

# **SEMINOLE COUNTY, FLORIDA**

COUNTY SERVICES BUILDING  
1101 EAST FIRST STREET  
SANFORD, FLORIDA



## **Meeting Agenda - Final**

**Wednesday, December 4, 2024**

**6:00 PM**

**BCC Chambers  
Room 1028**

### **Planning and Zoning Commission**

**CALL TO ORDER****Opening Statement****Staff Present****Accept Proof of Publication****Approval of Minutes****NEW BUSINESS****Public Hearing Items:**

1. 995 Miller Drive Special Exception - Consider a Special Exception for an outdoor recreational area at an existing warehouse in the M-1 zoning district on 6.8 acres, located on the west side of Miller Drive, south of North Street; BS2023-06 (320 Mac Investments LLC, Applicant) District4 - Lockhart (Hilary Padin, Project Manager) [2024-1528](#)

**Attachments:** [Site Map](#)  
[Zoning Map](#)  
[Aerial Map](#)  
[Map](#)  
[Conceptual Site Plan](#)  
[Narrative](#)  
[Property Record Card](#)  
[Community Meeting Flyer](#)  
[Community Meeting Sign In Sheet](#)  
[Community Meeting Minutes](#)  
[Community Meeting Labels](#)  
[Approval Development Order](#)  
[Denial Development Order](#)



2. Sanford Commercial Development PD Rezone - Consider a Rezone from C-2 (General Commercial) to PD (Planned Development) for two (2) restaurants with drive-through facilities on approximately 5.18 acres, located on the north side of E SR 46 approximately 1,500 feet east of I-4; (Z2023-11) (Bryan Shultz, Applicant) District5 - Herr (Annie Sillaway, Senior Planner). [2024-1475](#)

**Attachments:** [LOCATION MAP](#)  
[FLU ZONING MAP](#)  
[AERIAL](#)  
[MASTER DEVELOPMENT PLAN](#)  
[CONCEPT PLAN](#)  
[DEVELOPMENT ORDER](#)  
[REZONE ORDINANCE](#)  
[COMMUNITY MEETING INFORMATION 1.pdf](#)  
[OWNER AUTHORIZATIONS](#)  
[DENIAL DEVELOPMENT ORDER](#)

3. Eagle Pass Rezone - Consider a Rezone from A-1 (Agriculture) to C-3 (Heavy Commercial and Very Light Industrial) for a proposed office building and self-storage buildings on approximately 9.40 acres, located on the west side of State Road 426 at Eagle Pass Road; (Z2024-011) (Eagle Pass Properties, LLC - Larry Jordan, Applicant) District1 - Dallari (Rebecca Hammock, Development Services/Annie Sillaway, Project Manager). [2024-1512](#)

**Attachments:** [LOCATION MAP](#)  
[FLU ZONING MAP](#)  
[AERIAL](#)  
[BOUNDARY SURVEY](#)  
[ORDINANCE REZONE](#)  
[DENIAL DEVELOPMENT ORDER](#)  
[OWNER AUTHORIZATION FORM](#)  
[COMMUNITY MEETING INFORMATION](#)

4. Seminole Science School Expansion Small Scale Future Land Use Map Amendment and PD Rezone - Consider a Small Scale Future Land Use Map Amendment from Mixed-Use Development and Low Density Residential to Planned Development and a Rezone from A-1 (Agriculture) and C-2 (General Commercial) to PD (Planned Development) for the development of a Public Charter School on approximately 7.85 acres, located at the northwest corner of North US Hwy 17-92 and North Ronald Reagan Boulevard; (Z2024-013/06.24SS.01); (Yalcin Akin, Ph.D., Manager of Discovery Education Holdings, LLC, Applicant); District4 - Lockhart (Annie Sillaway, Senior Planner). [2024-1513](#)

**Attachments:** [LOCATION MAP](#)  
[ZONING FLU MAP](#)  
[AERIAL MAP](#)  
[MASTER DEVELOPMENT PLAN](#)  
[DEVELOPMENT ORDER](#)  
[ORDINANCE LAND USE](#)  
[ORDINANCE REZONE](#)  
[UTILITY LETTER](#)  
[SEMINOLE SCIENCE SCHOOL ILA](#)  
[TRAFFIC IMPACT ANALYSIS](#)  
[OWNER AUTHORIZATION FORM](#)  
[COMMUNITY MEETING INFORMATION](#)  
[BUSINESS AND ECONOMIC IMPACT STATEMENT](#)  
[DENIAL DEVELOPMENT ORDER](#)

5. SR 46/Lake Forest (AKA Terracina) PD - Consider a Small Scale Future Land Use Map Amendment from Higher Intensity Planned Development-Target Industry and Planned Development to Planned Development, and a Rezone from PD (Planned Development) to PD (Planned Development) for a proposed self-storage facility on approximately 3.53 acres, located on the north side of W SR 46 between Bernini Way and Lake Forest Blvd (Z2022-16, 06.22SS.04) (Robert Hattaway, Applicant) District5 - Herr (Annie Sillaway, Senior Planner). [2024-1511](#)

**Attachments:** [LOCATION MAP](#)  
[ZONING FLU MAP](#)  
[AERIAL](#)  
[LANDSCAPE BUFFER AND BERM EXHIBIT](#)  
[MASTER DEVELOPMENT PLAN](#)  
[DEVELOPMENT ORDER](#)  
[ORDINANCE LAND USE](#)  
[ORDINANCE REZONE](#)  
[DENIAL DEVELOPMENT ORDER](#)  
[ATTACHMENT A](#)  
[PHASE 1 ARCHITECTURAL RENDERING](#)  
[PHASE 2 CONCEPT PLAN](#)  
[AREA MAP OF PROPOSED SITE AND WESTLAKE CENTER PD](#)  
[OCTOBER 25, 2005 BCC MINUTES](#)  
[JUNE 14, 2022 COMMUNITY MEETING INFORMATION](#)  
[OPPOSITION EMAILS FROM 2022](#)  
[OCTOBER 22, 2024 COMMUNITY MEETING INFORMATION](#)  
[OWNER AUTHORIZATION FORM](#)

## **CLOSING BUSINESS**

### **Planning and Development Manager's Report**

### **Rural Enclaves Briefing and Presentation**

## **ADJOURNMENT**

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE HUMAN RESOURCES, ADA COORDINATOR 48 HOURS IN ADVANCE OF THE MEETING AT 407-665-7940.

PERSONS ARE ADVISED THAT, IF THEY DECIDE TO APPEAL ANY DECISION ON ANY MATTER CONSIDERED BY THIS BOARD AT THESE MEETINGS, THEY WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE, THEY MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED, PER SECTION 286.0105, FLORIDA STATUTES.

FOR ADDITIONAL INFORMATION REGARDING THIS AGENDA, PLEASE CONTACT THE PLANNING & ZONING COMMISSION CLERK AT (407) 665-7397.



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

COUNTY SERVICES  
BUILDING  
1101 EAST FIRST STREET  
SANFORD, FLORIDA  
32771-1468

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**File Number: 2024-1528**

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### **Title:**

**995 Miller Drive Special Exception** - Consider a Special Exception for an outdoor recreational area at an existing warehouse in the M-1 zoning district on 6.8 acres, located on the west side of Miller Drive, south of North Street; BS2023-06 (320 Mac Investments LLC, Applicant) District4 - Lockhart (**Hilary Padin, Project Manager**)

### **Department/Division:**

Development Services - Planning and Development

### **Authorized By:**

Dale Hall, Planning & Development Manager

### **Contact/Phone Number:**

Hilary Padin (407) 665-7331

### **Background:**

The Applicant requests to construct an outdoor recreational area at an existing industrial warehouse site for use by the property owners, employees and their families.

The property is approximately 6.8 acres with a warehouse on the eastern side. The western vacant side of the parcel is the proposed location for the two (2) concrete slabs for the outdoor recreational area.

The first slab will be utilized as a handball court and will be approximately eighty (80) feet by fifty-two (52) feet with a concrete wall erected along the middle of it. The wall will be forty-three (43) feet wide, sixteen (16) feet tall and eight (8) inches thick. The slab will be constructed approximately thirteen (13) feet from the north property line.

The second slab will be used for a basketball court and picnic area. It will be located fifteen and one-half (15.5) feet east from the handball court slab and will be approximately seventy (70) feet by fifty (50) feet. It will be constructed approximately twenty-five (25) feet from the north property line.

The hours of operation for the recreational area will be dawn to dusk, seven (7) days a week, therefore wired lighting will not be utilized.

A site plan will be required showing compliance with the Land Development Code and all other applicable code requirements upon approval of this Special Exception.

The property will be required to provide a retention area for the new impervious site.

In compliance with Seminole County Land Development Code Section 30.3.5 - Community meeting procedure, the Applicant conducted a community meeting on October 2, 2024.

**Staff Findings:**

As provided for in Section 30.3.1.5(a) of the Seminole County Land Development Code, the Planning and Zoning Commission shall hold a public hearing or hearing to consider a proposed special exception and submit in writing its recommendations on the proposed action and if the special exception should be denied or granted with appropriate conditions and safeguards to the Board of County Commissioners for official action. After review of an application and a public hearing thereon, with due public notice, the Board of County Commissioners may allow uses for which a special exception is required; provided, however, that said Board must first determine that the use requested:

1. IS NOT DETRIMENTAL TO THE CHARACTER OF THE AREA OR NEIGHBORHOOD OR INCONSISTENT WITH TRENDS OF DEVELOPMENT IN THE AREA:

The property currently shares all property lines with other industrial properties, where outdoor noise and concrete slabs are to be expected. There is a single-family residential development to the southwestern side of the property with the closest residence being over 400 feet from the closest part of the proposed recreational area. There is a buffer of mature trees between the proposed area and the residential area. Recreational areas are also commonplace in residential areas for their residents. Therefore, the recreational area would be in character with the existing uses and compatible with the trend of development in the area.

2. DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES:

The site is currently at the end of a private road of an existing industrial area.

The recreational area would be for use by the current staff of the existing warehouse on the property and would not increase traffic onto the roadways and cause an undue effect on existing traffic patterns, movements and volumes.

3. IS CONSISTENT WITH THE COUNTY'S COMPREHENSIVE PLAN:

The subject property has a Future Land Use designation of Industrial (IND). Pursuant to the Seminole County Comprehensive Plan, the purpose and intent of this designation is to identify locations for a variety of heavy commercial and industrial land uses oriented towards wholesale distribution, storage, manufacturing, and other industrial uses. This land use should be located with direct access to rail systems, collector, and arterial roadways, and as infill development where this use is established. The request has been reviewed for consistency with the Comprehensive Plan and staff has not found there to be conflict between the requested Special Exception and the Plan. The subject property is not located within any of the County's protection areas and the proposed use is compatible with the Industrial (IND) Future Land Use designation. Further, the proposed project will be limited to 0.65 floor area ratio, and therefore, is consistent with the Seminole County Comprehensive Plan.

4. WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:

Within in the M-1 zoning district, a recreational area as an accessory use to the warehouse is not out of character with the surrounding area. The parcel is 6.8 acres with a 5,000 square foot warehouse and the recreational area would only be utilized by the owners, employees and their families as required by the Special Exception and therefore, would not adversely affect the public interest.

**Requested Action:**

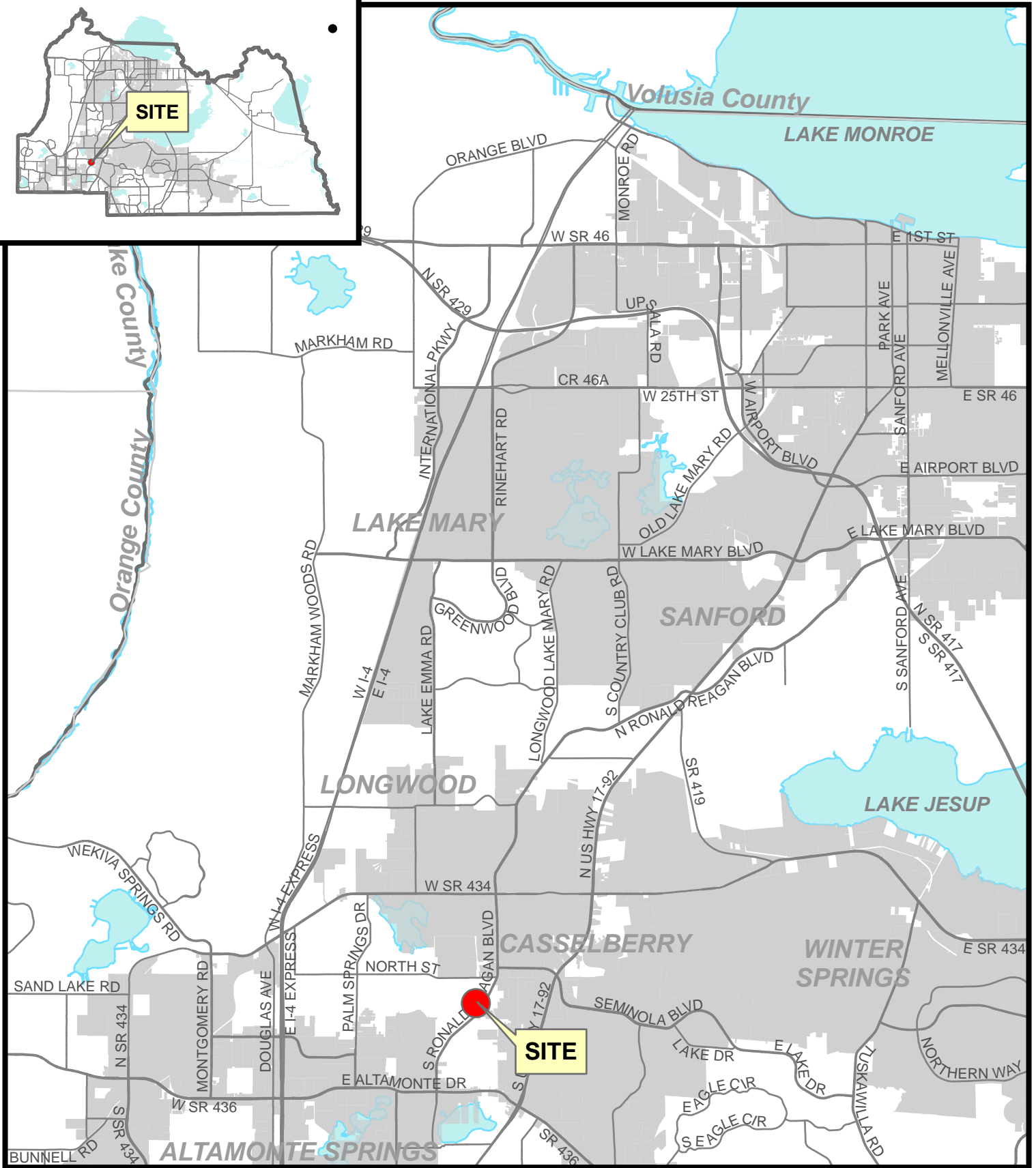
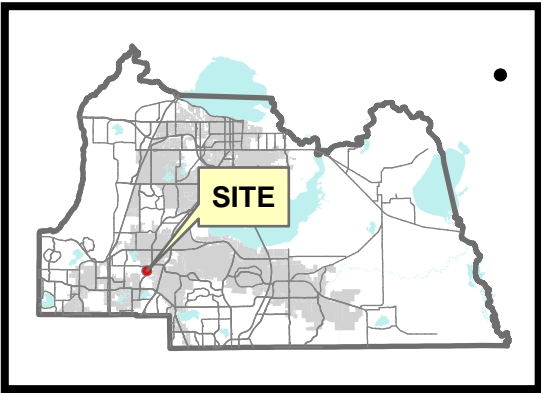
Staff requests the Board of Commissioners approve the Special Exception for an outdoor recreational area at an existing warehouse in the M-1 zoning district on 6.8 acres with the following conditions:

- a. The Special Exception granted applies only to the outdoor recreational area as depicted on the Special Exception Site Plan.
- b. The layout of the proposed uses must be substantially consistent with that which is depicted on the Special Exception Site Plan, attached to the Development Order as Exhibit A.
- c. Prior to the issuance of development permits, a final Site Plan that meets the

requirements of all other applicable code requirements, including Chapter 40 of the Land Development Code, must be approved.

