

March 22, 2023

Annie Sillaway
Seminole County Development Services
1101 East First Street 2nd 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

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

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.

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

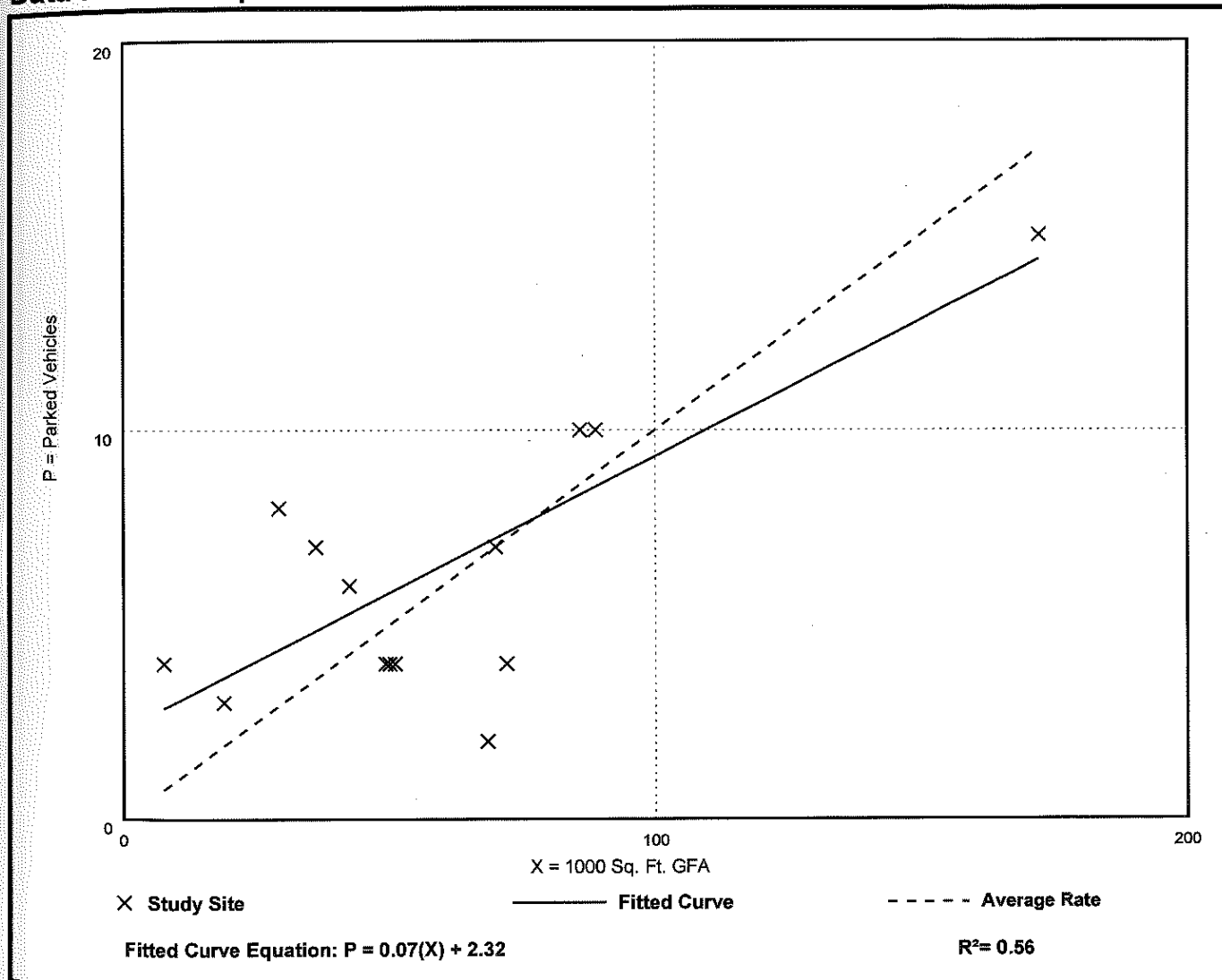


EXHIBIT B

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

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
<i>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.</i>	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

