDERED BY: LAKE MARY LAND HOLDINGS, LLC - MATTHEW WIDEMAN

CERTIFIED TO: INTERNATIONAL PARKWAY, LAKE MARY, FLORIDA 32746

GRAPHIC SCALE: 1" = 30'

POINTS OF INTEREST: NONE VISIBLE

PROPERTY ADDRESS: INTERNATIONAL PARKWAY, LAKE MARY, FLORIDA 32746

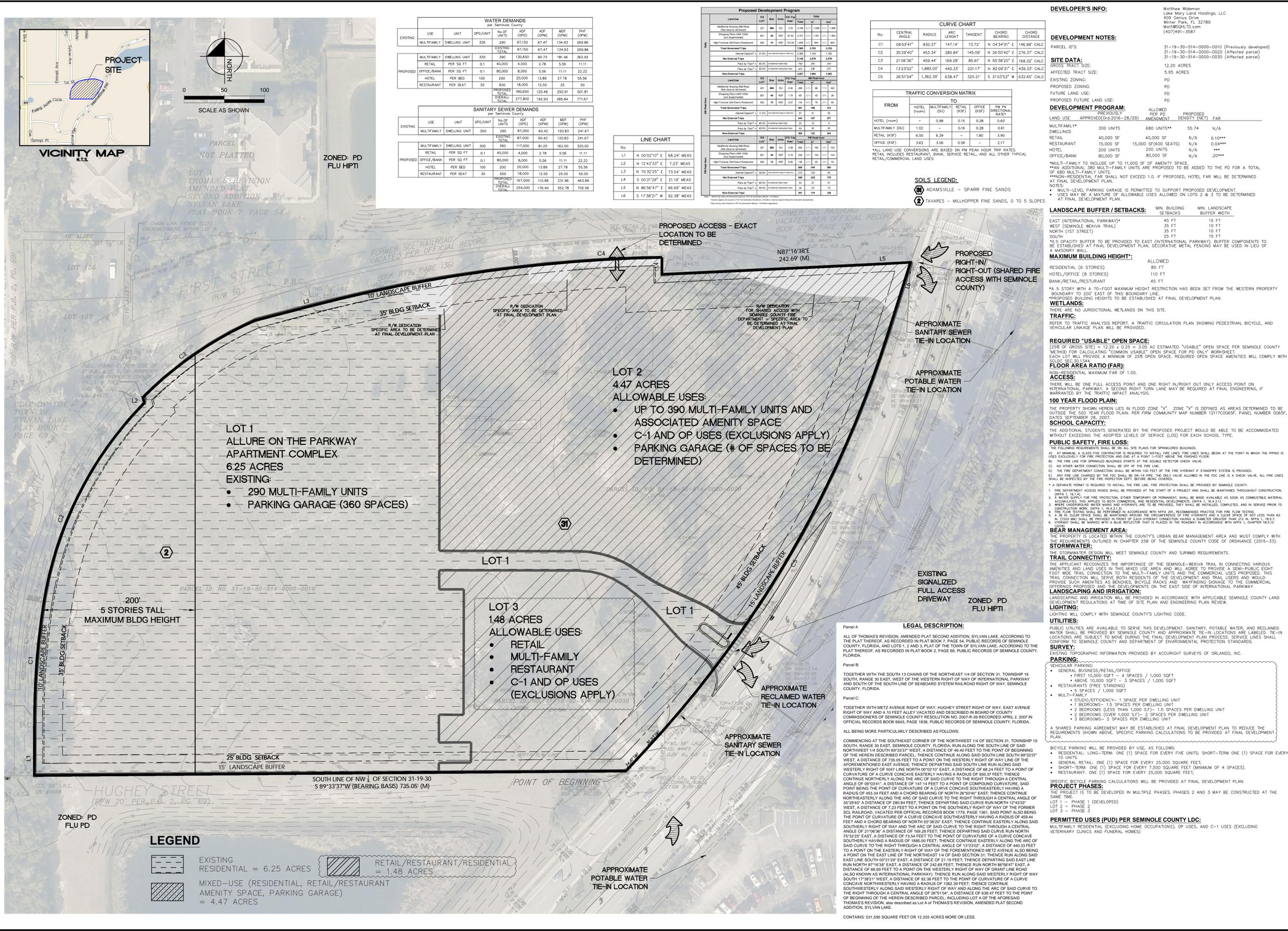
LEGEND

CLIENT NO: 2564
 FIELD DATE: 08/20/2022
 APPROVED BY: J.S.
 CHECKED BY: J.L.
 DRAWN BY: G.L.
 DRAWN DATE: 02/21/23

FLORIDA SURVEYORS ASSOCIATION (F.S.A.)
 SUBJECT: PROJECT SHOWN HEREON APPEARS TO BE ACCURATE AND COMPLETE. THE SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THE ABOVE INFORMATION. THIS SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THE ABOVE INFORMATION. CONTACT FOR VERIFICATION.

NOT VALID WITHOUT SIGNATURE AND RAISED SEAL OR ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND WATER.