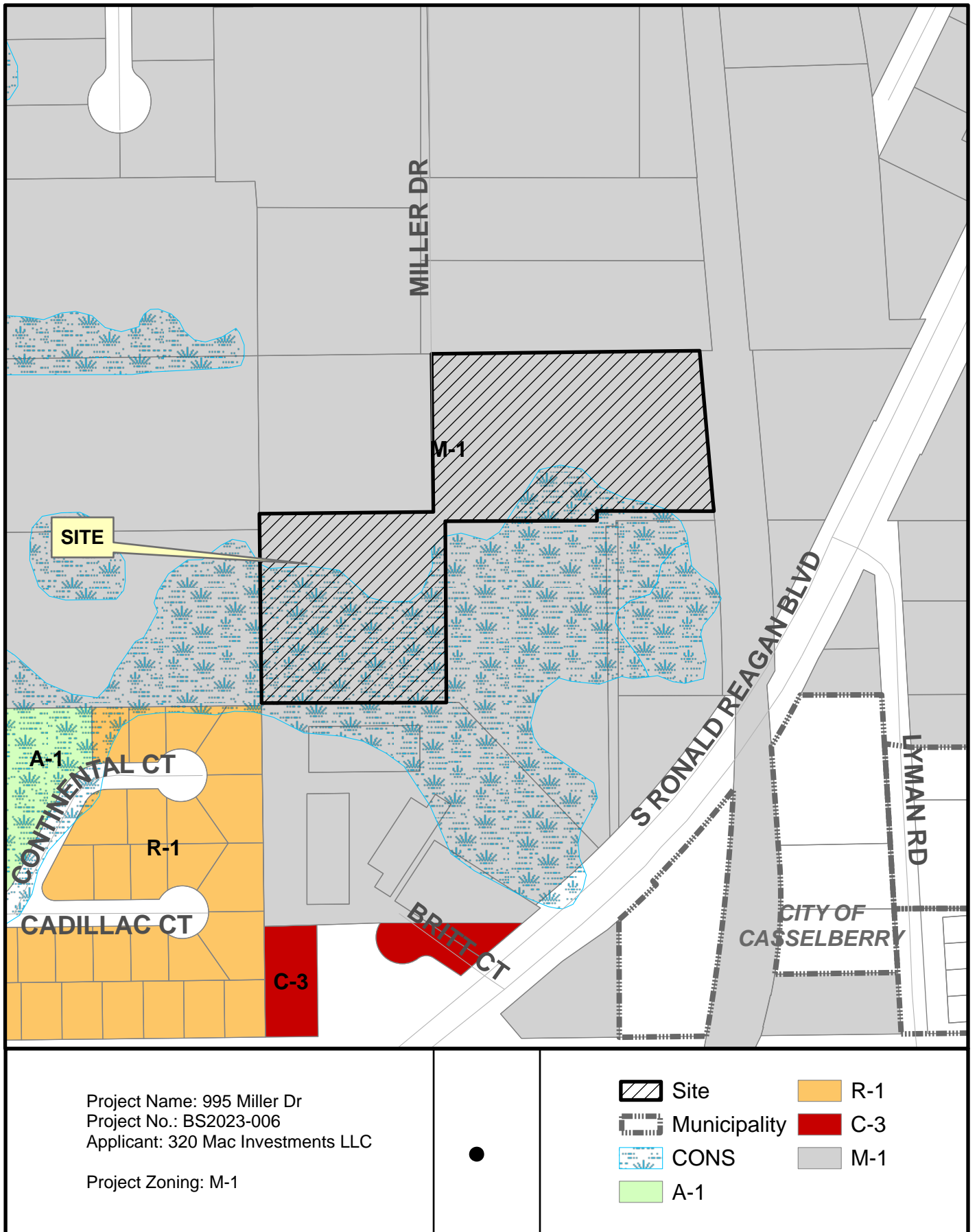
- d. This Development Order will expire one (1) year after approval unless a development permit based upon and incorporating the Special Exception is obtained within the one (1) year period. One six (6) month extension may be granted by the Board of County Commissioners.
- e. The outdoor recreational area is only for use by the property owners, employees of the warehouse and their families.
- f. The outdoor recreational area will only be used from dawn to dusk, seven (7) days a week.
- g. There will not be any site lighting for the outdoor recreational area.
- h. The concrete slabs cannot be increased in size, nor can any additional impervious be added to the site, without Board of County Commissioner approval.





Date: 10/14/2024

Name BS2023-006SiteMap



Date: 10/16/2024

Name BS2023-006Zoning





Project Name: 995 Miller Dr  
 Project No.: BS2023-006  
 Applicant: 320 Mac Investments LLC

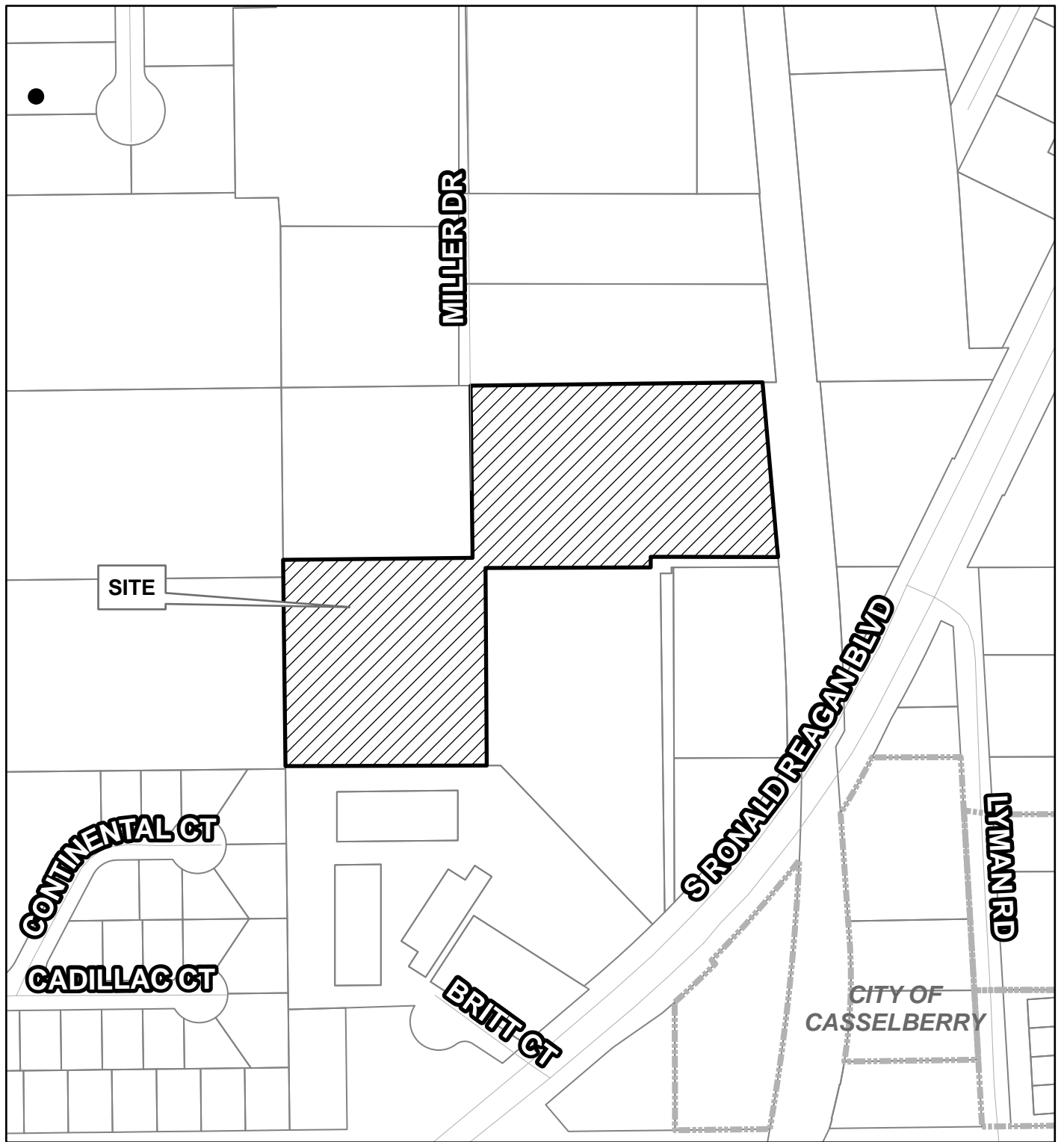
Project Location:  
 995 Miller Dr  
 Altamonte Springs, FL 32701



 Municipality

Date: 10/16/2024

Name BS2023-006Aerial





#16 Landscapes and buffers will conform to the seminole county land development code minimum requirements

N89°56'07"E 299.46'(M)  
N89°51'19"E 299.46'(D)

#15 Proposed Retention Pond

#19 Setbacks

#23 Proposed Parking

#23 Proposed Wetland

at center concrete wall: approx 43ft wide; 16ft tall; 8 inches thick

GRAVEL D/W

APPROXIMATE WETLAND LINE

SET 1/2" IRON ROD & CAP LB 8121 A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 8 TROUT LAKE SUBDIVISION PLAT BOOK 4, PAGE 68

To whom it may concern,

This letter is to request a special exception to begin the permitting process and continue construction on the property mentioned above. The proposed construction will be for personal use as a recreational area. Attached, you will find a conceptual site plan that will show the following:

- A. Concrete Slab A is approximately 80 ft long by 52ft wide and sits approx. 13ft from the existing gate. In the middle of the concrete slab A there will be a concrete wall erected to play handball that will measure approx. 43 ft wide by 16 ft high and 8 inches thick.
- B. Concrete Slab B will sit 15.5 ft away from concrete slab A and will measure approx 50FTX70FT. This slab will possibly be used for a basketball court and/or a picnic area. Setbacks from the fence for slab B will be approx 25ft.

The hours of operation for the recreational area will be from dawn to dusk, so wired lighting will not be necessary.

Landscapes and buffers will conform to the Seminole county land development code minimum requirements.

I appreciate your consideration,

Ingrid Soria

Manager

320 Mac Investments, LLC

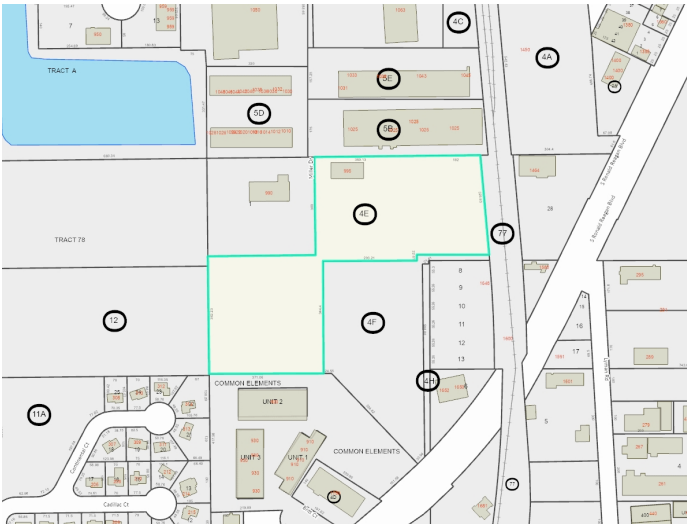
995 Miller Drive Altamonte Springs FL 32701

# Property Record Card



Parcel: 07-21-30-300-004E-0000  
 Property Address: 995 MILLER DR ALTAMONTE SPRINGS, FL 32701  
 Owners: 320 MAC INVESTMENTS LLC  
 2025 Market Value \$818,929 Assessed Value \$818,929  
 2024 Tax Bill \$10,812.23  
 Warehouse-Distr & Storage property w/1st Building size of 5,000 SF and a lot size of 6.64 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	07-21-30-300-004E-0000
Property Address	995 MILLER DR ALTAMONTE SPRINGS, FL 32701
Mailing Address	995 MILLER DR ALTAMONTE SPG, FL 32701-2073
Subdivision	
Tax District	01:County Tax District
DOR Use Code	48:Warehouse-Distr & Storage
Exemptions	None
AG Classification	No

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$145,059	\$145,059
Depreciated Other Features	\$2,644	\$2,265
Land Value (Market)	\$671,226	\$671,226
Land Value Agriculture	\$0	\$0
Just/Market Value	\$818,929	\$818,550
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$818,929	\$818,550

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$10,812.23
Tax Bill Amount	\$10,812.23
Tax Savings with Exemptions	\$0.00

## Owner(s)

Name - Ownership Type  
 320 MAC INVESTMENTS LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 07 TWP 21S RGE 30E  
 NE 1/4 OF SW 1/4 OF NE 1/4  
 (LESS N 300 FT OF W 1/2) &  
 BEG 361.72 FT N OF SE COR  
 OF SW 1/4 OF NE 1/4 RUN N  
 303.55 FT W 291.30 FT S 43  
 DEG 44 MIN 24 SEC E 420.57  
 FT TO BEG (LESS RD & LESS BEG 3.27 FT W OF  
 NW COR OF LOT 8 TROUT SUBDIVISION RUN S  
 8.99 FT W 21.41 FT S 588.88 FT SWLY ALONG  
 CURVE 30.94 FT N 43 DEG 44 MIN 24 SEC W  
 384.82 FT W 24.55 FT N 344.40 FT E 293.21 FT  
 N 22.61 FT N 88 DEG 11 MIN 11 SEC E TO W LI  
 OF LOT 28 A E GRIFFINS SUBD S TO A PT E OF  
 BEG W TO BEG & BEG 3.27 FT W OF NW COR  
 OF LOT 8 TROUT SUBDIVISION RUN S 8.99 FT  
 W 21.41 FT S TO A PT ON NWLY R/W LI CR 427  
 NELY TO SW COR OF LOT 6 1ST ADDN TO  
 CASSELBERRY N TO A PT E OF BEG W TO BEG)  
 &  
 N 331.6 FT OF LOT  
 28 W OF RY (LESS SLY 17.45 FT)  
 A E GRIFFINS SUBD  
 PB 2 PG 43

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$818,929	\$0	\$818,929
Schools	\$818,929	\$0	\$818,929
FIRE	\$818,929	\$0	\$818,929
ROAD DISTRICT	\$818,929	\$0	\$818,929
SJWM(Saint Johns Water Management)	\$818,929	\$0	\$818,929

## Sales

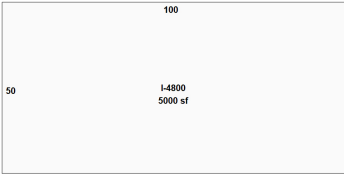
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/4/2021	\$717,000	09953/0112	Improved	Yes
WARRANTY DEED	10/1/2004	\$370,000	05487/1925	Improved	No
WARRANTY DEED	2/1/1992	\$224,000	02395/0190	Improved	Yes
WARRANTY DEED	8/1/1987	\$240,000	01887/0695	Improved	No
QUIT CLAIM DEED	6/1/1978	\$40,000	01183/0661	Vacant	No

## Land

Units	Rate	Assessed	Market
125,746 SF	\$4.55/SF	\$429,108	\$429,108
210,537 SF	\$1.15/SF	\$242,118	\$242,118



Building Information	
#	1
Use	STEEL/PRE ENGINEERED.
Year Built*	1981
Bed	
Bath	
Fixtures	0
Base Area (ft²)	5000
Total Area (ft²)	
Constuction	METAL PREFINISHED
Replacement Cost	\$362,648
Assessed	\$145,059



Building 1

\* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

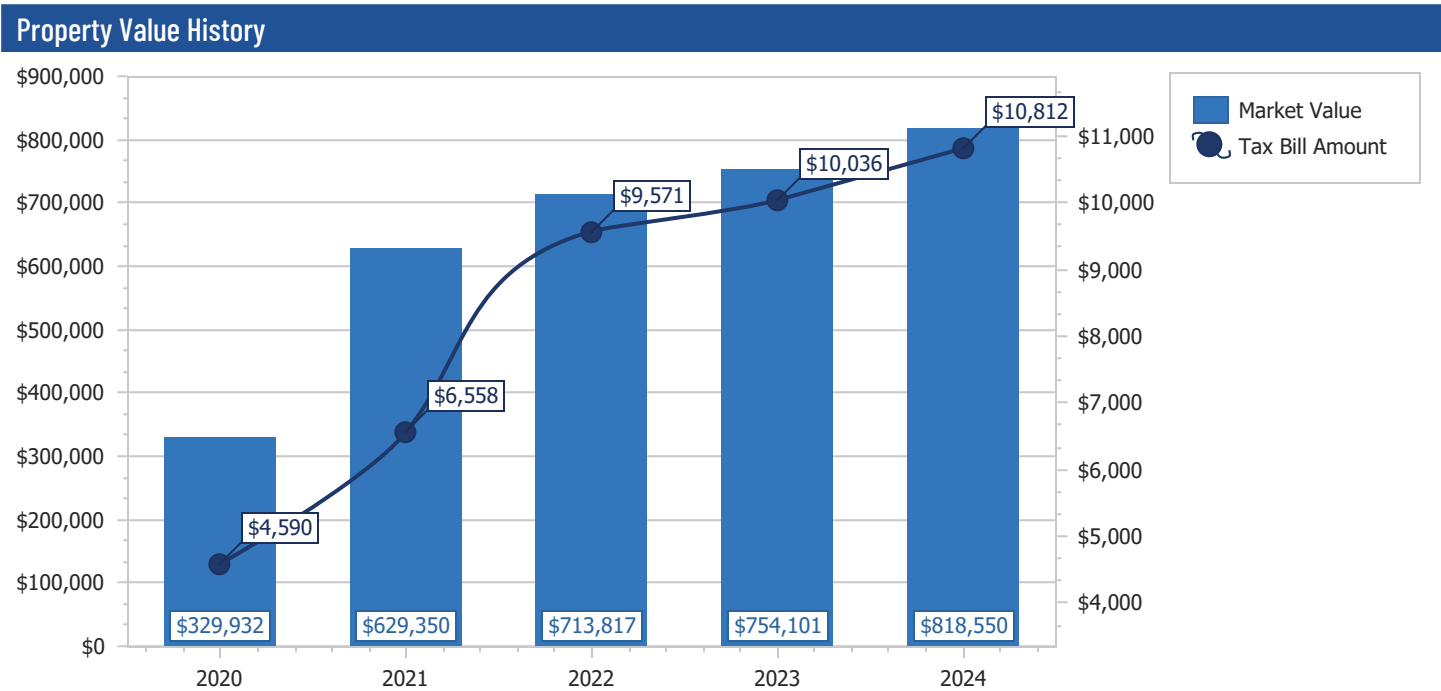
Extra Features				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL CONCRETE DR 4 IN	1981	1215	\$6,610	\$2,644

Zoning	
Zoning	M-1
Description	Industrial
Future Land Use	IND
Description	Industrial

School Districts	
Elementary	Altamonte
Middle	Milwee
High	Lyman

Political Representation	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 44

Utilities	
Fire Station #	Station: 11 Zone: 112
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Altamonte Springs
Sewage	
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



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Regarding:  
320 Mac Investments, LLC  
995 Miller Drive  
Altamonte Springs, FL 32701  
Parcel ID:  
07-21-30-300-004E-0000



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WEDS OCTOBER 2ND 2024

6PM-8PM

# COMMUNITY MEETING

For consideration of a special exception to build a  
family private use recreational area

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## Meeting Location

Seminole County Sheriff's Office  
120 W Pineview St  
Altamonte Springs, FL 32714

FOR MORE INFO EMAIL US AT:  
[320macinvestments@gmail.com](mailto:320macinvestments@gmail.com)

# 320 MAC INVESTMENTS LLC COMMUNITY MEETING SIGN IN

Project: Special Exception PZ23-32000006  
 Facilitator: Ingrid Soria 320 Mac Investments LLC  
 Place/Room: Seminole County Sheriffs Office

Date: 10/2/2024  
 Time: 6pm- 8pm

120 W Pineview St Altamonte Springs, FL 32714

6:05pm -  
 7:30pm

PRINT NAME	ORGANIZATION	TITLE	PHONE	EMAIL
1. Dick Fess	Hattaway	Rep	407 342-4800	DickFess@aol.com
2. Chris Watkins	-		407-834-2619	muntras@aol.com
3. Nat Watkins	-			
4. David Pascarella			407-632-0110	
5. Ingrid Soria	320 MAC	Manager	407 717 7979	
6. Miguel RIVERA	Seminole Animal			
7. Bobby RIVERA			407 963 7058	
8.				
9.				
10.				
11.				
12.				
13.				
14.				
15.				
16.				
17.				
18.				
19.				
20.				
21.				
22.				