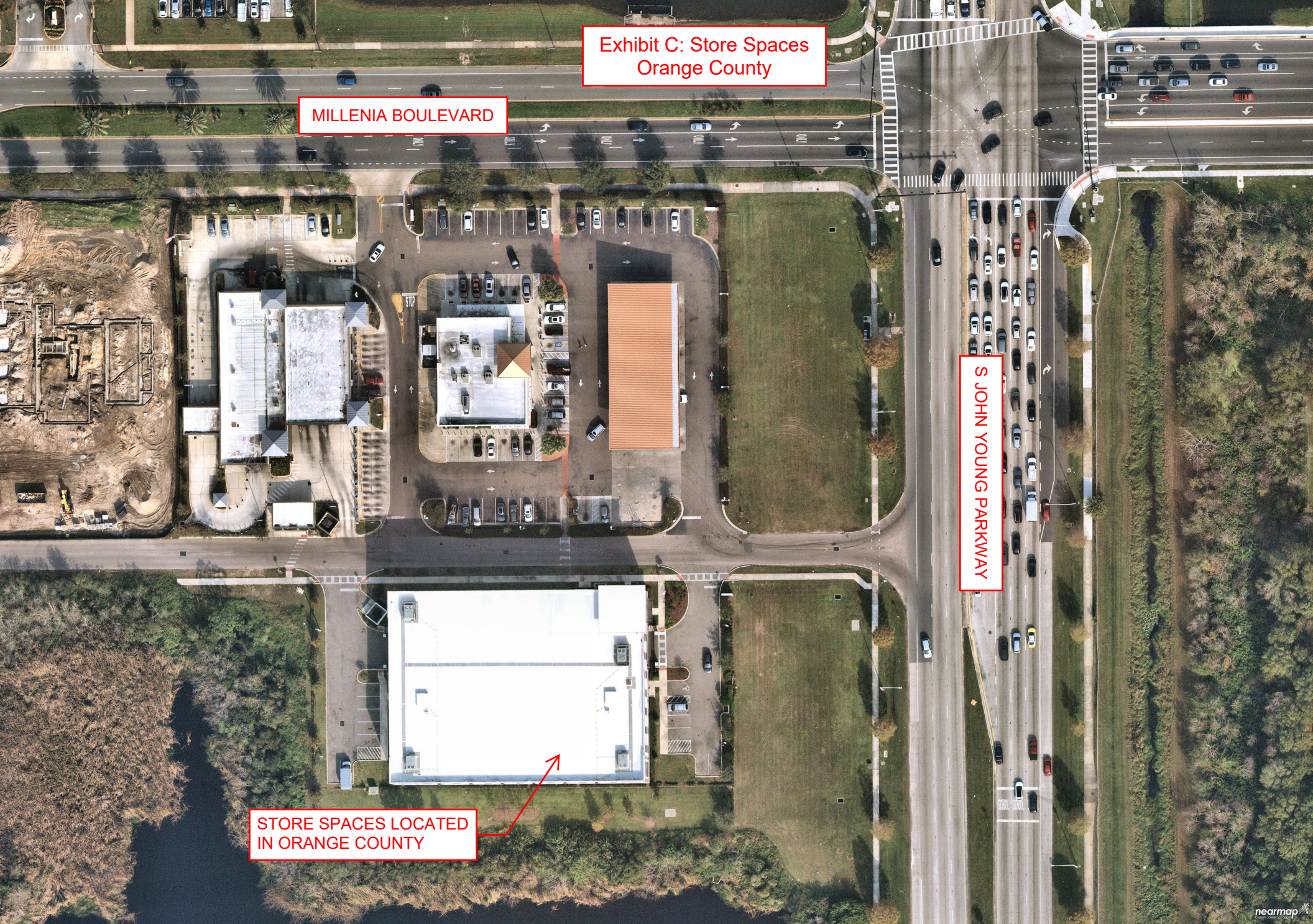


EXHIBIT D

Store Spaces Orange County As-Built Survey

Exhibit D: Store Spaces Orange County
As-Built Survey

AS-BUILT SURVEY

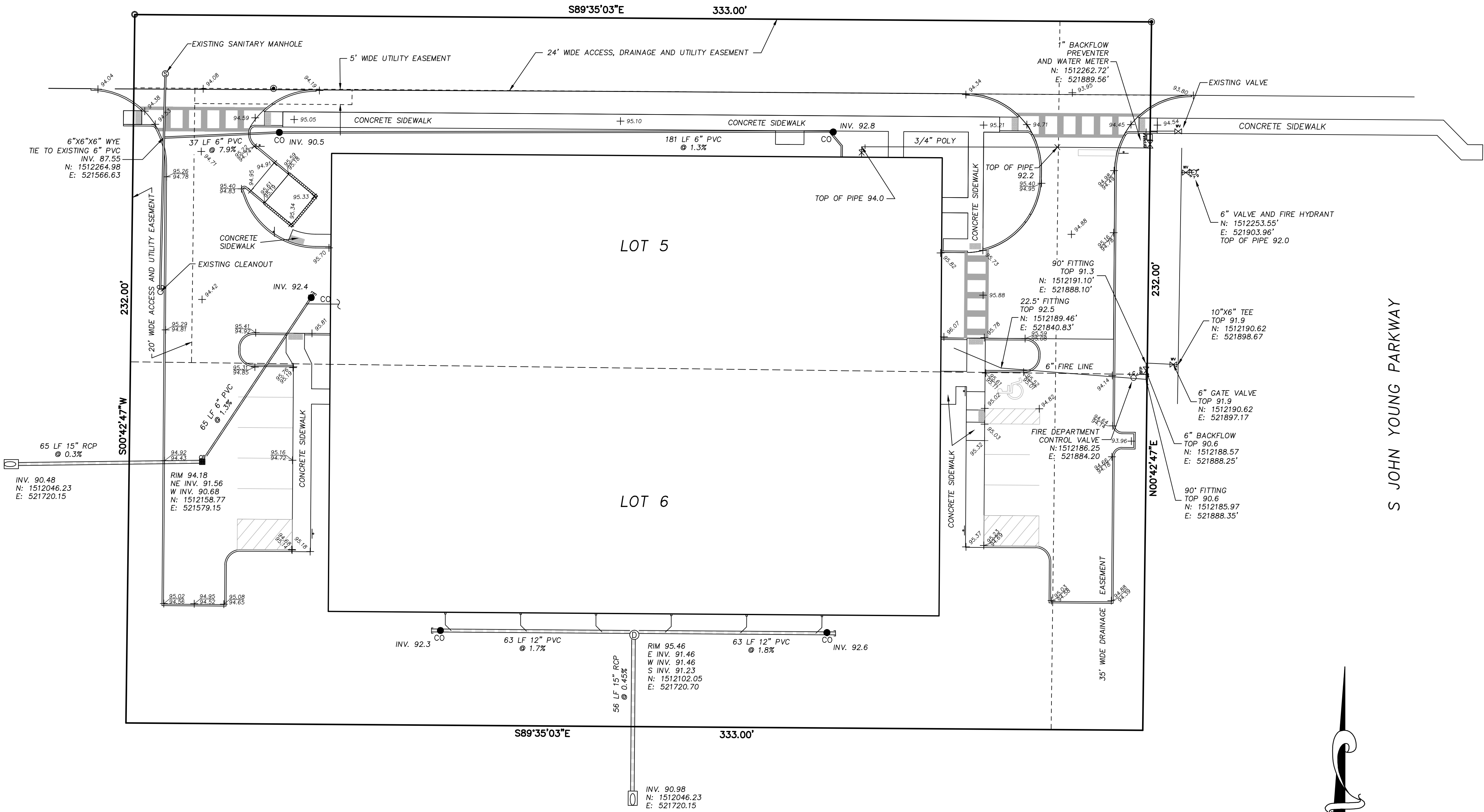
DESCRIPTION:
LOTS 5 AND 6, MILLENNIUM PARC REPLAT TWO, ACCORDING TO PLAT BOOK 85, PAGE 66 AND 67,
PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

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

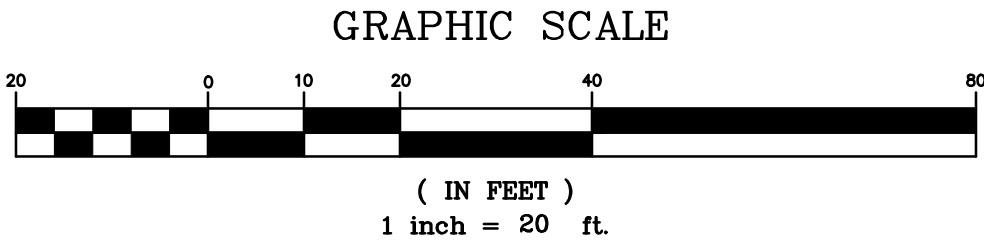
BISHMAN
Surveying & Mapping, Inc.
CERTIFICATE OF AUTHORIZATION LB 7274
32 W. PLANT STREET Phone No. 407.905.8877
WINTER GARDEN, FL 34787 Fax No. 407.905.8875

Digitally signed by
Aron D. Bishman
LS 5668 State of Florida
Date: 2017.07.25
16:19:22 -04'00'
ARON D. BISHMAN, P.S.M. FLORIDA REGISTRATION NO. 5668

REVISIONS:		7/25/17 - ADDED ADDITIONAL SIDEWALK LOCATIONS	
JOB NUMBER:	16145.001	DRAWING FILE:	16145 As-Built.DWG
SURVEY DATE:	6/14/17	FIELD BY:	T. CONARD
FIELD BOOK:	1704	PAGES:	72
FIELD FILE:	16145TC.MJF		



S JOHN YOUNG PARKWAY



- 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 MILLENNIUM 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.