Drawing name: \\kimley-horn.com\FL_ORL_NOR_Civil\249241000-Lake Mary Mixed Use CADD\Master Plan Amendment\Master_DP_REV_2023-08-07.dwg SITE PLAN Aug 07, 2023 1:12pm by: Nathan.Milch
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



USE	UNIT	GPD/UNIT	No. of UNITS	ADF (GPD)	ADF (CPM)	PHF (CPM)
EXISTING MULTIFAMILY DWELLING UNIT	335	290	97,150	67.47	134.93	269.86
EXISTING TOTAL			97,150	67.47	134.93	269.86
PROPOSED MULTIFAMILY DWELLING UNIT	335	390	130,650	90.73	181.46	362.92
RETAIL PER SQ FT	0.1	40,000	4,000	2.78	5.56	11.11
OFFICE/BANK PER SQ FT	0.1	80,000	8,000	5.56	11.11	22.22
HOTEL PER BED	100	200	20,000	13.89	27.78	55.56
RESTAURANT PER SEAT	30	600	18,000	12.50	25	50
PROPOSED TOTAL			180,650	125.46	250.91	501.81
OVERALL TOTAL			277,800	192.93	385.84	771.67

USE	UNIT	GPD/UNIT	No. of UNITS	ADF (GPD)	ADF (CPM)	PHF (CPM)
EXISTING MULTIFAMILY DWELLING UNIT	300	290	87,000	60.42	120.83	241.67
EXISTING TOTAL			87,000	60.42	120.83	241.67
PROPOSED MULTIFAMILY DWELLING UNIT	300	390	117,000	81.25	162.50	325.00
RETAIL PER SQ FT	0.1	40,000	4,000	2.78	5.56	11.11
OFFICE/BANK PER SQ FT	0.1	80,000	8,000	5.56	11.11	22.22
HOTEL PER BED	100	200	20,000	13.89	27.78	55.56
RESTAURANT PER SEAT	30	600	18,000	12.50	25.00	50.00
PROPOSED TOTAL			167,000	115.98	231.96	463.89
OVERALL TOTAL			254,000	176.40	352.78	705.56

No.	LINE	MEAS
L1	N 00°22'10" E	68.24' MEAS
L2	N 12°43'33" E	7.23' MEAS
L3	N 75°32'25" E	73.54' MEAS
L4	S 00°21'29" E	21.19' MEAS
L5	N 86°56'47" E	66.69' MEAS
L6	S 17°38'21" W	92.38' MEAS

Land Use	IRE	IRL	IRB	IRF	IRP	Total	IRP	IRP
Multifamily Housing (Mid-Rise) (Not Class II or III)	201	400	DU	1.16	1.16	1,160	1,160	1,160
High-Capacity Office (Class I)	100	15	ADP	17.00	2.70	1,160	1,160	1,160
High-Capacity Office (Class II)	100	15	ADP	17.00	2.70	1,160	1,160	1,160
Net Development Total	30.5%	112.2%	112.2%	112.2%	112.2%	3,380	3,380	3,380
Net Existing Total	112.2%	112.2%	112.2%	112.2%	112.2%	3,380	3,380	3,380
Net New Development Total	112.2%	112.2%	112.2%	112.2%	112.2%	3,380	3,380	3,380

No.	CENTRAL ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	09 03'41"	930.37'	147.14'	73.72'	N 04 34'01" E	146.99' CALC
C2	35 29'40"	453.34'	280.84'	145.09'	N 26 50'40" E	276.37' CALC
C3	21 06'36"	459.44'	169.28'	85.61'	N 55 38'20" E	168.32' CALC
C4	13 23'02"	1,885.00'	440.33'	221.17'	N 82 09'31" E	439.33' CALC
C5	26 51'04"	1,362.39'	638.47'	325.21'	S 31 03'53" W	632.65' CALC

FROM	TO	HTL (room)	MULTIFAMILY (DU)	RETAIL (RSP)	OFFICE (RSP)	PM PK DIRECTIONAL RATE*
MULTIFAMILY (DU)		0.88	0.15	0.28	0.60	
RETAIL (RSP)		0.16	0.28	0.61		
OFFICE (RSP)		6.50	6.39	1.80	3.90	
HTL (room)		3.62	3.56	0.56	2.17	

- SOILS LEGEND:**
- ADAMSVILLE - SPARR FINE SANDS
 - TAVERES - MILLHOPPER FINE SANDS, 0 TO 5 SLOPES

PROPOSED RIGHT-IN/RIGHT-OUT (SHARED FIRE ACCESS WITH SEMINOLE COUNTY)

APPROXIMATE SANITARY SEWER TIE-IN LOCATION

APPROXIMATE POTABLE WATER TIE-IN LOCATION

- LOT 2 4.47 ACRES ALLOWABLE USES:**
- UP TO 390 MULTI-FAMILY UNITS AND ASSOCIATED AMENITY SPACE
 - C-1 AND OF USES (EXCLUSIONS APPLY)
 - PARKING GARAGE (# OF SPACES TO BE DETERMINED)

- LOT 3 1.48 ACRES ALLOWABLE USES:**
- RETAIL
 - MULTI-FAMILY
 - RESTAURANT
 - C-1 AND OF USES (EXCLUSIONS APPLY)