## **320 Mac Investments Community Meeting 10/2/2024 6-8pm**

**Start Time:** 6:05 pm      **End Time:** 8:00 pm

**Estimate of persons in attendance:** 6 and 1 late      **Total in attendance:** 7

### **Summary of General Subject Matter presented:**

Explanation of the special exception request for 320 Mac Investments LLC at 995 Miller Drive Altamonte Springs, FL 32701 and Questions and answers.

### **List of Speakers and a summary of their comments:**

**Dick Fess:** Comments “This isn’t even a concern”

**Nat Watkins and Chris Watkins:** Concerned about how this would affect residents by Plumosa Ave? Questions about this being a public playground. Discussion about the wooded area near their own subdivision being a wetland and then a land developer purchased it and turned it into an apartment complex. Concerns about future land use if we sell the property. Expressed that she is not opposed since it is for a family recreational area.

**David Pascarella:** Expressed no concerns and is unopposed.

NELSON, MARCIE A  
127 SALEM ST  
ALTAMONTE SPG, FL 32701-2043

HUDSON, MARY L  
523 PLUMOSA AVE  
ALTAMONTE SPG, FL 32701-2072

YOUNG, JAMES  
123 SALEM ST  
ALTAMONTE SPG, FL 32701-2043

MATHIS, FRANCES M  
1851 S RONALD REAGAN BLVD  
ALTAMONTE SPG, FL 32701-2873

WILSON, LEROY & HENRIETTA  
314 CONTINENTAL CT  
ALTAMONTE SPG, FL 32701-2018

BELLMANY, GEORGE & GLORIA J  
119 OAK AVE  
ALTAMONTE SPG, FL 32701-2839

HARRIS, E D  
PO BOX 150362  
ALTAMONTE SPG, FL 32715-0362

FESS, JULIE H PER REP & HATTAWAY J  
106 PINE CIRCLE DR  
LAKE MARY, FL 32746-2518

REYNOLDS, BRENDA R  
320 MAGNOLIA ST  
ALTAMONTE SPG, FL 32701-2028

ZACK INV LYMAN ROAD LLC  
22100 SHERWOOD AVE  
WARREN, MI 48091-5444

RAINBOW HO LLC  
988 BALDWIN COVE WAY  
ORLANDO, FL 32803-4413

MASCHMEYER PROP 275 INC  
1142 WATERTOWER RD  
LAKE PARK, FL 33403-2316

1380 S CR 427 BLVD LLC  
1380 S RONALD REAGAN BLVD  
LONGWOOD, FL 32750-6419

TARMAC FLORIDA INC  
5700 LAKE WRIGHT DR STE 300  
NORFOLK, VA 23502-1859

THOMAS, HELEN C  
409 MAGNOLIA ST  
ALTAMONTE SPG, FL 32701-2029

MORICH, GEORGE M  
305 NELSON AVE  
LONGWOOD, FL 32750-6733

CHV PROPERTIES INC  
711 SHADOWMOSS CIR  
LAKE MARY, FL 32746-4423

WALKER, WILLIE M  
213 CADILLAC CT  
ALTAMONTE SPG, FL 32701-2005

SIEMENS ENERGY INC  
4400 N ALAFAYA TRL  
ORLANDO, FL 32826-2301

WILDS, RANDY & CATHY  
4948 LAKE MILLY DR  
ORLANDO, FL 32839-2074

SIMMONS, ANITA  
PO BOX 150193  
ALTAMONTE SPG, FL 32715-0193

MORSE, PRISCILLA & JACKSON, LEROY  
703 ORANGE GROVE DR  
ALTAMONTE SPG, FL 32701-2061

DAVIS, BARBARA A  
308 CONTINENTAL CT  
ALTAMONTE SPG, FL 32701-2018

CATEMITO LLC  
111 E MONUMENT AVE  
KISSIMMEE, FL 34741-2814

CRUZ, DIEGO  
1184 LAURA ST  
CASSELBERRY, FL 32707-2721

WEAVER & ASSOC LLC  
PO BOX 127  
LONGWOOD, FL 32752-0127

CENTRAL FLORIDA LAND & PROPERTY  
990 MILLER DR  
ALTAMONTE SPG, FL 32701-2078

TRAUN PROPERTY HOLDINGS VII-  
CADILLAC LLC  
1119 BROOKLINE CT  
WINTER SPGS, FL 32708-4705

HERBERT L FELDER SR & MARJORINE  
665 LAKE MOBILE DR  
ALTAMONTE SPG, FL 32701-2865

KATTAZ HOLDINGS LLC  
12301 LAKE UNDERHILL RD  
ORLANDO, FL 32828-4508

JENKINS, LEWIS YVONNE  
323 MAGNOLIA ST  
ALTAMONTE SPG, FL 32701-2063

ALEXANDER, GILBERT  
707 HIGHLAND DR  
ALTAMONTE SPG, FL 32701-5710

MAJOR, FERLEECE  
313 CONTINENTAL CT  
ALTAMONTE SPG, FL 32701-2018

ROMEO 1966 LLC  
639 LAKE MOBILE DR  
ALTAMONTE SPG, FL 32701-2865

MILLMAR ORLANDO LLC  
2150 SW 10TH ST  
# B  
DEERFIELD BCH, FL 33442-0090

JONES, JOYCE H  
873 SNOW HILL RD  
GENEVA, FL 32732-9366

ANGRY, CAROL L & ANGRY, VICTORIA S  
134 SALEM ST  
ALTAMONTE SPG, FL 32701-2044

CREATIVE BUILDS INVESTMENTS LLC  
7013 EMPRESA DR  
AUSTIN, TX 78738-1923

HUGHLEY, DOROTHY & GANO, TINA  
2106 TINLEY TER  
SANFORD, FL 32773-7147

SUCCESSGROUP.COM LLC THE  
\*C/O PASCARELLA, DAVID A  
PO BOX 680596  
ORLANDO, FL 32868-0596

2019-1 IH BORROWER LP  
PO BOX 4900 INVITATION HOMES  
SCOTTSDALE, AZ 85261-4900

STOKES, BETTY J  
74 S WYMORE RD  
MAITLAND, FL 32751-4858

GREENE, KELLY B  
820 SWEETWATER ISLAND CIR  
LONGWOOD, FL 32779-2345

LATIMER, CAROLYN L & LATIMER,  
124 SALEM ST  
ALTAMONTE SPG, FL 32701-2044

INGRAM, NATALIA V  
309 CONTINENTAL CT  
ALTAMONTE SPG, FL 32701-2018

TAWNEY INV INC  
797 N STATE ROAD 434  
ALTAMONTE SPG, FL 32714-7233

GWIN, JOANNE & MAXWELL, V  
PO BOX 150628  
ALTAMONTE SPG, FL 32715-0628

TEMESCAL VALLEY BUSINESS PARK LLC  
41606 DATE ST #203A  
MURRIETA, CA 92562-0090

TRAD REALTY LLC  
PO BOX 2342  
SANFORD, FL 32772-2342

CATEMITO LLC  
111 E MONUMENT AVE  
# 401-12  
KISSIMMEE, FL 34741-5762

MARS AVE LOT 0721 LLC  
1380 S COUNTY ROAD 427  
LONGWOOD, FL 32750-6419

BALMER, THOMAS M  
430 S TRIPLET LAKE DR  
CASSELBERRY, FL 32707-4328

GOODEN, RUBY G & BROWN, JOHNNIE  
205 CADILLAC CT  
ALTAMONTE SPG, FL 32701-2005

SIMMONS, CATHERINE J & BOUER,  
1014 WILLIAMS ST  
ALTAMONTE SPG, FL 32701-3751

BROOKS, GERALDINE  
208 CADILLAC CT  
ALTAMONTE SPG, FL 32701-2006

PATEL, LILABEN ENH LIFE EST  
214 OSPREY HAMMOCK TRL  
SANFORD, FL 32771-8110

CCO PROPERTIES LLC  
1650 FOREST AVE  
LONGWOOD, FL 32750-6423

SILK FOR LESS INC  
1025 MILLER DR STE 163  
ALTAMONTE SPG, FL 32701-2082

ALTAMONTE SPRINGS CITY OF  
225 NEWBURYPORT AVE  
ALTAMONTE SPG, FL 32701-3692

BENMORE CAPITAL LLC  
920 BRITT CT  
ALTAMONTE SPG, FL 32701-2080

UNAVOIDABLE INVESTMENTS LLC  
PO BOX 150418  
ALTAMONTE SPG, FL 32715-0418

ACTUALLY WORKING LLC  
195 LYMAN RD  
CASSELBERRY, FL 32707-2801

EXPLORER COVE INV LLC  
108 COMMERCE ST #200  
LAKE MARY, FL 32746-6218

BROWN, VICTOR & HARGROVE-BROWN  
214 CADILLAC CT  
ALTAMONTE SPG, FL 32701-2006

ALSTON, TOMMY CUST & ALSTON T  
807 CAMPELLO ST  
ALTAMONTE SPG, FL 32701-2013

WILLIAMS, COMMIE ENH LIFE EST  
403 MAGNOLIA ST  
ALTAMONTE SPG, FL 32701-2029

MASTERN, THELMA HEIRS  
1851 S RONALD REAGAN BLVD  
ALTAMONTE SPG, FL 32701-2873

ADAMS, DANIEL  
405 MAGNOLIA ST  
ALTAMONTE SPG, FL 32701-2029

SEMINOLE COUNTY SCHOOL BOARD  
FACILITIES DEPARTMENT  
400 E LAKE MARY BLVD  
SANFORD, FL 32773-7125

REYNOLDS, BRENDA R & REESE, M  
320 MAGNOLIA ST  
ALTAMONTE SPG, FL 32701-2028

DEMPS, THOMAS JR & JACQUELYN A  
3913 WOODGLADE CV  
WINTER PARK, FL 32792-6317

KATHY SARABASA LIVING TRUST  
321 GEORGIA AVE  
LONGWOOD, FL 32750-4315

BROOKS, CHRISTINE D  
415 MAGNOLIA ST  
ALTAMONTE SPG, FL 32701-2029

MILLER DRIVE LEASING LLC  
2401 S LAFLIN ST  
CHICAGO, IL 60608-5005

JONES, CHARLES & JOYCE  
873 SNOW HILL RD  
GENEVA, FL 32732-9366

ROY G WARD JR REV TRUST  
444 DESOTO DR  
NEW SMYRNA, FL 32169-5243

RADOSEVICH, CHRISTOPHER J & LISA D  
107 OAK LEAF LN  
LONGWOOD, FL 32779-3346

PLUMOSA CONDOMINIUM INC  
440 PLUMOSA AVE  
CASSELBERRY, FL 32707-2811

ART LANE VENTURES LLC  
225 ART LN  
SANFORD, FL 32773-5900

HARWOOD REALTY HOLDINGS LLC  
4630 WOODLAND CORPORATE BLVD  
TAMPA, FL 33614-2415

MICHAEL D GARRETT TRUST AGRE  
975 EXPLORER CV  
ALTAMONTE SPG, FL 32701-7517

OLIVER, BETTY JEAN ENH LIFE EST  
116 SPRING ST  
ALTAMONTE SPG, FL 32701-2061

ESCALONA, DANIEL I & SOTO, SANDRA  
310 CONTINENTAL CT  
ALTAMONTE SPG, FL 32701-2018

CIRCLE STAR PROPERTIES HOLDING LLC  
611 N PINE HILLS RD  
ORLANDO, FL 32808-7629

SMS ENTERTAINMENT LLC  
9931 BERRY DEASE RD  
ORLANDO, FL 32825-7746

HOLMES, CONNIE W  
212 JACKSON ST  
ALTAMONTE SPG, FL 32701-

ROSSI DEV LLC  
3835 LAKESHORE DR  
MOUNT DORA, FL 32757-5406

DOT/STATE OF FL HAYDON BURNS BLDG  
605 SUWANNEE ST  
TALLAHASSEE, FL 32399-6544



GOODEN, JEANETTE & GOODEN, LILLIE  
126 SALEM ST  
ALTAMONTE SPG, FL 32701-2044

CIP OF FLORIDA LLC  
1175 ACADEMY DR  
ALTAMONTE SPG, FL 32714-2847

YOUNG, JAMES E  
123 SALEM ST  
ALTAMONTE SPG, FL 32701-2043

DOMINGUEZ-GOMEZ, JEOVAN  
203 CADILLAC CT  
ALTAMONTE SPG, FL 32701-2005

YOUNG, JENNETTE & YOUNG, JAMES E  
209 CADILLAC CT  
ALTAMONTE SPG, FL 32701-2005

STRIBLING, ANDREW  
663 LAKE MOBILE DR  
ALTAMONTE SPG, FL 32701-2865

YOUNG, DENNIS D & GLADYS  
212 CADILLAC CT  
ALTAMONTE SPG, FL 32701-2006

FERRELL DWIGHT T PER REP FOR EST  
212 MARKER ST  
ALTAMONTE SPG, FL 32701-3740

WATKINS, NATHANIEL  
639 LAKE MOBILE DR  
ALTAMONTE SPG, FL 32701-2865

CENTRAL CANAL CO LLC  
12039 SW 117TH CT  
MIAMI, FL 33186-5202

LOWERY, CARL O & LOWERY, JAMES R  
PO BOX 150633  
ALTAMONTE SPG, FL 32715-0633

RADOSEVICH, CHRISTOPHER J & LISA H  
107 OAK LEAF LN  
LONGWOOD, FL 32779-3346

SIMPSON, CARISSA M & SIMPSON,  
129 SALEM ST  
ALTAMONTE SPG, FL 32701-2043

BATTLES, BEVERLY J  
404 MAGNOLIA ST  
ALTAMONTE SPG, FL 32701-2030

SEMINOLE METAL FINISHING INC  
967 EXPLORER CV  
ALTAMONTE SPG, FL 32701-7516

BARNHART, CAROLYN  
132 SALEM ST  
ALTAMONTE SPG, FL 32701-2044

JACKSON, STEPHEN A & CHERRIE P  
818 CAMPELLO ST  
ALTAMONTE SPG, FL 32701-2012

STEVENS, GERALDINE HEIR  
113 OAK AVE  
ALTAMONTE SPG, FL 32701-2839

WIGGINS, E CATHERINE  
402 MAGNOLIA ST  
ALTAMONTE SPG, FL 32701-2030

DINGER, CHRISTOPHER  
910 LA SALLE AVE  
ORLANDO, FL 32803-3367

OVERHEAD DOOR CO OF ORLANDO  
PO BOX 150847  
ALTAMONTE SPG, FL 32715-0847

BLASHISHIN, LAVRENTIY  
1518 E JEFFERSON ST  
ORLANDO, FL 32801-2144

CLEAR CHOICE PROPERTIES LLC  
1045 MILLER DR  
ALTAMONTE SPG, FL 32701-2067

ZACK INVESTMENTS-LONGWOOD LLC  
22100 SHERWOOD AVE  
WARREN, MI 48091-5444

MATAKIE HOLDINGS LLC  
1330 S RONALD REAGAN BLVD  
LONGWOOD, FL 32750-6419

VIPER PROPERTIES LLC  
1841 S RONALD REAGAN BLVD  
ALTAMONTE SPG, FL 32701-2873

FARMER, LATONYA & FARMER, SHIRLEY  
207 CADILLAC CT  
ALTAMONTE SPG, FL 32701-2005

KAMERER, ROBERT W & MARTHA G  
10 RURAL DR  
BUTLER, PA 16001

HARWOOD REALTY HOLDINGS LLC  
4630 WOODLAND CORPORATE BLVD  
TAMPA, FL 33614-2445

JACKSON, LEFEARS JR  
124 EAST ST  
ALTAMONTE SPG, FL 32701-2020

OLIVER, EVELYN  
130 SALEM ST  
ALTAMONTE SPG, FL 32701-2044

JOHNSON, TONNY L  
131 SALEM ST  
ALTAMONTE SPG, FL 32701-2043

GILLIS, CHERYL D  
201 CADILLAC CT  
ALTAMONTE SPG, FL 32701-2005

PRINCE, ROSETTA ENH LIFE EST  
307 CONTINENTAL CT  
ALTAMONTE SPG, FL 32701-2018

CIP FL LLC  
1175 ACADEMY DR  
ALTAMONTE SPG, FL 32714-2847

XPLOER LLC  
1011 VISTA RD  
LONGWOOD, FL 32750-4538

BALMER, THOMAS  
430 S TRIPLET LAKE DR  
CASSELBERRY, FL 32707-4328

LATIMER, ALBERT  
31770 RED TAIL BLVD  
SORRENTO, FL 32776-7764

FLANAGAN, CLARKE S  
1360 S RONALD REAGAN BLVD  
LONGWOOD, FL 32750-6419

NELMONS, WILLIE J & BETTY L  
521 PLUMOSA AVE  
ALTAMONTE SPG, FL 32701-2072

LATIMER, CAROLYN L  
31770 RED TAIL BLVD  
SORRENTO, FL 32776-2044

COUTO, UELTON  
1250 S US HIGHWAY 17 92 #130  
LONGWOOD, FL 32750-5712

SAKINAH BOND LIVING TRUST  
215 CADILLAC CT  
ALTAMONTE SPG, FL 32701-2005

ZACK INV-CASSELBERRY LLC  
22100 SHERWOOD AVE  
WARREN, MI 48091-5444

OLIVER, CAROLYN  
118 SPRING ST  
ALTAMONTE SPG, FL 32701-2061

BRITT COURT CONDOMINIUM ASSN  
2315 LYNX LN #6  
ORLANDO, FL 32804-4702

WILSON, QUENTIN T & DAVIS, JENAY  
2026 BLACKSTON AVE  
SANFORD, FL 32771-4016

JACKSON, PATRICIA  
321 MAGNOLIA ST  
ALTAMONTE SPG, FL 32701-2063

UNITED AMERICAN FREE-WILL BAPTIST  
CHURCH  
PO BOX 150456  
ALTAMONTE SPG, FL 32715-0456

KUBIERVILLE LLC  
320 BAHIA CIR  
LONGWOOD, FL 32750-8906

THOMAS, MINNIE C  
825 CAMPELLO ST  
ALTAMONTE SPG, FL 32701-2013

## SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On January 14, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 07 TWP 21S RGE 30E NE 1/4 OF SW 1/4 OF NE 1/4 (LESS N 300 FT OF W 1/2) & BEG 361.72 FT N OF SE COR OF SW 1/4 OF NE 1/4 RUN N 303.55 FT W 291.30 FT S 43 DEG 44 MIN 24 SEC E 420.57 FT TO BEG (LESS RD & LESS BEG 3.27 FT W OF NW COR OF LOT 8 TROUT SUBDIVISION RUN S 8.99 FT W 21.41 FT S 588.88 FT SWLY ALONG CURVE 30.94 FT N 43 DEG 44 MIN 24 SEC W 384.82 FT W 24.55 FT N 344.40 FT E 293.21 FT N 22.61 FT N 88 DEG 11 MIN 11 SEC E TO W LI OF LOT 28 A E GRIFFINS SUBD S TO A PT E OF BEG W TO BEG & BEG 3.27 FT W OF NW COR OF LOT 8 TROUT SUBDIVISION RUN S 8.99 FT W 21.41 FT S TO A PT ON NWLY R/W LI CR 427 NELY TO SW COR OF LOT 6 1ST ADDN TO CASSELBERRY N TO A PT E OF BEG W TO BEG) & N 331.6 FT OF LOT 28 W OF RY (LESS SLY 17.45 FT) A E GRIFFINS SUBD PB 2 PG 43

(The above described legal description has been provided by Seminole County Property Appraiser.)

### A. FINDINGS OF FACT

**Property Owner:** 320 MAC INVESTMENTS, LLC  
995 MILLER DRIVE  
ALTAMONTE SPRINGS, FL 32701

**Project Name:** MILLER DR (995) - SPECIAL EXCEPTION

#### **Requested Development:**

A Special Exception for an outdoor recreational area at an existing warehouse in the M-1 zoning district on 6.8 acres.

The findings reflected in the record of the January 14, 2025, Board of County Commissioners meeting are incorporated in this Order by reference.

### B. CONCLUSIONS OF LAW

The development approval sought is consistent with the Seminole County Comprehensive Plan and is in compliance with applicable land development regulations and all other applicable regulations and ordinances.