LEGEND/ABBREVIATIONS:	
NOT ALL SYMBOLS AND ABBREVIATIONS SHOWN HEREON MAY BE USED	
R	RADIUS
Δ	CENTRAL ANGLE
L	LENGTH
CH	CHORD
CB	CHORD BEARING
T.B.	TANGENT BEARING
(M)	MEASURED
(P)	PLAT
(C)	CALCULATED
(D)	DESCRIPTION
POR	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
O.R.	OFFICIAL RECORDS BOOK
PL	PAGE
TR	TYPICAL
P.T.	POINT OF TANGENCY
P.C.	POINT OF CURVATURE
●	IRON ROD & CAP
⊙	RAIL & DISC
⊠	4"x4" CONCRETE MONUMENT
○	IRON PIPE
—X—	BARBED WIRE FENCE
—□—	WOOD FENCE
—○—	CHAIN LINK FENCE
—/—	EDGE OF ASPHALT PAVEMENT
—E—	CENTERLINE
LB	LICENSED BUSINESS
PSM	PROFESSIONAL SURVEYOR & MAPPER
PLS	PROFESSIONAL LAND SURVEYOR
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
DIP	DUCTILE IRON PIPE
VCP	VITRIOUS CLAY PIPE
CPP	CORRUGATED PLASTIC PIPE
—OHW—	OVERHEAD UTILITY WIRES
—UGP—	UNDERGROUND POWER LINE
—UGG—	UNDERGROUND GAS LINE
—UGT—	UNDERGROUND TELEPHONE LINE
—UGCT—	UNDERGROUND CABLE TELEVISION
—FOC—	FIBER OPTIC CABLE
—C—	WOODEN UTILITY POLE
—C—	CONCRETE UTILITY POLE
—G—	GUY POLE
—A—	GUY ANCHOR
—INV+69.73	INVERT ELEVATION
+ 68.51	EXISTING GROUND ELEVATION
—60—	EXISTING GROUND CONTOUR
—S—	SINGLE POST SIGN
—D—	DOUBLE POST SIGN
—H—	HANDICAPPED PARKING SPACE (H/C)
—S—	SITE BENCH MARK (AS INDICATED)
⊙	WELL
⊠	ELECTRICAL OUTLET
⊠	TELEPHONE RISER
⊠	FIRE HYDRANT
⊠	MASTER WATER ASSEMBLY
⊠	SEWER VALVE
⊠	WATER VALVE
⊠	RECLAIMED WATER VALVE
⊠	IRRIGATION VALVE
⊠	GAS VALVE
⊠	SANITARY MANHOLE
⊠	DRAINAGE MANHOLE
⊠	TELEPHONE MANHOLE
⊠	GREASE TRAP MANHOLE
⊠	POWER MANHOLE
⊠	WATER SHUT-OFF VALVE
⊠	POWER TRANSFORMER
⊠	WATER METER
⊠	GAS METER
⊠	POMER METER
⊠	WATER BLOW-OFF VALVE
⊠	CLEAN-OUT
⊠	FIRE DEPARTMENT CONTROL VALVE
⊠	ELECTRIC HAND HOLE
⊠	CABLE TELEVISION RISER
⊠	TELEPHONE ACCESS CABINET
⊠	CATCH BASIN
⊠	DRAIN
⊠	CLUB INLET
⊠	CLUB INLET WITHOUT MANHOLE
⊠	METERED END SECTION
⊠	UTILITY VAULT
⊠	A/C
⊠	POWER BOX
⊠	MONITORING WELL
⊠	LIGHT POLE
⊠	WALKWAY LIGHT
⊠	TRAFFIC SIGNAL BOX
⊠	BOLLARD
⊠	FLAG POLE
⊠	PARKING METER
⊠	TRAFFIC FLOW ARROW
⊠	SOIL BORING