EXISTING RESIDENTIAL = 6.25 ACRES	RETAIL/RESTAURANT/RESIDENTIAL = 1.48 ACRES
MIXED-USE (RESIDENTIAL, RETAIL/RESTAURANT AMENITY SPACE, PARKING GARAGE) = 4.47 ACRES	

DEVELOPER'S INFO: Matthew Wideman, Lake Mary Land Holdings, LLC, 426 Corvus Drive, Winter Park, FL 32789, Mel@lshq.com, (407)491-3587

DEVELOPMENT NOTES: PARCEL D'S: 31-19-30-514-0000-0010 (Previously developed), 31-19-30-514-0000-0020 (Affected parcel), 31-19-30-514-0000-0030 (Affected parcel)

SITE DATA: GROSS TRACT SIZE: 12.20 ACRES, AFFECTED TRACT SIZE: 5.95 ACRES

EXISTING ZONING: PD, FUTURE LAND USE: PD, PROPOSED ZONING: PD, PROPOSED FUTURE LAND USE: PD

DEVELOPMENT PROGRAM: LAND USE APPROVED (Ord. 2016-28/29) ALLOWED PER PD AMENDMENT PROPOSED DENSITY (NET) FAR

LAND USE	PREVIOUSLY APPROVED	ALLOWED PER PD AMENDMENT	PROPOSED DENSITY (NET)	FAR
MULTIFAMILY DWELLINGS	300 UNITS	680 UNITS**	55.74	N/A
RETAIL	40,000 SF	40,000 SF	N/A	0.10***
RESTAURANT	15,000 SF	15,000 SF(600 SEATS)	N/A	0.04***
HOTEL	200 UNITS	200 UNITS	N/A	0.04***
OFFICE/BANK	80,000 SF	80,000 SF	N/A	.22***

*MULTI-FAMILY TO INCLUDE UP TO 11,000 SF OF AMENITY SPACE
**AN ADDITIONAL 380 MULTI-FAMILY UNITS ARE PROPOSED TO BE ADDED TO THE PD FOR A TOTAL OF 680 MULTI-FAMILY UNITS
***NON-RESIDENTIAL PARKING SHALL NOT EXCEED 1.0: IF PROPOSED, HOTEL FAR WILL BE DETERMINED AT FINAL DEVELOPMENT PLAN
* MULTI-LEVEL PARKING GARAGE IS PERMITTED TO SUPPORT PROPOSED DEVELOPMENT. UNITS MAY BE A MIXTURE OF ALLOWABLE USES ALLOWED ON LOTS 2 & 3 TO BE DETERMINED AT FINAL DEVELOPMENT PLAN

LANDSCAPE BUFFER / SETBACKS: MIN. LANDSCAPE SETBACKS MIN. LANDSCAPE BUFFER WIDTH

LANDSCAPE BUFFER / SETBACKS	MIN. LANDSCAPE SETBACKS	MIN. LANDSCAPE BUFFER WIDTH
EAST (INTERNATIONAL PARKWAY)*	45 FT	15 FT
WEST (SEMINOLE WEKIVA TRAIL)	35 FT	15 FT
NORTH (1ST STREET)	25 FT	10 FT
SOUTH	25 FT	15 FT

*0.5 OPAQIY BUFFER TO BE PROVIDED TO EAST (INTERNATIONAL PARKWAY). BUFFER COMPONENTS TO BE ESTABLISHED AT FINAL DEVELOPMENT PLAN. DECORATIVE METAL FENCING MAY BE USED IN LIEU OF A MASONRY WALL

MAXIMUM BUILDING HEIGHT: ALLOWED RESIDENTIAL (6 STORIES) 85 FT, HOTEL/OFFICE (8 STORIES) 110 FT, BANK/RETAIL/RESTAURANT 45 FT

*A 5 STORY WITH A 70-FOOT MAXIMUM HEIGHT RESTRICTION HAS BEEN SET FROM THE WESTERN PROPERTY BOUNDARY TO 200' EAST OF THIS BOUNDARY LINE. PROPOSED BUILDING HEIGHTS TO BE ESTABLISHED AT FINAL DEVELOPMENT PLAN.

WETLANDS: THERE ARE NO JURISDICTIONAL WETLANDS ON THIS SITE.

TRAFFIC: REFER TO TRAFFIC ANALYSIS REPORT, A TRAFFIC CIRCULATION PLAN SHOWING PEDESTRIAN, BICYCLE, AND VEHICULAR USAGE PLAN WILL BE PROVIDED.

REQUIRED "USABLE" OPEN SPACE: (25% OF GROSS SITE) = 12.20 x 0.25 = 3.05 AC ESTIMATED "USABLE" OPEN SPACE PER SEMINOLE COUNTY METHOD FOR CALCULATING "COMMON USABLE" OPEN SPACE FOR PD ONLY WORKSHEET. PROPOSED "USABLE" OPEN SPACE WILL EXCEED THE REQUIRED "USABLE" OPEN SPACE FOR EACH LOT. EACH LOT WILL PROVIDE A MINIMUM OF 25% OPEN SPACE. REQUIRED OPEN SPACE AMENITIES WILL COMPLY WITH SEMINOLE COUNTY REQUIREMENTS.