## Order

### **NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
  - a. The Special Exception granted applies only to the outdoor recreational area as depicted on the Special Exception Site Plan.
  - b. The layout of the proposed uses must be substantially consistent with that which is depicted on the Special Exception Site Plan, attached to the Development Order as Exhibit A.
  - c. Prior to the issuance of development permits, a final Site Plan that meets the requirements of all other applicable code requirements, including Chapter 40 of the Land Development Code, must be approved.
  - d. This Development Order will expire one (1) year after approval unless a development permit based upon and incorporating the Special Exception is obtained within the one (1) year period. One six (6) month extension may be granted by the Board of County Commissioners.
  - e. The outdoor recreational area is only for use by the property owners, employees of the warehouse and their families.
  - f. The outdoor recreational area will only be used from dawn to dusk, seven (7) days a week.
  - g. There will not be any site lighting for the outdoor recreational area.
  - h. The concrete slabs cannot be increased in size, nor can any additional impervious be added to the site without Board of County Commissioner approval.

(4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.

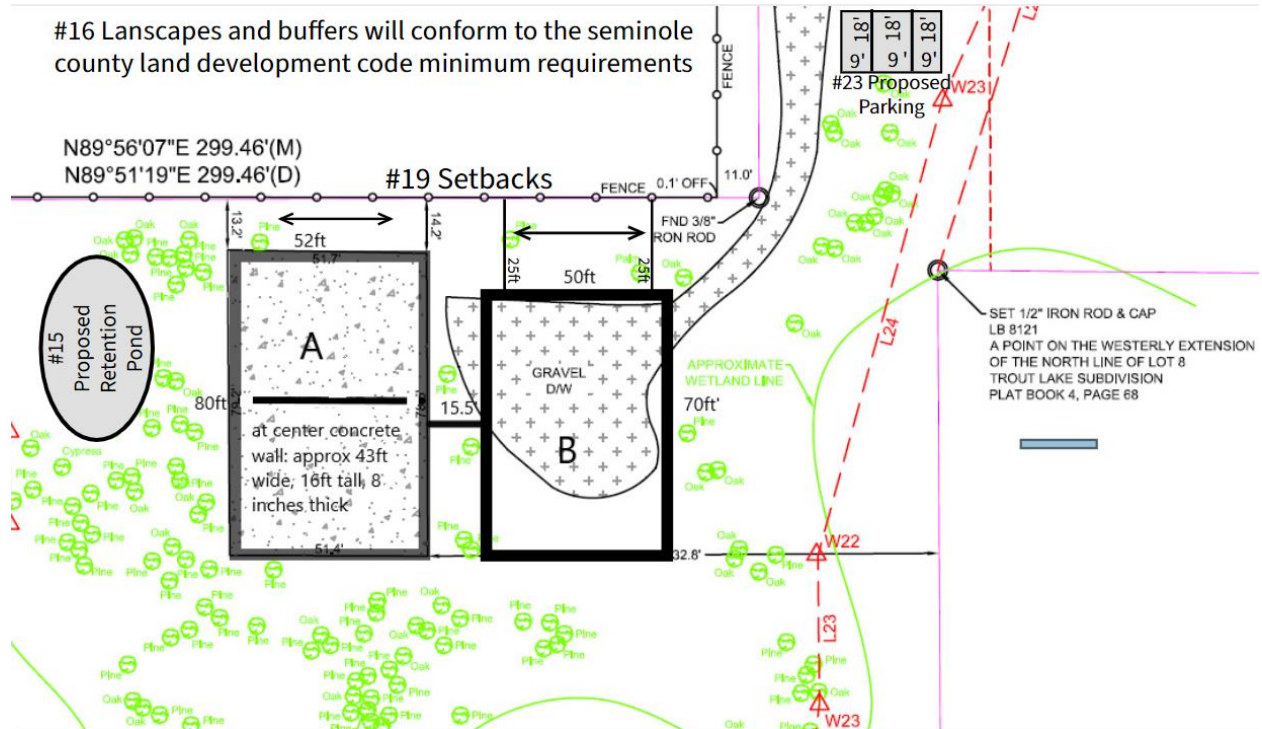
(6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.

(7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

**Done and Ordered on the date first written above.**

By: \_\_\_\_\_  
Jay Zembower, Chairman  
Board of County Commissioners

## EXHIBIT A



## SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On January 14, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 07 TWP 21S RGE 30E NE 1/4 OF SW 1/4 OF NE 1/4 (LESS N 300 FT OF W 1/2) & BEG 361.72 FT N OF SE COR OF SW 1/4 OF NE 1/4 RUN N 303.55 FT W 291.30 FT S 43 DEG 44 MIN 24 SEC E 420.57 FT TO BEG (LESS RD & LESS BEG 3.27 FT W OF NW COR OF LOT 8 TROUT SUBDIVISION RUN S 8.99 FT W 21.41 FT S 588.88 FT SWLY ALONG CURVE 30.94 FT N 43 DEG 44 MIN 24 SEC W 384.82 FT W 24.55 FT N 344.40 FT E 293.21 FT N 22.61 FT N 88 DEG 11 MIN 11 SEC E TO W LI OF LOT 28 A E GRIFFINS SUBD S TO A PT E OF BEG W TO BEG & BEG 3.27 FT W OF NW COR OF LOT 8 TROUT SUBDIVISION RUN S 8.99 FT W 21.41 FT S TO A PT ON NWLY R/W LI CR 427 NELY TO SW COR OF LOT 6 1ST ADDN TO CASSELBERRY N TO A PT E OF BEG W TO BEG) & N 331.6 FT OF LOT 28 W OF RY (LESS SLY 17.45 FT) A E GRIFFINS SUBD PB 2 PG 43

(The above described legal description has been provided by Seminole County Property Appraiser.)

### A. FINDINGS OF FACT

**Property Owner:** 320 MAC INVESTMENTS, LLC  
995 MILLER DRIVE  
ALTAMONTE SPRINGS, FL 32701

**Project Name:** MILLER DR (995) - SPECIAL EXCEPTION

### Requested Development:

A Special Exception for an outdoor recreational area at an existing warehouse in the M-1 zoning district on 6.8 acres.

The findings reflected in the record of the January 14, 2025, Board of County Commissioner's meeting are incorporated in this Order by reference.

### B. CONCLUSIONS OF LAW

The Board of County Commissioners concludes that the proposed use is inconsistent with development trends in the area, is detrimental to the character of the area, and would adversely affect the public interest; and therefore, should not be permitted.

**C. DECISION**

The requested development approval is hereby **DENIED**.

**Done and Ordered on the date first written above.**

By: \_\_\_\_\_  
Jay Zembower, Chairman  
Board of County Commissioners





# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

COUNTY SERVICES  
BUILDING  
1101 EAST FIRST STREET  
SANFORD, FLORIDA  
32771-1468

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**File Number: 2024-1475**

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### **Title:**

**Sanford Commercial Development PD Rezone** - Consider a Rezone from C-2 (General Commercial) to PD (Planned Development) for two (2) restaurants with drive-through facilities on approximately 5.18 acres, located on the north side of E SR 46 approximately 1,500 feet east of I-4; (Z2023-11) (Bryan Shultz, Applicant) District5 - Herr (**Annie Sillaway, Senior Planner**).

### **Department/Division:**

Development Services - Planning and Development

### **Authorized By:**

Rebecca Hammock

### **Contact/Phone Number:**

Annie Sillaway 407-665-7936

### **Background:**

The Applicant is requesting a Rezone from C-2 (General Commercial) to PD (Planned Development) to allow for C-2 (General Commercial) uses to develop two restaurants with drive-through facilities with a maximum building height of thirty-five (35) feet. The subject property has a Future Land Use designation of Higher Intensity Planned Development Target Industry (HIP-TI) which allows a maximum Floor Area Ratio (F.A.R.) of 1.5. The PD proposes C-2 (General Commercial) permitted uses, which would allow such uses as restaurants with drive-through facilities, medical and dental clinics, and office uses.

Per Seminole County Comprehensive Plan Policy FLU 4.5.1, new development under the HIP-TI Future Land Use designation requires a rezone to PD (Planned Development) for the purpose of applying performance standards to ensure compatibility with adjacent land uses and consistency with the HIP-TI uses. Per Policy FLU-4.5.3, small free-standing single or multi-use commercial operations are permitted along major collector and arterial roads on properties with the HIP-TI Future Land Use designation when commercial uses are the predominant existing use along the

roadway in both directions from the project site.

The subject property is within the SR 46 Gateway Corridor Overlay District. The purpose and intent of the overlay is to provide uniform design standards to establish high quality and well landscaped development, prevent visual pollution from uncoordinated uses, and maximize traffic circulation functions from the standpoint of safety, roadway capacity, and vehicular and non-vehicular movements. The Applicant is proposing to meet all requirements within the Overlay District such as, but not limited to, providing a twenty-five (25) foot wide landscape buffer adjacent to SR 46, providing a fifty (50) foot building setback, adhering to a maximum building height of thirty-five (35) feet, and complying with all signage, lighting, and landscaping requirements.

Under the proposed PD zoning district, the Applicant is requesting a waiver from the Seminole County Land Development Code (SCLDC) for parking stall size. SCLDC Sec. 30.11.6 - Design of off-street parking spaces, requires a minimum of twenty (20) percent of required parking spaces be a minimum stall size of ten (10) feet by twenty (20) feet, allowing up to eighty (80) percent of required spaces to be a minimum stall size of nine (9) feet by eighteen (18) feet. The Applicant proposes all parking spaces to be a minimum stall size of nine (9) feet by eighteen (18) feet.

The Future Land Use and zoning designations of the surrounding area are as follows:

- East: Future Land Use: Higher Intensity Planned Development - Target Industry  
Zoning: PD (Planned Development) known as the ZOM Seminole Interstate PD permitting C-2 (General Commercial) uses, with a maximum F.A.R of 0.50.
- West: Future Land Use: Commercial and Planned Development  
Zoning: C-2 (General Commercial) and PD (Planned Development) known as the Woodspring's Hotel PD permitting C-2 (General Commercial) uses with a maximum F.A.R. of 0.57.
- North: Future Land Use: Commercial  
Zoning: M-1A (Very Light Industrial)
- South: SR 46

## **Site Analysis**

### Floodplain Impacts:

Based on the Flood Insurance Rate Map (FIRM) map, the subject site appears to contain approximately five (5) acres of floodplains on the subject property. A topographic survey showing the floodplain delineation will be required at the time of the Final Development Plan.

Wetland Impacts:

Based on preliminary aerial photo and County wetland map analysis, there appears to be approximately 1.58 acres of wetlands on site. A topographic survey showing the wetland delineation will be required at the time of the Final Development Plan.

Endangered and Threatened Wildlife:

Based on a preliminary analysis, there may be endangered and threatened wildlife on the subject property. A listed species survey may be required prior to site plan or final engineering approval.

Tree Save Area:

Due to compensating storage requirement to mitigate the extensive 100-year floodplain currently on the subject property, any saved trees may fail to thrive. Most trees can only withstand 2-3 inches of mineral fill deposited within the dripline. The extent of how much grading will be placed on the subject site will be determined at the time of Final Engineering, but most areas will likely have 12 inches or more of fill. If trees saved area is provided by the Applicant, it could appear healthy for a year or two, but then quickly decline and pose a threat to the development. Therefore, if approved, this project will not be required to preserve existing trees. The Applicant is required to plant new trees, pay into the arbor fund, or a combination of both the arbor fund and the plant new trees to mitigate for the lost vegetation on site. If the Applicant chooses to save trees, they will have to demonstrate that the driplines will be protected from excessive fill.

Utilities:

The subject property is located within the Seminole County utility service area and capacity is available to service the proposed development. The Developer will be required to connect to water and sewer; reclaim water lines are currently not available to service the development.

Transportation/Traffic:

The property proposes access onto SR 46, which is classified as an Urban Principal Arterial, and is currently operating at a level-of-service "B-F" depending on the

direction and time of day. SR 46 does not have improvements programmed in the Florida Department of Transportation (FDOT) five (5) year work program. Cross Access between the proposed development and the adjacent site to the east (ZOM Seminole Interstate Planned Development) will be required at the time of the Final Development Plan.

Sidewalks:

There is no existing sidewalk along SR 46; therefore, the Developer will be required to construct a six (6) foot wide sidewalk along the property frontage adjacent to SR 46.

Drainage:

The proposed project is located within the Lake Monroe Drainage Basin and has limited downstream capacity; therefore, the site will have to be designed to hold water quality and attenuate the rate and volume for the twenty-five (25) year, twenty-four (24) hour storm event onsite.

Buffers:

A twenty-five (25) foot wide buffer will be provided along the south perimeter of the development adjacent to SR 46 in accordance with the SR 46 Gateway Corridor Overlay District. Any additional buffering and buffer components will be determined and established at Final Development Plan.

Open Space:

In compliance with the PD (Planned Development) zoning district development standards, twenty-five (25) percent common usable open space will be provided on the subject site.

Consistency with the Land Development Code

The proposed PD zoning designation and the associated Master Development Plan have been evaluated for compatibility with the Land Development Code of Seminole County in accordance with Chapter 30, Part 8.

Per SCLDC Sec. 30.8.5 - Intent and purpose; The Planned Development (PD) District is intended to promote flexibility and innovation to meet the needs of County residences and businesses by facilitating innovative design solutions and development plans, that may be difficult to achieve under conventional zoning regulations. Planned Developments shall promote flexibility and creativity in addressing changing social,

economic and market conditions, especially where they are used to implement adopted policies of Comprehensive Plan.

SCLDC Sec. 30.8.5.3 -Review Criteria, sets forth criteria for approving a Planned Development. As further discussed below, the proposed development must be consistent with the Comprehensive Plan and effectively implement the performance criteria contained therein. In addition, it must be determined that the proposed development cannot be reasonably implemented through existing provisions of the Land Development Code, and that the PD zoning would result in greater benefits to the County than development under a conventional zoning district.

Planned Development approvals shall be conditioned upon a Master Development Plan and a written Development Order. Specific criteria for the development may address, but is not limited to, compatibility with surrounding land uses, road access, availability and efficient use of utility capacity, coordination with transit, etc.

Staff has determined that the request is consistent with the surrounding trend of development in the area, would result in a greater benefit to the County, and is consistent with the SCLDC as follows:

- Based on the existing development around the subject site, it is compatible with the surrounding uses of C-2 in the area. Intensity of commercial uses within a Planned Development are measured in terms of Floor Area Ratio (F.A.R.) and shall be consistent with the maximum F.A.R. for the development site established in the Comprehensive Plan. This subject site has an existing F.A.R. of 1.5, based on the existing Future Land Use of HIP-TI.
- The proposed development is in character with what is currently established along this segment of the SR 46 Gateway Corridor, which primarily consists of Commercial, Higher Intensity Planned Development - Target Industry Uses, and Office.

The request is consistent with the Land Development Code of Seminole County and the surrounding area. The proposed project supports the objectives of the PD zoning designation in that it provides the required minimum of twenty-five (25) percent open space, proposes sufficient buffering to maintain compatibility between the proposed development and adjacent properties, proposes a maximum building height and building setbacks, and defines permitted uses.

#### Consistency with the Comprehensive Plan

Under Policy FLU 2.9 Determination of Compatibility in the Planned Development

Zoning Classification, the County shall consider uses or structures proposed within the Planned Development zoning classification on a case-by-case basis evaluating the compatibility of the proposed use or structure with surrounding neighborhoods and uses. Compatibility may be achieved by application of performance standards such as, but not limited to, lot size, setbacks, buffering, landscaping, hours of operation, lighting, and building heights.

The purpose and intent of the HIP-TI Future Land Use designation is the identification of sites along the North I-4 Corridor where locational factors and higher land values tend to attract higher intensity development, and services, and facilities that are programmed to accommodate a range of nonresidential employment-oriented uses offering higher paying jobs, and to allow supportive residential uses. The maximum allowable density under the HIP-TI Future Land Use designation is fifty (50) dwelling units per net buildable acre, and the maximum allowable F.A.R. is 1.5.

Under the Seminole County Future Land Use Designations and Allowable Zoning Districts, the Applicant is required to Rezone the subject site to PD (Planned Development) to be compatible with the Future Land Use of HIP-TI. Per Policy FLU-4.5.3, small free-standing single or multi-use commercial operations are permitted along major collector and arterial roads on properties with the HIP-TI Future Land Use designation when commercial uses are the predominant existing use along the roadway in both directions from the project site. Therefore, the proposed commercial development represents infill development and is allowable pursuant to policy FLU-4.5.3.

Staff Findings:

Staff finds that the existing HIP-TI Future Land Use designation with a maximum F.A.R. of 1.5, and the proposed uses of the C-2 (General Commercial) Zoning district is consistent and compatible with the surrounding trend of development in the area.

In compliance with SCLDC Sec. 30.49 (a) - Community meeting Procedure, the Applicant held their first community meeting on May 30, 2024. The community meeting information has been included in the agenda package.

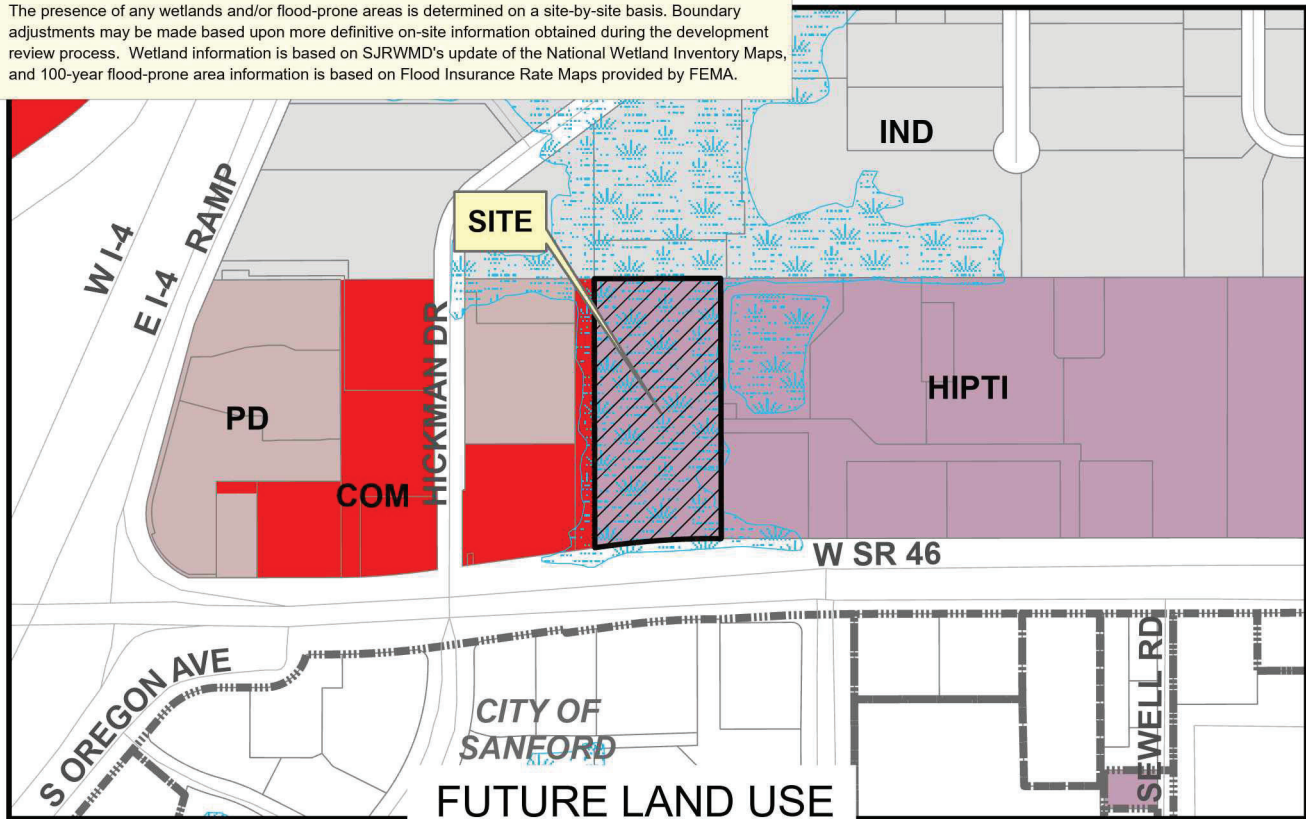
**Requested Action:**

Staff requests the Board of County Commissioners adopt the Ordinance enacting a Rezone from C-2 (General Commercial) to PD (Planned Development) for two (2) restaurants with drive-through facilities on approximately 5.18 acres, located on the north side of E SR 46 approximately 1,500 feet east of I-4.





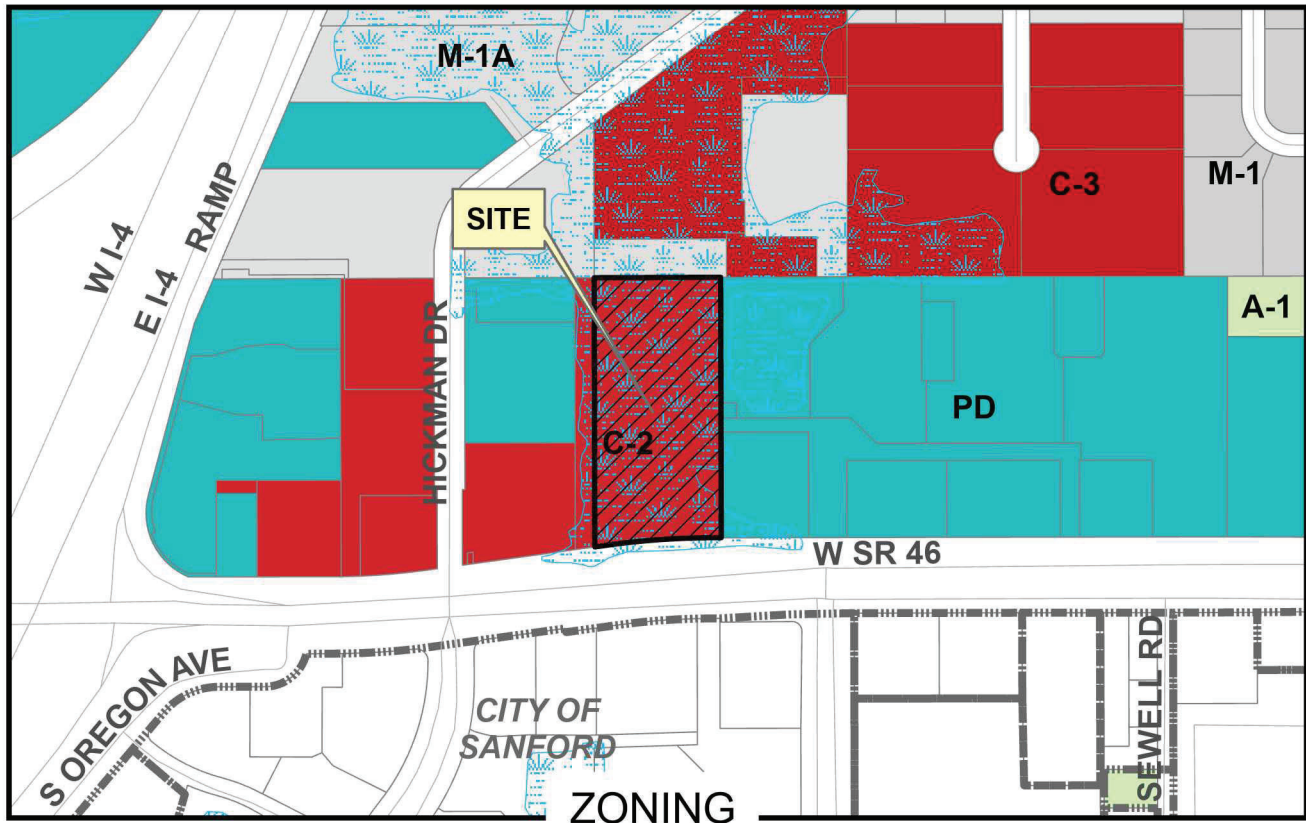
The presence of any wetlands and/or flood-prone areas is determined on a site-by-site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process. Wetland information is based on SJRWMD's update of the National Wetland Inventory Maps, and 100-year flood-prone area information is based on Flood Insurance Rate Maps provided by FEMA.



Site  
 CONS  
 Municipality  
 COM  
 HIPTI  
 IND  
 PD

Applicant: Bryan Shultz  
 Physical STR: 29-19-30  
 Gross Acres: 5.2+/-      BCC District: 5  
 Existing Use: vacant  
 Special Notes:

	Amend/Rezone #	From	To
FLU	-	-	-
Zoning	Z2023-011	C-2	PD

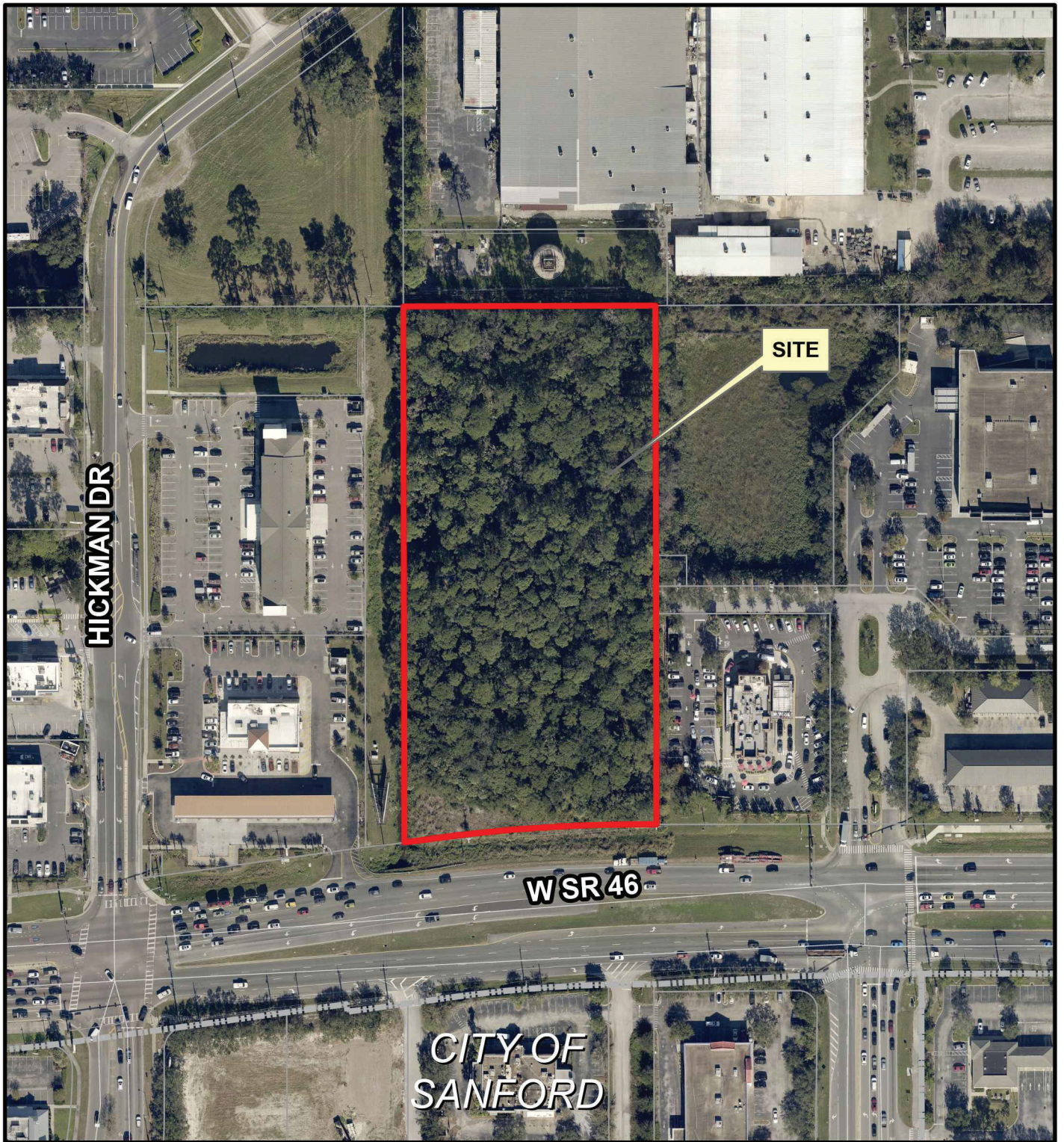


Date: 10/24/2024

Name Z2023-011

Site  
 CONS  
 Municipality  
 A-1  
 C-2  
 C-3  
 M-1A  
 M-1  
 PD<sup>42</sup>





Rezone No: Z2023-011  
From: C-2 To: PD

-  Parcels
-  Municipality
-  Site



Winter 2023 Color Aerials

Date: 10/24/2024

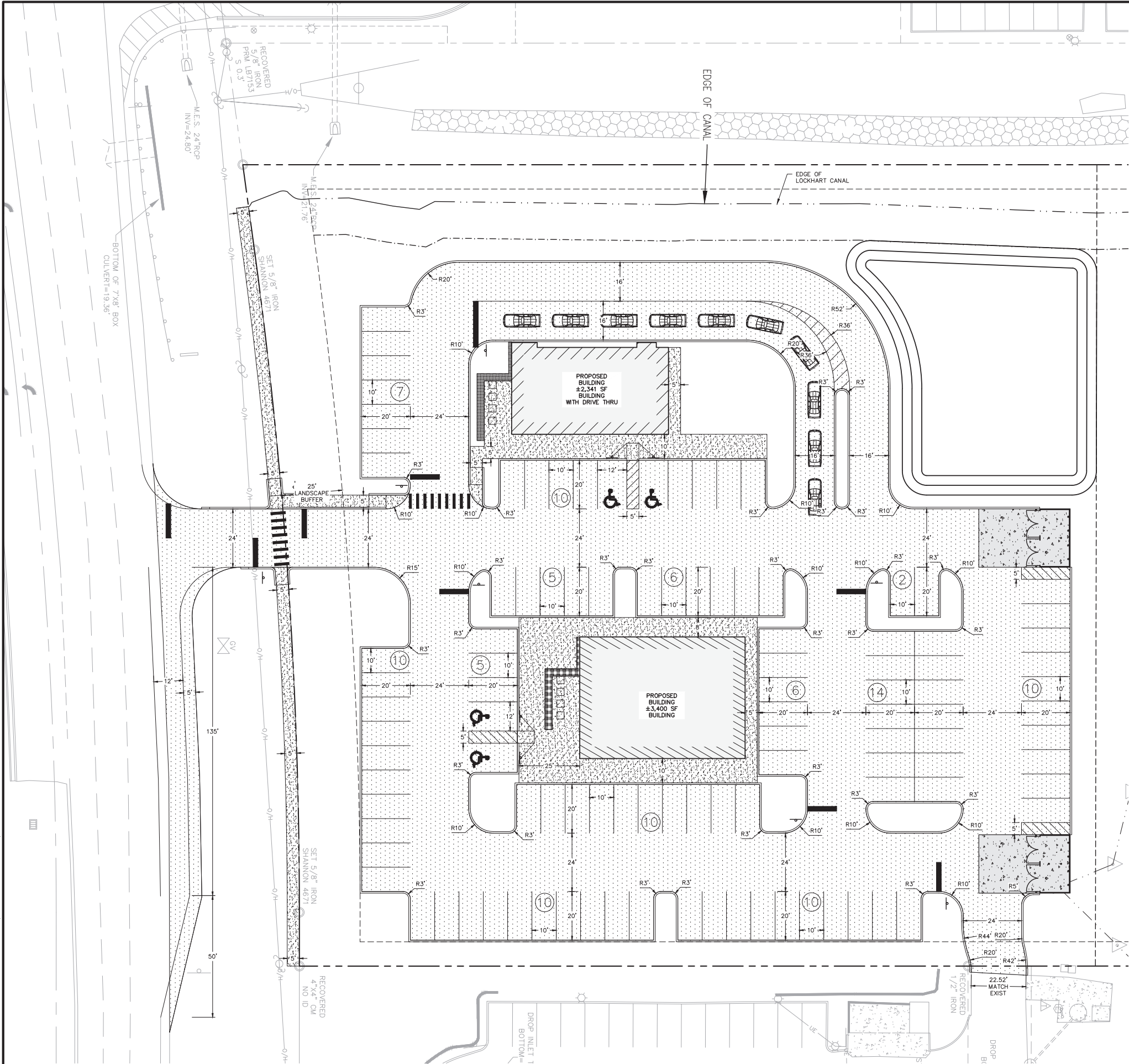
Name Z2023-011Aerial







THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, 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 BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.