FLOOR AREA RATIO (FAR): NON-RESIDENTIAL MAXIMUM FAR OF 1.00.

ACCESS: THERE WILL BE ONE FULL ACCESS POINT AND ONE RIGHT IN/RIGHT OUT ONLY ACCESS POINT ON INTERNATIONAL PARKWAY. A SECOND RIGHT TURN LANE MAY BE REQUIRED AT FINAL ENGINEERING, IF WARRANTED BY THE TRAFFIC IMPACT ANALYSIS.

100 YEAR FLOOD PLAIN: THE PROPERTY SHOWN HEREIN LIES IN FLOOD ZONE "X". ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN. PER FIRM COMMUNITY MAP NUMBER 12171C0065F, PANEL NUMBER 0065F, DATED SEPTEMBER 28, 2007.

SCHOOL CAPACITY: THE ADDITIONAL STUDENTS GENERATED BY THE PROPOSED PROJECT WOULD BE ABLE TO BE ACCOMMODATED WITHIN EXISTING SCHOOLS. THE ADJUSTED LEVELS OF SERVICE (LOS) FOR EACH SCHOOL TYPE.

PUBLIC SAFETY, FIRE LOSS: THE FOLLOWING REQUIREMENTS SHALL BE ON ALL SITE PLANS FOR SPRINKLERED BUILDINGS:
A) AT MINIMUM, A CLASS FIVE CONTRACTOR IS REQUIRED TO INSTALL FIRE LINES. FIRE LINES SHALL BEGIN AT THE POINT IN WHICH THE PIPING IS USED FOR FIRE PROTECTION AND END AT A POINT 100' ABOVE THE FISHED FLOOR.
B) THE FIRE LINE FOR SPRINKLERED BUILDINGS STARTS AT THE DOUBLE DETECTOR CHECK VALVE.
C) NO OTHER WATER CONNECTION SHALL BE OFF OF THE FIRE LINE.
D) THE FIRE DEPARTMENT CONNECTION SHALL BE WITHIN 100 FEET OF THE FIRE HYDRANT IF STANDBY SYSTEM IS PROVIDED.
E) ANY FIRE LINE CHARGED BY THE FDC SHALL BE DR-14 PIPE. THE ONLY VALVE ALLOWED IN THE FDC LINE IS A CHECK VALVE. ALL FIRE LINES SHALL BE INSPECTED BY THE FIRE INSPECTION DEPT. BEFORE BEING COVERED.
F) A SEPARATE PERMIT IS REQUIRED TO INSTALL THE FIRE LINE. FIRE PROTECTION SHALL BE PROVIDED BY SEMINOLE COUNTY.

BEAR MANAGEMENT AREA: THE PROPERTY IS LOCATED WITHIN THE COUNTY'S URBAN BEAR MANAGEMENT AREA AND MUST COMPLY WITH THE REQUIREMENTS OUTLINED IN CHAPTER 25B OF THE SEMINOLE COUNTY CODE OF ORDINANCE (2015-33).

STORMWATER: THE STORMWATER DESIGN WILL MEET SEMINOLE COUNTY AND S.R.W.M.D. REQUIREMENTS.

TRAIL CONNECTIVITY: THE APPLICANT RECOGNIZES THE IMPORTANCE OF THE SEMINOLE-WEKIVA TRAIL IN CONNECTING VARIOUS AMENITIES AND LAND USES IN THIS MIXED USE AREA AND WILL AGREE TO PROVIDE A SEMI-PUBLIC EIGHT FOOT WIDE TRAIL CONNECTION TO THE MULTI-FAMILY UNITS AND THE COMMERCIAL USES PROPOSED. THIS TRAIL CONNECTION WILL SERVE BOTH RESIDENTS OF THE DEVELOPMENT AND TRAIL USERS AND WOULD PROVIDE SUCH AMENITIES AS BENCHES, BICYCLE RACKS AND WAYFINDING SIGNAGE TO THE COMMERCIAL TRAIL. THE PROPOSED TRAIL CONNECTIONS SHALL BE PROVIDED ON THE EAST SIDE OF INTERNATIONAL PARKWAY.

LANDSCAPING AND IRRIGATION: LANDSCAPING AND IRRIGATION WILL BE PROVIDED IN ACCORDANCE WITH APPLICABLE SEMINOLE COUNTY LAND DEVELOPMENT REGULATIONS AT TIME OF SITE PLAN AND ENGINEERING PLAN REVIEW.

LIGHTING: LIGHTING WILL COMPLY WITH SEMINOLE COUNTY'S LIGHTING CODE.

UTILITIES: PUBLIC UTILITIES ARE AVAILABLE TO SERVE THIS DEVELOPMENT. SANITARY, POTABLE WATER, AND RECLAIMED WATER SHALL BE PROVIDED BY SEMINOLE COUNTY AND WILL AGREE TO PROVIDE A SEMI-PUBLIC EIGHT FOOT WIDE TRAIL CONNECTION TO THE MULTI-FAMILY UNITS AND THE COMMERCIAL USES PROPOSED. THESE TRAIL CONNECTIONS WILL SERVE BOTH RESIDENTS OF THE DEVELOPMENT AND TRAIL USERS AND WOULD PROVIDE SUCH AMENITIES AS BENCHES, BICYCLE RACKS AND WAYFINDING SIGNAGE TO THE COMMERCIAL TRAIL. THE PROPOSED TRAIL CONNECTIONS SHALL BE PROVIDED ON THE EAST SIDE OF INTERNATIONAL PARKWAY.