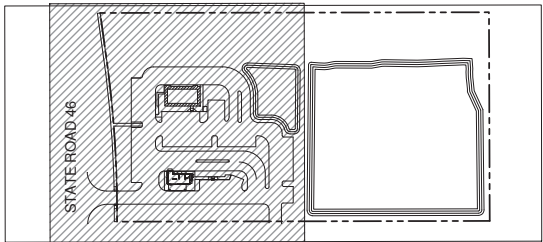


PROPOSED LEGEND

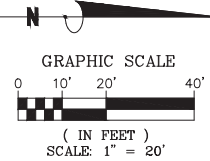
- PROPERTY LINE
- PROPOSED CURB
- STOP BAR
- SIGN
- PROPOSED PARKING SPACES
- ACCESSIBLE SPACES
- PARKING SPACE COUNT
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- STANDARD DUTY ASPHALT PAVEMENT

PROPOSED LEGEND

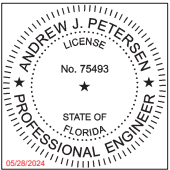
- PROPERTY LINE
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- ACCESSIBLE SPACES
- PARKING SPACE COUNT
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- STANDARD DUTY ASPHALT PAVEMENT



KEY MAP



Andrew J. Petersen, P.E.  
State of Florida, License # 75493  
05/02/2024



ANDREW J. PETERSEN  
LICENSE NO. 75493  
05/02/2024  
PLAN STATUS

DATE	DESCRIPTION
ALW DESIGN	ELC DRAWN
SCALE	1" = 20'

JOB No. 011319-01-001  
DATE 05/02/2024  
011319-01-D-CP-001-07-C1.1-SITE.DWG

SHEET C1.1

Bowman Consulting Group, Ltd.  
4450 W. Eau Gallie Blvd  
Suite 144  
Melbourne, FL 32934  
Phone: (321) 255-5494  
Fax: (321) 255-7751  
www.bowmanconsulting.com  
© Bowman Consulting Group, Ltd.

SITE PLAN  
SANFORD COMMERCIAL DEVELOPMENT - PD REZONE  
NE C/O HICKMAN DRIVE AND S.R. 46  
SANFORD, FL 32771  
CITY OF SANFORD  
SEMINOLE COUNTY

Bowman

## SEMINOLE COUNTY DEVELOPMENT ORDER

On January 14, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described subject property:

See Attached Exhibit A

(The above described legal description has been provided to Seminole County by the owner of the above described subject property.)

### FINDINGS OF FACT

**Property Owner:** Victor Chao

**Project Name:** Sanford Commercial Development PD Rezone

**Requested Development Approval:** Consider a Rezone from C-2 (General Commercial) to PD (Planned Development) for two (2) restaurants with drive-through facilities on approximately 5.18 acres, located on the north side of E SR 46 and approximately 1,500 feet east of I-4.

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The development conditions and commitments stated below will run with, follow and perpetually burden the above described property.

Prepared by: Anne (Annie) Marie Sillaway, AICP  
Senior Planner  
1101 East First Street  
Sanford, Florida 32771

## Order

### NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The subject application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, are as follows:

- A. Development must comply with the Master Development Plan attached as Exhibit (B).
- B. Permitted Uses: C-2 (General Commercial)
- C. Maximum Floor Area Ratio: 1.5 F.A.R.

\*Maximum intensity is based on an approximate number of net buildable acres. In the event that net buildable acreage is less than estimated, the maximum allowable square footage will decrease based on the net buildable F.A.R. In no case will the stated maximum density and intensity be exceeded.

- D. Maximum Allowable Building Height: Thirty-five (35) feet
- E. Minimum Open Space: Twenty-five (25) feet
- F. Building Setbacks\*:

North: Zero (0) foot setback

South (facing SR 46): Fifty (50) feet

East: Ten (10) feet

West: Fifteen (15) feet

\* In no case may the building setbacks be less than the required buffer; setbacks may be increased at time of Final Development Plan to accommodate required buffer widths.

Internal setbacks will be determined at Final Development Plan.

- G. Landscape Buffers are as follows:

South (facing SR 46): Twenty-five (25) feet

North: To be determined at Final Development Plan

West: To be determined at Final Development Plan

East: To be determined at Final Development Plan

Additional buffer requirements along the perimeter of the subject site will be determined and established at Final Development Plan. The perimeter buffer may be widened at Final Development Plan if required per Chapter 30, Part 14 of the Seminole County Land Development Code (SCLDC).

- H. The Developer must provide a pedestrian circulation system giving access to all portions of the development as well as connecting to existing sidewalks outside of the development.
- I. The Developer shall provide a six (6) foot wide sidewalk along the subject property frontage adjacent to SR 46.
- J. Sidewalks shall be in compliance with Seminole County Engineering Manual Sec. 1.10.5 – Sidewalks.
- K. All project signage must comply with the SR 46 Gateway Corridor Overlay.
- L. Development shall comply with all requirements of the SR 46 Gateway Corridor Overlay.
- M. If the site is subdivided, a Property Owner's Association must be created to manage all common areas and facilities.
- N. The Developer will provide a drainage easement over the canal side slope with a fifteen (15) foot wide maintenance berm. The drainage easement and berm shall be provided and shown at the time of the Final Development Plan.
- O. If the development is proposed to be phased, the Developer will be required to provide a phasing plan at the time of the Final Development Plan.
- P. Outdoor lighting requirements shall conform with Part 15 of the Seminole County Land Development Code.
- Q. The quantity of parking spaces provided shall be in compliance with SCLDC Sec. 30.11.3 – Quantities of parking required.
- R. All off-street parking spaces shall be a minimum stall size of nine (9) feet by eighteen (18) feet.
- S. Utility easements dedicated to Seminole County shall be provided over all water and sewer mains located outside the public right of way of the subject property.
- T. Utility lines will be designed to meet Seminole County requirements.
- U. Mechanical Units are required to be screened from residential properties and public rights of way per the Seminole County Land Development Code.
- V. A cross access easement agreement between the proposed site to be developed and the adjacent parcel# 28-19-30-5NQ-0C00-0000 (Owner: Sunplex Seminole Crossings, LLC) shall be entered into at the time of Final Development Plan review.
- W. The stormwater system will be designed to meet Seminole County and St. Johns Water Management District requirements.
- X. Parking lot landscaping will be required in accordance with SCLDC.
- Y. The dumpster enclosure will meet Seminole County Land Development Code requirements.
- Z. In the case of a conflict between the written conditions A through Y in this Development Order and the Master Development Plan attached as Exhibit (B), the terms of the written conditions A through Y will apply.

(4) This Development Order touches and concerns the above described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude upon and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.

(6) In the case of a conflict between the written conditions in this Development Order and the attached Master Development Plan, the terms of the written conditions shall apply.

(7) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.

(8) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

(9) In approval of this Development Order by Seminole County, the property owner(s) understands that the County must receive a Final Development Plan within five (5) years of approval of the Master Development Plan, unless this time period is extended by the Seminole County Local Planning Agency / Planning and Zoning Commission. If substantial development has not begun within eight (8) years after approval of the Master Development Plan, the planned development will be subject to review by the Local Planning Agency / Planning and Zoning Commission and the Board of County Commissioners may move to rezone the subject property to a more appropriate zoning or extend the deadline for start of construction (see Sections 30.446 and 449, LDC).

(10) This Order becomes effective upon recording with the Seminole County Clerk of the Court.

**Done and Ordered on the date first written above.**

**SEMINOLE COUNTY BOARD  
OF COUNTY COMMISSIONERS**

By: \_\_\_\_\_  
Jay Zembower, Chairman

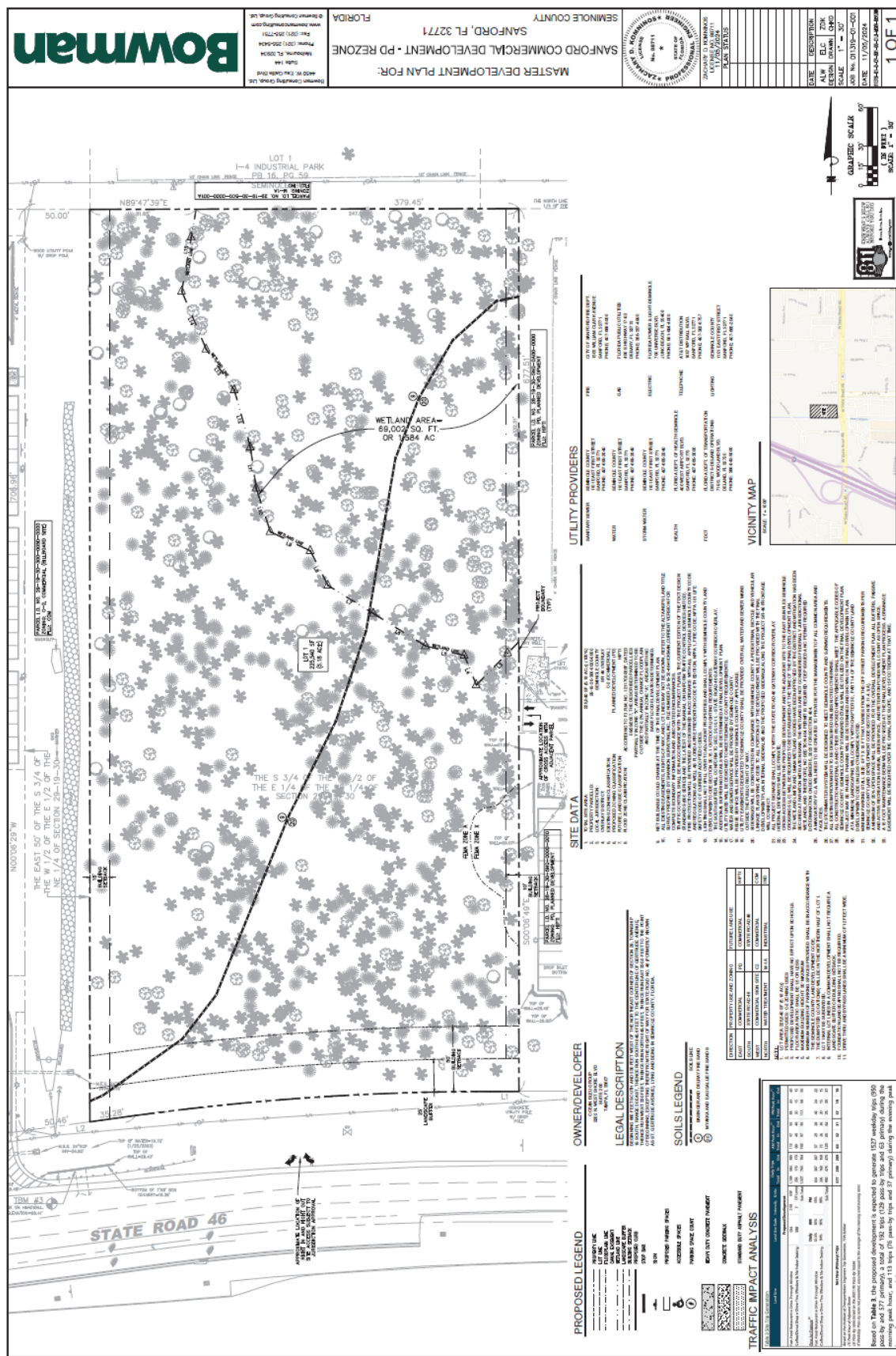


**EXHIBIT A**  
**Legal Description**

BEGINNING 660 FEET SOUTH AND 330 FEET WEST OF THE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, THENCE RUN SOUTH 845.6 FEET TO THE CENTER LINE OF GERTRUDE AVENUE, THENCE RUN WEST 330.0 FEET, THENCE RUN NORTH 845.6 FEET, THENCE RUN EAST 330.0 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE RIGHT OF WAY FOR STATE ROAD NO. 46 (FORMERLY KNOWN AS ST. GERTRUDE AVENUE), LYING AND BEING IN SEMINOLE COUNTY, FLORIDA.

## EXHIBIT B

### Master Development Plan



**AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATION ASSIGNED TO PARCEL 28-19-30-5NQ-0C00-0000 LOCATED IN SEMINOLE COUNTY; REZONING CERTAIN PROPERTY CURRENTLY ASSIGNED THE C-2 (GENERAL COMMERCIAL) ZONING CLASSIFICATION TO THE PD (PLANNED DEVELOPMENT) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.**

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:**

**Section 1. LEGISLATIVE FINDINGS.**

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the documents titled Sanford Commercial Development PD Rezone, dated January 14, 2025.

(b) The Board hereby determines that the economic impact statement referred to by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.

**Section 2. REZONING.** The zoning classification assigned to the following described property is changed from C-2 (General Commercial) to PD (Planned Development) pursuant to the provisions contained in Development Order #23-20000011, attached to this Ordinance as Exhibit "A" and incorporated in this Ordinance by reference:

**SEE ATTACHED EXHIBIT "B" FOR LEGAL DESCRIPTION**

**Section 3. CODIFICATION.** It is the intention of the Board of County Commissioners that the provisions of this Ordinance will not be codified.

**Section 4. SEVERABILITY.** If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of

County Commissioners that the invalidity will not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

**Section 5. EFFECTIVE DATE.** The Clerk of the Board of County Commissioners shall provide a certified copy of this Ordinance to the Florida Department of State in accordance with Section 125.66, Florida Statutes, and this Ordinance shall be effective on the recording date of the Development Order #23-20000011 in the Official Land Records of Seminole County or upon filing this Ordinance with the Department of State, whichever is later.

ENACTED this 14th day of January, 2025.

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

By: \_\_\_\_\_  
JAY ZEMBOWER, CHAIRMAN

**EXHIBIT "A"**  
**DEVELOPMENT ORDER**  
**TO BE ADDED**

**EXHIBIT "B"**  
**LEGAL DESCRIPTION**

BEGINNING 660 FEET SOUTH AND 330 FEET WEST OF THE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, THENCE RUN SOUTH 845.6 FEET TO THE CENTER LINE OF GERTRUDE AVENUE, THENCE RUN WEST 330.0 FEET, THENCE RUN NORTH 845.6 FEET, THENCE RUN EAST 330.0 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE RIGHT OF WAY FOR STATE ROAD NO. 46 (FORMERLY KNOWN AS ST. GERTRUDE AVENUE), LYING AND BEING IN SEMINOLE COUNTY, FLORIDA.

May 30<sup>th</sup>, 2024

## **Sanford Commercial Development Community Meeting Minutes**

1. Sign in sheet of attendees: see attached "Sign in Sheet" document.
2. Estimate of persons in attendance: 3
3. Summary of the general subject matter:
  - The site plan was presented on a posterboard, which included the parcel 29-19-30-300-0020-0000 that is currently under a C-2(Commercial) zoning and is proposed to be rezoned to Planned Development (PD) with the permitted uses from C-2.
4. List of Speakers: Kyle Shasteen (Bowman) and Bryan Schultz (Ocean Bleu Group)
  - Summary of Comments: Kyle and Bryan arrived at the community meeting venue. A posterboard with the site plan and additional material including the community meeting procedure, zoning, future land use, landscaping plans, neighborhood flyer, public notice procedures, schedule, Seminole County municode permitted uses, traffic impact study, was put on display. One person attended the community meeting. Kyle and Bryan showed the site plan to the attendee and explained why the property is being rezoned from C-2 to PD because of the HIPTI future land use. The attendee's only question was how this project would have access to the chick fil a driveway on the northeast corner of the property. Bryan Schultz answered that there is a cross access easement on the existing properties, but another cross access easement will be needed on the subject property.





# OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, Victor Chao, the owner of record for the following described property [Parcel ID Number(s)] 29-19-30-300-0020-0000 hereby designates Bowman and Ocean Bleu Group to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input type="checkbox"/> Preliminary Subdivision Plan	<input checked="" type="checkbox"/> Rezone	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance

OTHER: \_\_\_\_\_

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

Date 10/17/2023

VICTOR CHAO

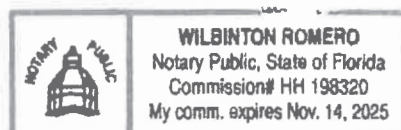
By: [Signature], Attorney-in-Fact  
Property Owner's Signature

VICTOR CHAO by Hwai-Yu ("Harry") Chang, as his  
Property Owner's Printed Name  
Attorney-in-Fact

STATE OF FLORIDA  
COUNTY OF Orange

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Hwai-Yu ("Harry") Chang, as attorney-in-fact for Victor Chao (property owner),

☐ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☒ who has produced FLDL C520-320-46-446-0 as identification, and who executed the foregoing instrument and sworn an oath on this 17<sup>th</sup> day of October, 2023



Notary Public

# OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, Victor Chao, the owner of record for the following described property (Tax/Parcel ID Number) 29-19-30-300-0020-0000 hereby designates Bowman to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input type="checkbox"/> Preliminary Sub. Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Exception	<input checked="" type="checkbox"/> Rezone
<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Other (please list):

## OTHER:

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

Date 10/27/2023

Victor Chao

By: [Signature], Attorney-in-Fact  
Property Owner's Signature

Victor Chao by Hwai-Yu ("Harry") Chang as his

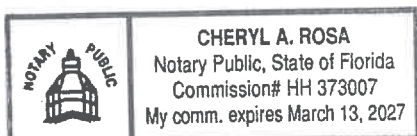
Property Owner's Printed Name  
Attorney-in-Fact

STATE OF FLORIDA

COUNTY OF Orange

**SWORN TO AND SUBSCRIBED** before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Hwai-Yu ("Harry") Chang as attorney-in-fact for Victor Chao (property owner),

☒ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☒ who has produced FL Driver's License as identification, and who executed the foregoing instrument and sworn an oath on this 27th day of October, 20 23



[Signature]  
Notary Public

# OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, Victor Chao, the owner of record for the following described property (Tax/Parcel ID Number) 29-19-30-300-0020-0000 hereby designates Ocean Bleu Group to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input type="checkbox"/> Preliminary Sub. Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Exception	<input checked="" type="checkbox"/> Rezone
<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Other (please list):

## OTHER:

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

Victor Chao

Date

10/27/2023

By:

Property Owner's Signature

[Signature]

Attorney-in-Fact

Victor Chao by Hwai-Yu ("Harry") Chang as his

Property Owner's Printed Name  
Attorney-in-Fact

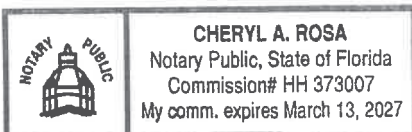
STATE OF FLORIDA

COUNTY OF

Orange

**SWORN TO AND SUBSCRIBED** before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Hwai-Yu ("Harry") Chang as attorney-in-fact for Victor Chao (property owner),

☒ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☐ who has produced FL Drivers License as identification, and who executed the foregoing instrument and sworn an oath on this 27th day of October, 2023



[Signature]  
Notary Public

**SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

On January 14, 2025, Seminole County issued this Denial Development Order relating to and touching and concerning the following described property:

**SEE ATTACHED EXHIBIT A – LEGAL DESCRIPTION**  
**SEE ATTACHED EXHIBIT B – BOUNDARY SURVEY**

**Property Owner:** Victor Chao

**Project Name:** Sanford Commercial Development PD Rezone

**Requested Development Approval:** Consider a Rezone from C-2 (General Commercial) to PD (Planned Development) for two (2) restaurants with drive-through facilities on approximately 5.18 acres, located on the north side of E SR 46 and approximately 1,500 feet east of I-4.

Findings: After fully considering staff analysis titled “Sanford Commercial Development PD Rezone” and all evidence submitted at the public hearing on January 14, 2025, regarding this matter, the Board of County Commissioners has found, determined and concluded that the requested rezone from C-2 (General Commercial) to PD (Planned Development) is not compatible with the surrounding area and is not consistent with the Seminole County Comprehensive Plan.

**ORDER**

**NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

The aforementioned application for development approval is **DENIED**.

**Done and Ordered on the date first written above.**

**SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS**

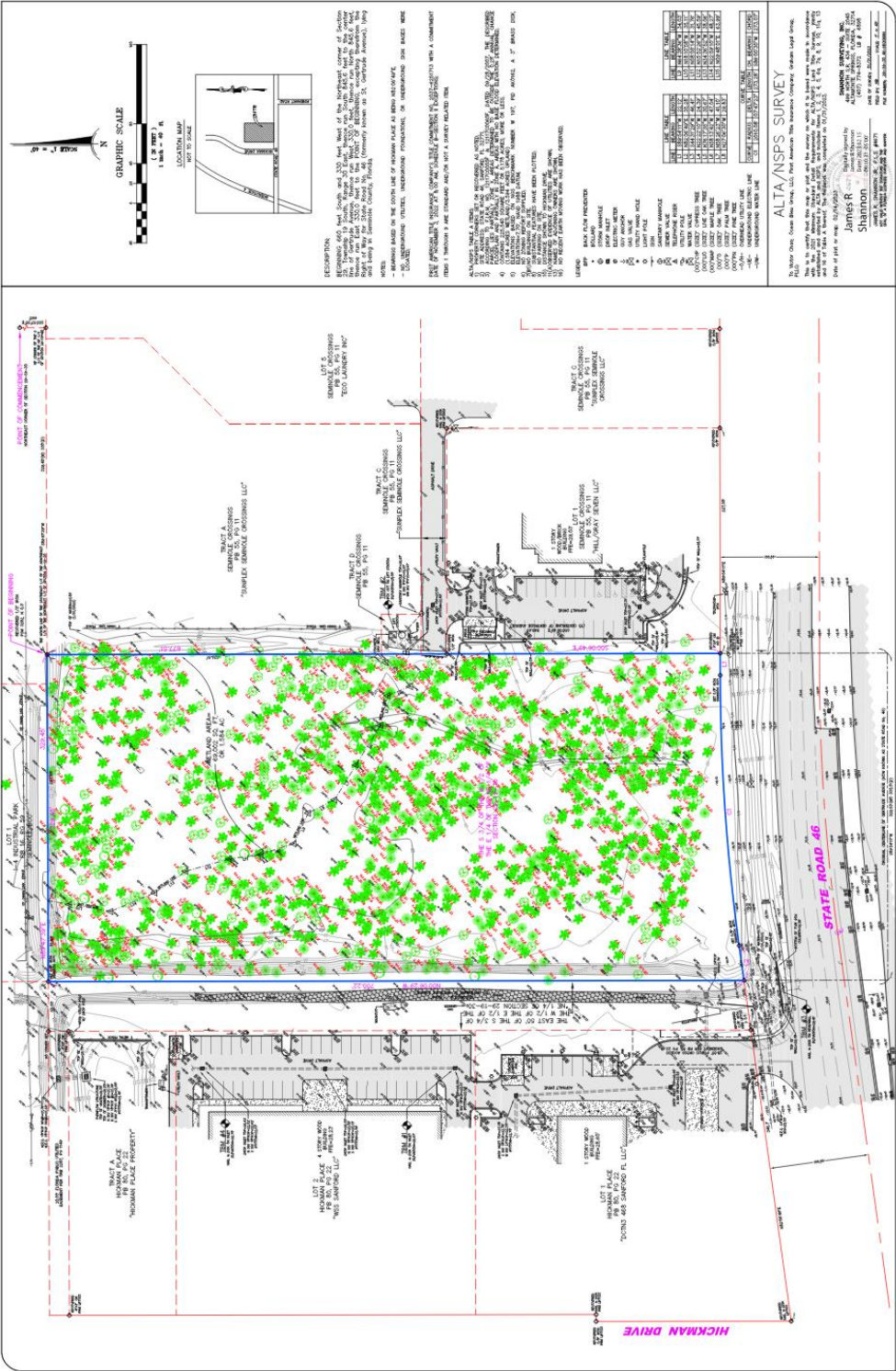
**By:** \_\_\_\_\_  
Jay Zembower, Chairman

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

BEGINNING 660 FEET SOUTH AND 330 FEET WEST OF THE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, THENCE RUN SOUTH 845.6 FEET TO THE CENTER LINE OF GERTRUDE AVENUE, THENCE RUN WEST 330.0 FEET, THENCE RUN NORTH 845.6 FEET, THENCE RUN EAST 330.0 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE RIGHT OF WAY FOR STATE ROAD NO. 46 (FORMERLY KNOWN AS ST. GERTRUDE AVENUE), LYING AND BEING IN SEMINOLE COUNTY, FLORIDA.



EXHIBIT B  
BOUNDARY SURVEY





# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

COUNTY SERVICES  
BUILDING  
1101 EAST FIRST STREET  
SANFORD, FLORIDA  
32771-1468

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**File Number: 2024-1512**

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### **Title:**

**Eagle Pass Rezone** - Consider a Rezone from A-1 (Agriculture) to C-3 (Heavy Commercial and Very Light Industrial) for a proposed office building and self-storage buildings on approximately 9.40 acres, located on the west side of State Road 426 at Eagle Pass Road; (Z2024-011) (Eagle Pass Properties, LLC - Larry Jordan, Applicant) District1 - Dallari (**Rebecca Hammock, Development Services/Annie Sillaway, Project Manager**).

### **Department/Division:**

Development Services - Planning and Development

### **Authorized By:**

Dale Hall

### **Contact/Phone Number:**

Annie Sillaway 407-665-7936

### **Background:**

The Applicant is requesting a rezone from A-1 (Agriculture) to C-3 (Heavy Commercial & Very Light Industrial) to develop the subject property for an office and self-storage facility in compliance with the C-3 zoning district which permits general office, commercial and wholesale distribution, storage, and light manufacturing.

The subject property has an Industrial Future Land Use designation, which allows a maximum Floor Area Ratio (F.A.R.) of 0.65 and permits the requested C-3 zoning district.

The Future Land Use and zoning designations of the surrounding area are as follows:

East: State Road 426

Future Land Use: Industrial

Zoning: PD (Planned Development) known as the SR 426 & Chapman Road (Walgreens), permitting uses and conditional uses found in the C-2

zoning district plus self-service gasoline pumps as an accessory use, restaurants and drive in banks.

West: Future Land Use: Industrial

Zoning: PD (Planned Development) known as Alro Metals, permitting office and warehouse uses, with a maximum F.A.R. of 0.65.

North: West Chapman Road

South: Future Land Use: Industrial

Zoning: C-2 (General Commercial)

### Site Analysis

#### Floodplain Impacts:

Based on the Flood Insurance Rate Map (FIRM) with an effective date of 2007, the site appears to contain floodplain. A topographic survey showing floodplain delineations will be required prior to Site Plan approval. Conservation easements, dedicated to Seminole County, will be required over all property within the post development 100-year floodplain.

#### Wetland Impacts:

Based on preliminary aerial photo and County wetland map analysis, there appears to be no wetlands on the subject property.

#### Endangered and Threatened Wildlife:

Based on a preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered species study along with a species of special concern survey will be required prior to site plan approval.

#### Utilities:

The site is located within Seminole County's utility service area, and water and sewer capacity are available to serve the site. The Developer will be required to connect to Seminole County water and sewer. Based on Policy SAN 1.3 in the Seminole County Comprehensive Plan, the County shall require within the unincorporated urban area, connection to central sewer service where available, and the Developer will be required to install a private lift station.

#### Transportation/Traffic:

The Applicant is proposing access onto State Road 426. State Road 426 is classified as a



Minor Arterial and is currently operating at a level-of-service “D” and does not have improvements programmed in the County 5-year Capital Improvement Program or the FDOT Five-Year Work Program.

**Sidewalks:**

The proposed development fronts both West Chapman Road and State Road 426. The Developer will be required to construct a five (5) foot wide sidewalk along West Chapman Road. The Cross Seminole Trail runs along State Road 426; therefore, a sidewalk will not be required.

**Drainage:**

The proposed project is located within the Howell Creek Drainage Basin, which has limited downstream capacity; therefore, the site’s design will be required to hold water quality, and not exceed the pre-development rate and volume for the twenty-five (25) year, twenty-four (24) hour storm event.

**Buffers:**

Buffer requirements will be determined at the time of Site Plan review.

**Open Space:**

The requested C-3 (Heavy Commercial & Very Light Industrial) zoning classification requires a minimum of twenty-five (25) percent open space.

**Consistency with the Land Development Code**

The requested C-3 (Heavy Commercial & Very Light Industrial) zoning district has been evaluated for compatibility with the Land Development Code of Seminole County in accordance with Chapter 30, part 42.

The request is consistent with the Land Development Code of Seminole County and is compatible with the surrounding trend of development in the area. The Zoning to the east and south is C-2 (General Commercial), and to the west is the Alro Metals PD (Planned Development) that permits office and self-storage use.

At the time of Site Plan review, the development must meet all requirements for parking, access, maximum building height, minimum open space requirements, permitted uses, landscape buffers, and maximum F.A.R., in accordance with the Land Development Code of Seminole County.

**Consistency with the Comprehensive Plan**

The purpose and intent of the existing Industrial Future Land Use is to identify

locations for a variety of heavy commercial and industrial land uses oriented toward wholesale distribution, storage manufacturing and other industrial uses. This land use should be located with direct access to rail systems, collector, and arterial roadways, allow infill development where this use is established, and has direct access to SR 426, a minor arterial roadway that is consistent with the Comprehensive Plan. The maximum intensity permitted in this designation is an F.A.R. of 0.65.

Under Policy FLU 17.5 Evaluation Criteria Property Rights, the reasonable use of property is a use that does not adversely affect the public health, safety, morals, or welfare and is compatible with abutting or proximate properties and is otherwise a use that is consistent with generally accepted land use planning principles.

The request is consistent with the Seminole County Comprehensive Plan and compatible with the surrounding area which consists of industrial, commercial, and office use.

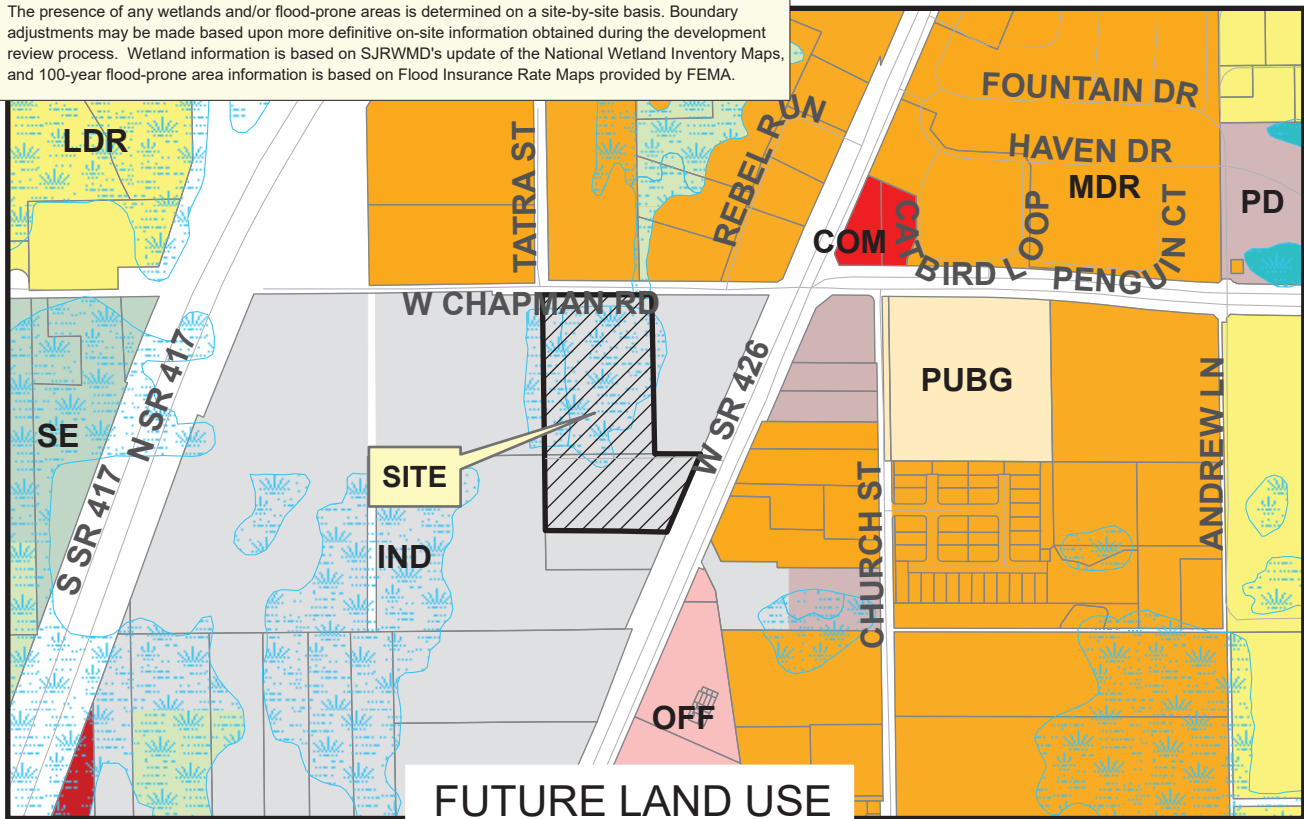
In compliance with Seminole County Land Development Code Sec. 30.49 - Community Meeting Procedure, the Applicant conducted a community meeting on **October 14, 2024**; details of the community meeting have been provided in the agenda package.

**Requested Action:**

Staff requests the Board of County Commissioners adopt the Ordinance enacting a Rezone from A-1 (Agriculture) to C-3 (Heavy Commercial & Very Light Industrial) for approximately 9.40 acres, located on the west side of State Road 426 at Eagle Pass Road.



The presence of any wetlands and/or flood-prone areas is determined on a site-by-site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process. Wetland information is based on SJRWMD's update of the National Wetland Inventory Maps, and 100-year flood-prone area information is based on Flood Insurance Rate Maps provided by FEMA.