PARKING: EXISTING TOPOGRAPHIC INFORMATION PROVIDED BY ACCURIGHT SURVEYS OF ORLANDO, INC.

PARKING: VEHICULAR PARKING:
• GENERAL BUSINESS/RETAIL/OFFICE: FIRST 10,000 SQFT - 4 SPACES / 1,000 SQFT, ABOVE 10,000 SQFT - 3 SPACES / 1,000 SQFT
• RESTAURANTS (FREE STANDING): 5 SPACES / 1,000 SQFT
• MULTI-FAMILY:
• STUDIO/EFFICIENCY - 1 SPACE PER DWELLING UNIT
• 1 BEDROOMS - 1.5 SPACES PER DWELLING UNIT
• 2 BEDROOMS (LESS THAN 1,000 SF) - 1.5 SPACES PER DWELLING UNIT
• 2 BEDROOMS (OVER 1,000 SF) - 2 SPACES PER DWELLING UNIT
• 3 BEDROOMS - 2 SPACES PER DWELLING UNIT

A SHARED PARKING AGREEMENT MAY BE ESTABLISHED AT FINAL DEVELOPMENT PLAN TO REDUCE THE REQUIREMENTS SHOWN ABOVE. SPECIFIC PARKING CALCULATIONS TO BE PROVIDED AT FINAL DEVELOPMENT PLAN.

BICYCLE PARKING WILL BE PROVIDED BY USE, AS FOLLOWS:
• RESIDENTIAL: LONG-TERM ONE (1) SPACE FOR EVERY FIVE UNITS; SHORT-TERM ONE (1) SPACE FOR EVERY 10 UNITS
• GENERAL RETAIL: ONE (1) SPACE FOR EVERY 25,000 SQUARE FEET
• SHORT-TERM ONE (1) SPACE FOR EVERY 7,500 SQUARE FEET (MINIMUM OF 4 SPACES)
• RESTAURANT: ONE (1) SPACE FOR EVERY 25,000 SQUARE FEET

SPECIFIC BICYCLE PARKING CALCULATIONS WILL BE PROVIDED AT FINAL DEVELOPMENT PLAN.

PROJECT PHASES: THE PROJECT IS TO BE DEVELOPED IN MULTIPLE PHASES. PHASES 2 AND 3 MAY BE CONSTRUCTED AT THE SAME TIME.
LOT 1 - PHASE 1 (DEVELOPED)
LOT 2 - PHASE 2
LOT 3 - PHASE 3

PERMITTED USES (PUD) PER SEMINOLE COUNTY LDC: MULTIFAMILY RESIDENTIAL (EXCLUDING HOME OCCUPATIONS), OF USES, AND C-1 USES (EXCLUDING VETERINARY CLINICS AND FUNERAL HOMES)

Kimley»Horn
DESIGN ENGINEER: Nathan Milch, DESIGNER: Nathan Milch, DRAWN BY: Nathan Milch, CHECKED BY: Nathan Milch
FLORIDA REGISTRATION NUMBER: 12171C0065F, DATE: 08/07/2023
PROJECT NO: 249241000, SHEET NUMBER: DP-1
SCALE: NOTED, MASTER DEVELOPMENT PLAN (MDP), ALLURE ON THE PARKWAY, SEMINOLE COUNTY, FLORIDA



Unit Mix				
Unit Designation	# Units	% of Total	Area	Leasable Area (NRSF)
1BDR				
A1	57	32.2%	806 sf	45,942 sf
A2	14	7.9%	828 sf	11,592 sf
A2H	8	4.5%	995 sf	7,960 sf
C1M	2	1.1%	780 sf	1,560 sf
Sub-Total	81 units	45.8%		67,054 sf
1BDR+DEN				
B1	16	9.0%	900 sf	14,400 sf
B2	4	2.3%	948 sf	3,792 sf
Sub-Total	20 units	11.3%		18,192 sf
2BDR				
C1	58	32.8%	1,092 sf	63,336 sf
C2	3	1.7%	1,103 sf	3,309 sf
C2M	1	0.6%	977 sf	977 sf
Sub-Total	61 units	34.5%		67,622 sf
2BDR+DEN				
D1	15	8.5%	1,170 sf	17,550 sf
Sub-Total	15 units	8.5%		17,550 sf
# of Unit/Bldg	177 units	100%		170,418 sf
Average unit size				963 sf
OFF-STREET PARKING				
PROVIDED:				Standard
Residential				
Surface (Standard Spaces)				243 sp
Surface (ADA Spaces)				6 sp
Garage				32 sp
Sub-Total Residential				281 sp
Commercial				
Surface (Standard Spaces)				54 sp
Surface (ADA Spaces)				2 sp
Sub-Total Commercial				56 sp
Total Provided				337 sp

1.59 sp/unit

LAKE MARY APTS.
 LOCATED AT:
 ORLANDO, FL
 FOR:
 MATTONI GROUP

MSA ARCHITECTS, INC
 AAC000895
 8950 SW 74th COURT
 SUITE 1513
 MIAMI, FLORIDA 33156
 (305) 271-9911



DRAWN
 CONTRACT DATE 11/17/23
 SCALE AS SHOWN
 JOB NO. 2232.PRJ
 SHEET TITLE:

CONCEPTUAL SITE PLAN
 SHEET NUMBER:
SP-1

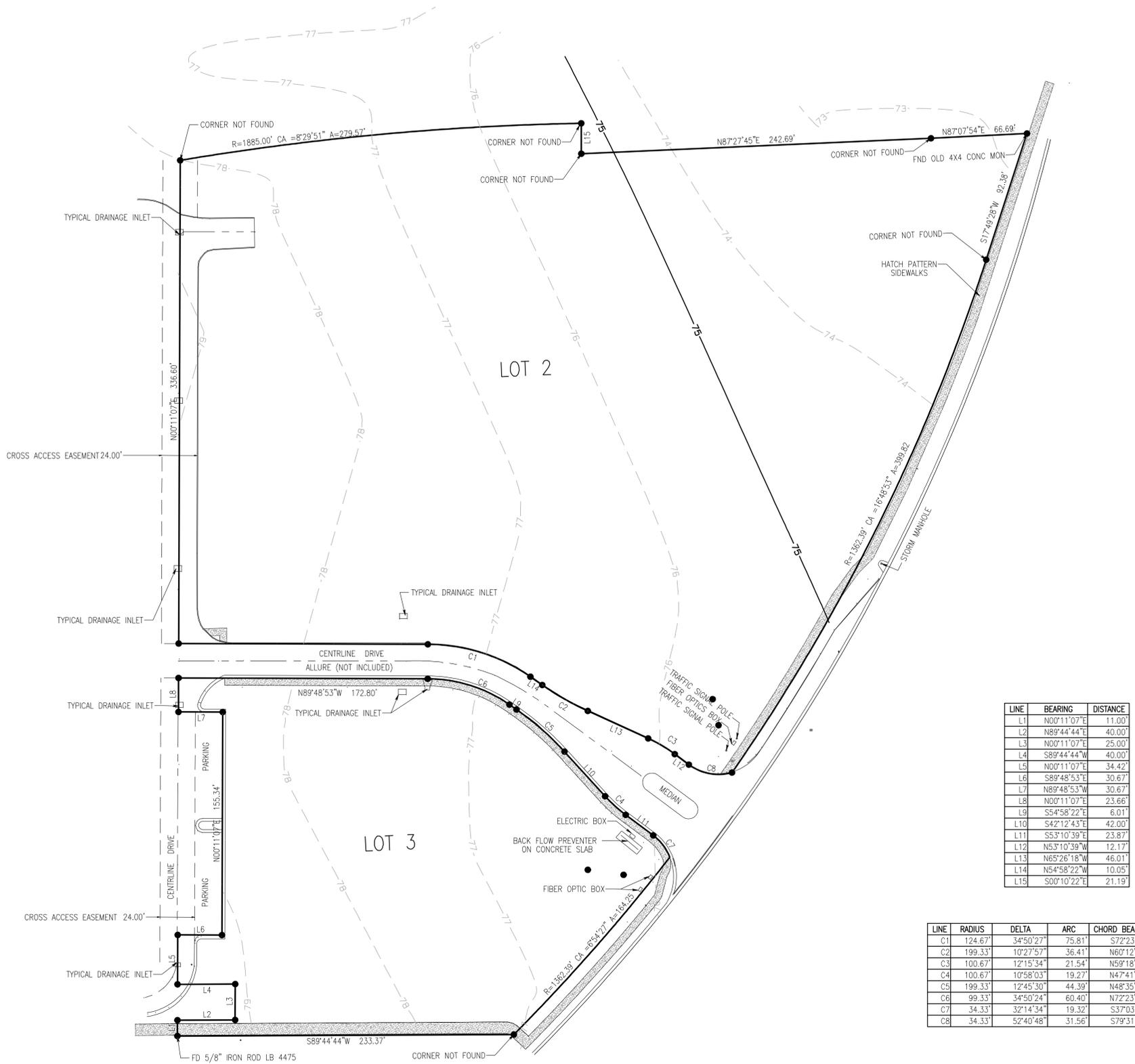
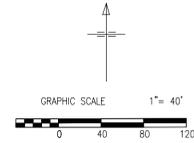
CONCEPTUAL SITE PLAN
 SCALE: 1"=40'-0"
 NORTH
 PROGRESS 01/25/2024

BY

BOUNDARY AND TOPOGRAPHICAL SURVEY

LAND DESCRIPTION

LOTS 1 AND 2, "ALLURE ON THE PARKWAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGES 26 THRU 28, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA



LINE	BEARING	DISTANCE
L1	N00°11'07"E	11.00'
L2	N89°44'44"W	40.00'
L3	N00°11'07"E	25.00'
L4	S89°44'44"W	40.00'
L5	N00°11'07"E	34.42'
L6	S89°48'53"E	30.67'
L7	N89°48'53"W	30.67'
L8	N00°11'07"E	23.66'
L9	S54°58'22"E	6.01'
L10	S42°12'43"E	42.00'
L11	S53°10'39"E	23.87'
L12	N53°10'39"W	12.17'
L13	N65°26'18"W	46.01'
L14	N54°58'22"W	10.05'
L15	S00°10'22"E	21.19'

LINE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	124.67'	34°50'27"	75.81'	S72°23'39"E	74.65'
C2	199.33'	10°27'57"	36.41'	N60°12'20"W	36.36'
C3	100.67'	12°15'34"	21.54'	N59°18'32"W	21.50'
C4	100.67'	10°58'03"	19.27'	N47°41'44"W	19.24'
C5	199.33'	12°45'30"	44.39'	N48°35'42"W	44.29'
C6	99.33'	34°50'24"	60.40'	N72°23'40"W	59.47'
C7	34.33'	32°14'34"	19.32'	S37°03'22"E	19.07'
C8	34.33'	52°40'48"	31.56'	S79°31'02"E	30.46'

SURVEYORS NOTES:

1. ALL DISTANCES SHOWN ARE PLAT AND MEASURED UNLESS NOTED.
2. THE MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET. THE ACCURACY OF THIS SURVEY EXCEEDS THE REQUIREMENTS OF FLORIDA ADMINISTRATIVE CODE SJ-17.
3. BEARINGS SHOWN HEREON ARE BASE ON STATE PLANE COORDINATES, FLORIDA EAST ZONE.
4. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988 VERTICAL DATUM
5. THIS SURVEYOR WAS NOT PROVIDED A TITLE SEARCH ON THIS PROPERTY
6. UNDERGROUND UTILITIES AND IMPROVEMENTS ARE NOT SHOWN
7. REFER TO REFERENCED PLAT FOR ADDITIONAL EASEMENTS NOT SHOWN ON THIS SURVEY
8. ALL PROPERTY CORNERS ARE FOUND NAIL AND DISCS LB 4475 UNLESS NOTED

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED UNDER MY DIRECTION AND THAT THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE ADOPTED "MINIMUM TECHNICAL STANDARDS" AS REQUIRED BY CHAPTER SJ-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATE STATUTES.

EDWARD J MIZO
PROFESSIONAL SURVEYOR AND MAPPER NO. 3376
NOT VALID WITHOUT THE AUTHENTIC ELECTRONIC
SIGNATURE AND SEAL OF A PROFESSIONAL SURVEYOR AND MAPPER.

EDWARD MIZO
PROFESSIONAL LAND SURVEYOR
175 ANCONA AVE
DEBARY, FL 32713
321-436-9391

BOUNDARY SURVEY
3300 INTERNATIONAL PARKWAY
LAKE MARY, FL. 32746

BOUNDARY/TOPO SURVEY

FEBRUARY 14, 2022

Property Record Card

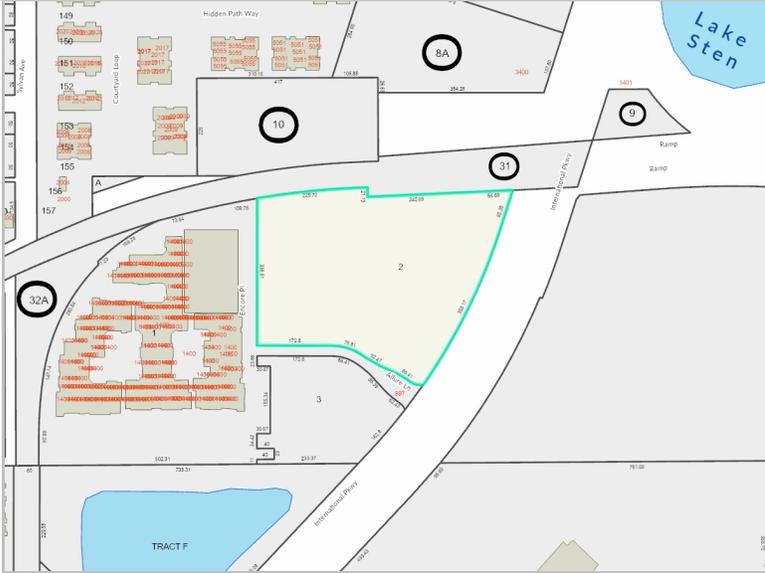


Parcel 31-19-30-514-0000-0020

Property Address ,

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

Parcel	31-19-30-514-0000-0020
Owner(s)	MAW LAKE MARY PROP LLC
Property Address	,
Mailing	2990 PONCE DE LEON BLVD STE 201 CORAL GABLES, FL 33134-6803
Subdivision Name	ALLURE ON THE PARKWAY
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	1015-VACANT COMM-PUD
Exemptions	None
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$4,129,863	\$4,129,863
Land Value Ag		
Just/Market Value	\$4,129,863	\$4,129,863
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$4,129,863	\$4,129,863

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap **\$54,960.22**
 2023 Tax Bill Amount **\$54,960.22**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 2 ALLURE ON THE PARKWAY PLAT BOOK {83} PAGES {26-28}

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$4,129,863	\$0	\$4,129,863
SJWM(Saint Johns Water Management)	\$4,129,863	\$0	\$4,129,863
FIRE	\$4,129,863	\$0	\$4,129,863
COUNTY GENERAL FUND	\$4,129,863	\$0	\$4,129,863
Schools	\$4,129,863	\$0	\$4,129,863

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
SPECIAL WARRANTY DEED	01/12/2024	10566	0284	\$3,250,000	No	Improved
WARRANTY DEED	03/21/2022	10215	1904	\$100	No	Improved
SPECIAL WARRANTY DEED	10/01/2018	09233	0204	\$1,950,000	No	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			194713	\$21.21	\$4,129,863

Building Information

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Value	New Cost
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Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
PD	Planned Development	PD	Planned Development

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
34.00	FPL	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 5 - Andria Herr	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	3

School Information

Elementary School District	Middle School District	High School District
Region 1	Sanford	Seminole

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Property Record Card

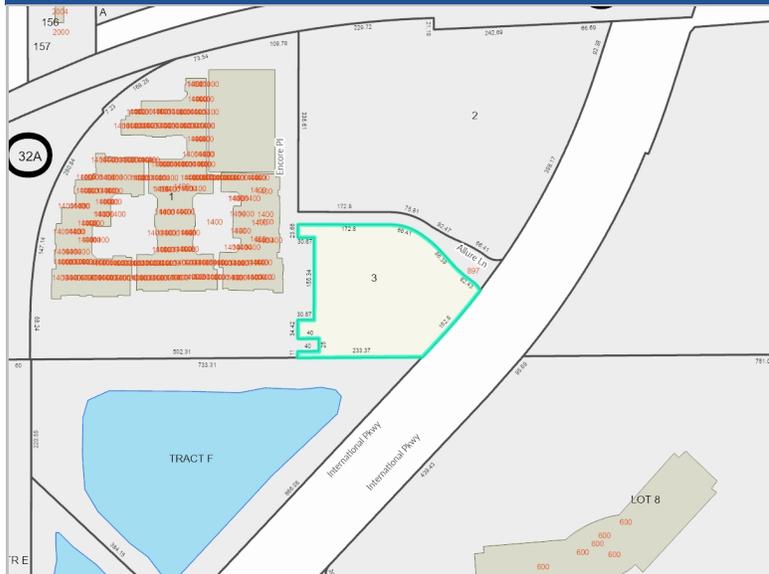


Parcel 31-19-30-514-0000-0030

Property Address 3300 INTERNATIONAL PKWY LAKE MARY, FL 32746

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

Parcel	31-19-30-514-0000-0030
Owner(s)	MAW LAKE MARY PROP LLC
Property Address	3300 INTERNATIONAL PKWY LAKE MARY, FL 32746
Mailing	2990 PONCE DE LEON BLVD STE 201 CORAL GABLES, FL 33134-6803
Subdivision Name	ALLURE ON THE PARKWAY
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	1015-VACANT COMM-PUD
Exemptions	None
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$1,358,140	\$1,358,140
Land Value Ag		
Just/Market Value	\$1,358,140	\$1,358,140
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$1,358,140	\$1,358,140

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap \$18,074.13
2023 Tax Bill Amount \$18,074.13

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 3 ALLURE ON THE PARKWAY PLAT BOOK {83} PAGES {26-28}

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$1,358,140	\$0	\$1,358,140
SJWM(Saint Johns Water Management)	\$1,358,140	\$0	\$1,358,140
FIRE	\$1,358,140	\$0	\$1,358,140
COUNTY GENERAL FUND	\$1,358,140	\$0	\$1,358,140
Schools	\$1,358,140	\$0	\$1,358,140

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
SPECIAL WARRANTY DEED	01/12/2024	10566	0284	\$3,250,000	No	Improved
WARRANTY DEED	03/21/2022	10215	1904	\$100	No	Improved
SPECIAL WARRANTY DEED	10/01/2018	09233	0204	\$1,950,000	No	Vacant

Land						
Method	Frontage	Depth	Units	Units Price	Land Value	
SQUARE FEET			64033	\$21.21	\$1,358,140	

Building Information						
Permits						
Permit #	Description	Agency	Amount	CO Date	Permit Date	
02024	3300 INTERNATIONAL PKWY: PLUMBING - COMMERCIAL [THOMAS REVISION 2ND ADD S]	County	\$2,500		2/22/2019	

Extra Features					
Description	Year Built	Units	Value	New Cost	

Zoning			
Zoning	Zoning Description	Future Land Use	Future Land Use Description
PD	Planned Development	PD	Planned Development

Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
34.00	FPL	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 5 - Andria Herr	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	3

School Information		
Elementary School District	Middle School District	High School District
Region 1	Sanford	Seminole

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**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 4/10/2024 2:56:43 PM
Project: 24-80000059
Credit Card Number: 37*****2002
Authorization Number: 252355
Transaction Number: 100424039-E4C8F0E1-BB7F-46E9-AFE3-5FC7266AF7C7
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50