Site
  CONS
  COM
  IND
  LDR
  MDR
  OFF
  PD
  PUBG
  SE

Applicant: Larry Jordan

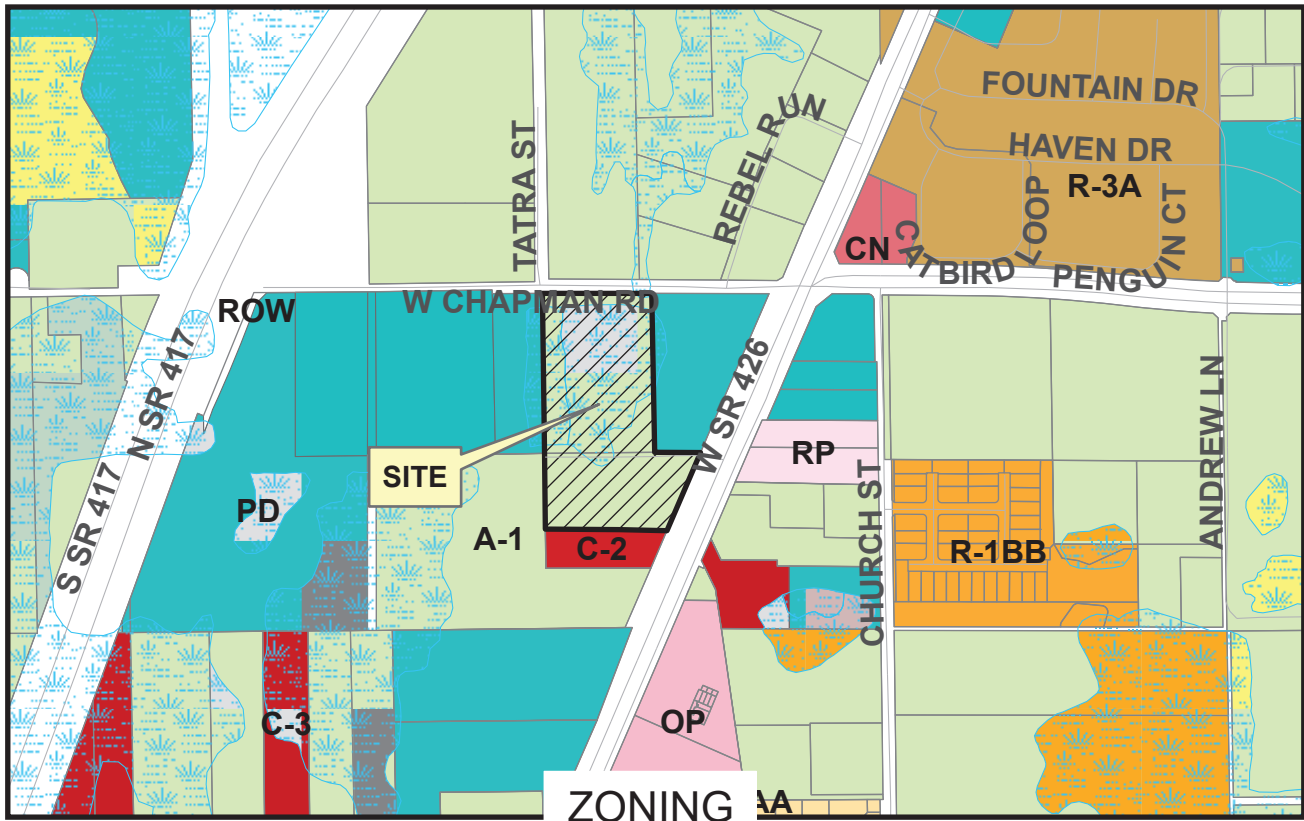
Physical STR: 29-21-31

Gross Acres: 9.9+/- BCC District: 1

Existing Use: vacant

Special Notes:

	Amend/Rezone #	From	To
FLU	-	-	-
Zoning	Z2024-011	A-1	C-3



Date: 10/3/2024

Name Z2024-011

CONS
  A-1
  R-1BB
  RP
  CN
  C-3
  PD
  R-1AA
  R-3A
  OP
  C-2





Rezone No: Z2024-011  
From: A-1 To: C-3

 Parcels  
 Site

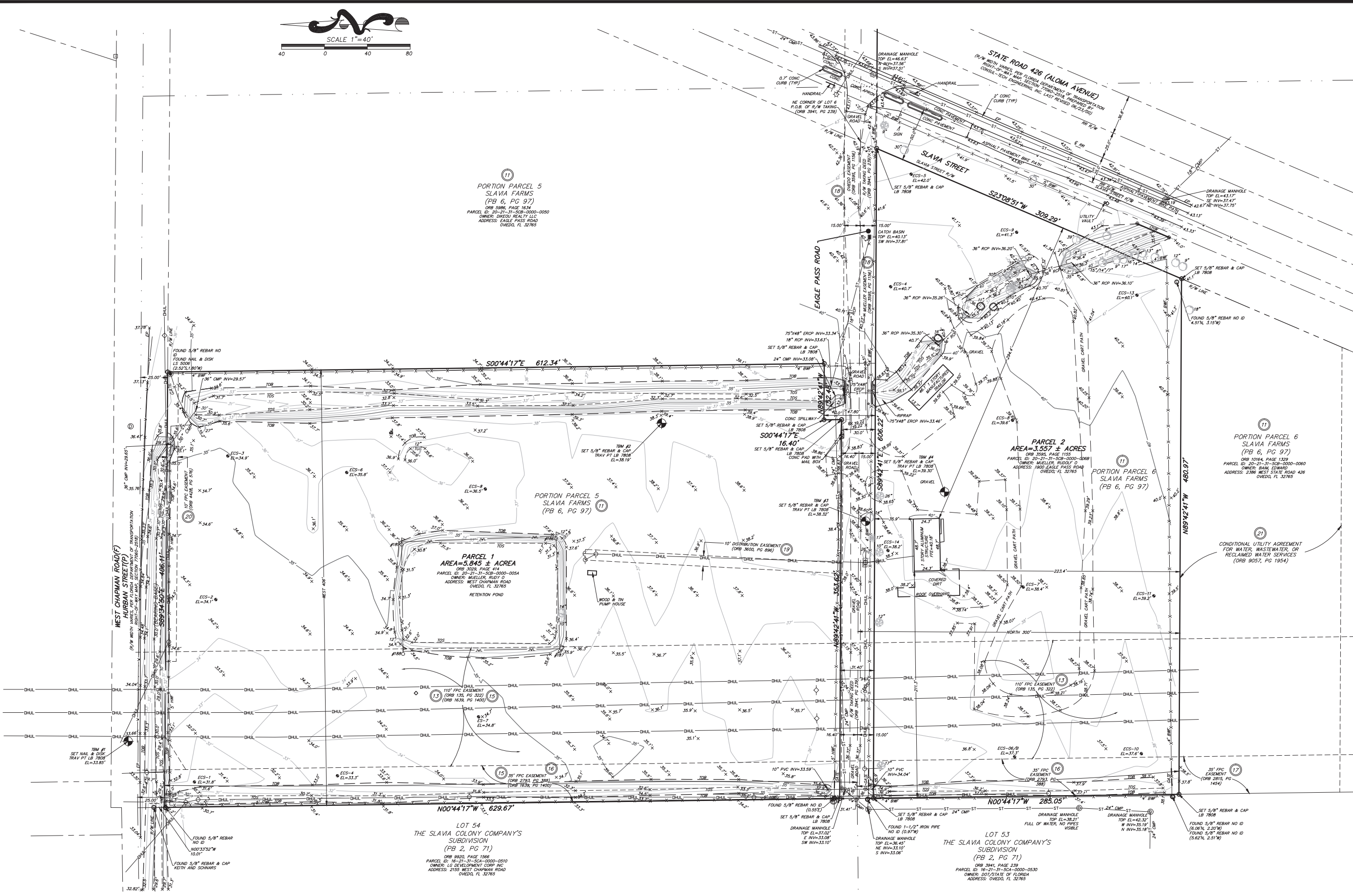


Winter 2023 Color Aerials

Date: 10/3/2024

Name Z2024-011Aerial





DATE	BY	REVISIONS
10-17-2022	R.J.G.	ADD REVISED TITLE INFORMATION
09-20-2022	R.J.G.	REMOVED EAGLE PASS ROAD PLAT REFERENCE
09-09-2022	R.J.G.	ADD CERTS & ADDRESS COMMENTS
08-03-2022	R.J.G.	ADD TREE LOCATIONS

**PEC**

**SURVEYING AND MAPPING, LLC**  
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808  
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967  
WWW.PECONLINE.COM dw@peconline.com

**ALTA/NSPS LAND TITLE SURVEY**  
**MAP OF BOUNDARY & TOPOGRAPHIC SURVEY**  
LOCATED IN  
SECTION 29, TOWNSHIP 21 SOUTH, RANGE 31 EAST  
SEMINOLE COUNTY, FLORIDA

**SHEET 2 OF 2**

JOB NO.: 22-032  
DATE: 06-02-2022  
DRAWN BY: R.J.G.  
CHECKED BY: D.A.W.  
F.B. 2432  
PAGE(S) 35-68

**AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO 1900 EAGLE PASS ROAD (20-21-31-5CB-0000-006B AND 20-21-31-5CB-0000-005A LOCATED IN SEMINOLE COUNTY; REZONING CERTAIN PROPERTY CURRENTLY ASSIGNED THE A-1 (AGRICULTURE) ZONING CLASSIFICATION TO THE C-3 (HEAVY COMMERCIAL & VERY LIGHT INDUSTRIAL) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.**

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:**

**Section 1. LEGISLATIVE FINDINGS.**

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the documents titled Eagle Pass Rezone, dated January 14, 2025.

(b) The Board hereby determines that the economic impact statement referred to by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.

**Section 2. REZONING.** The zoning classification assigned to the following described property is changed from A-1 (Agriculture) to C-3 (Heavy Commercial & Very Light Industrial).

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION  
SEE ATTACHED EXHIBIT "B" FOR BOUNDARY SURVEY**

**Section 3. CODIFICATION.** It is the intention of the Board of County Commissioners that the provisions of this Ordinance will not be codified.

**Section 4. SEVERABILITY.** If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity will not affect other provisions or applications of this

Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

**Section 5. EFFECTIVE DATE.** A certified copy of this Ordinance will be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes, and this Ordinance will be effective upon filing with the Department.

ENACTED this 14<sup>th</sup> day of January, 2025.  
BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

By: \_\_\_\_\_  
JAY ZEMBOWER, CHAIRMAN



**EXHIBIT A  
LEGAL DESCRIPTION**

The land referred to herein below is situated in the County of Seminole, State of Florida, and described as follows:

**Parcel 1:**

The West 406 feet of Lot 5, Slavia Farms, according to the map or plate thereof, as recorded in Plat Book 6, Page 97, of the Public Records of Seminole County, Florida.

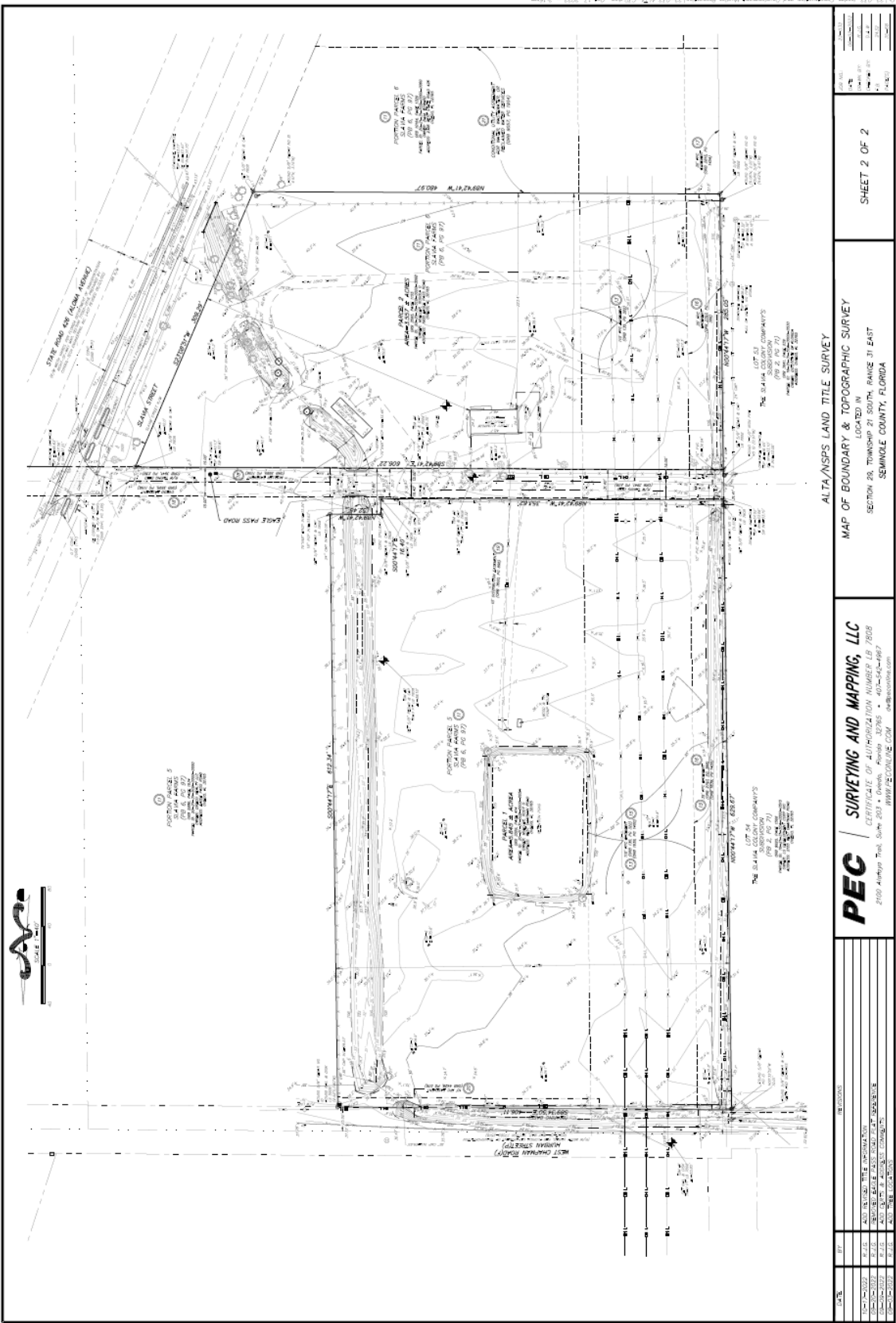
Less and Except Land set forth in Order of Taking recorded on October 18, 2000, in Official Records Book 3941, Page 239, of the Public Records of Seminole County, Florida.

**Parcel 2:**

The North 300 feet of Lot 6, Slavia Farms, according to the map or plate thereof, as recorded in Plat Book 6, Page 97, of the Public Records of Seminole County, Florida.

Less and Except Land set forth in Order of Taking recorded on October 18, 2000, in Official Records Book 3941, Page 239, of the Public Records of Seminole County, Florida.

EXHIBIT B  
BOUNDARY SURVEY



**SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

On January 14, 2025, Seminole County issued this Denial Development Order relating to and touching and concerning the following described property:

See Attached Exhibit A

(The above described legal description has been provided to Seminole County by the owner of the above described property.)

**Property Owner:** Eagle Pass Properties, LLC

**Project Name:** Eagle Pass Rezone

**Requested Development Approval:** Consider a Rezone from A-1 (Agriculture) to C-3 (Heavy Commercial and Very Light Industrial) for a proposed office building and self-storage buildings on approximately 9.40 acres, located on the west side of State Road 426 at Eagle Pass Road.

Findings: After fully considering staff analysis titled "Eagle Pass Rezone" and all evidence submitted at the public hearing on January 14, 2025, regarding this matter, the Board of County Commissioners has found, determined and concluded that the requested rezone from A-1 (Agriculture) to C-3 (Heavy Commercial & Very Light Industrial) is not compatible with the surrounding area and is not consistent with the Seminole County Comprehensive Plan.

**ORDER**

**NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

The aforementioned application for development approval is **DENIED**.

**Done and Ordered on the date first written above.**

**SEMINOLE COUNTY BOARD OF COUNTY  
COMMISSIONERS**

By: \_\_\_\_\_  
Jay Zembower, Chairman

**EXHIBIT "A"**

The land referred to herein below is situated in the County of Seminole, State of Florida, and described as follows:

**Parcel 1:**

The West 406 feet of Lot 5, Slavia Farms, according to the map or plate thereof, as recorded in Plat Book 6, Page 97, of the Public Records of Seminole County, Florida. Less and Except Land set forth in Order of Taking recorded on October 18, 2000, in Official Records Book 3941, Page 239, of the Public Records of Seminole County, Florida.

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

PROJ. #: 24-20000007  
Received: 6/6/24  
Paid: 6/20/24

REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

☐ LARGE SCALE FUTURE LAND USE AMENDMENT ONLY (>50 ACRES)\$400/ACRE\* (\$10,000 MAX. FEE)

☐ LARGE SCALE FLU AMENDMENT AND REZONE (>50 ACRES)\$400/ACRE\* (\$10,000 MAX. FEE) + 50% OF REZONE FEE  
LSFLUA FEE \_\_\_\_\_ + 50% OF REZONE FEE \_\_\_\_\_ = \_\_\_\_\_ TOTAL LSFLUA AND REZONE FEE

☐ SMALL SCALE FUTURE LAND USE AMENDMENT ONLY (<50 ACRES)\$3,500

☐ SMALL SCALE FLU AMENDMENT AND REZONE (<50 ACRES)\$3,500 + 50% OF REZONE FEE  
SSFLUA FEE \$3,500 + 50% OF REZONE FEE \_\_\_\_\_ = \_\_\_\_\_ TOTAL SSFLUA AND REZONE FEE

☐ TEXT AMENDMENT ASSOCIATED WITH LAND USE AMENDMENT\$1,000

☒ REZONE (NON-PD)\*\*\$2,500 + \$75/ACRE\* (\$6,500 MAX. FEE)

☐ PD REZONE\*\*

☐ PD REZONE\$4,000 + \$75/ACRE\* (\$10,000 MAX. FEE)

☐ PD FINAL DEVELOPMENT PLAN\$1,000

☐ PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLANCALCULATED BELOW  
(TOTAL SF OF NEW IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW/1,000)^<sup>^</sup> x \$25 + \$2,500 = FEE DUE  
(TOTAL SF OF NEW ISA \_\_\_\_\_ /1,000 = \_\_\_\_\_)^<sup>^</sup> x \$25 + \$2,500 = FEE DUE: \_\_\_\_\_  
EXAMPLE: 40,578 SF OF NEW ISA UNDER REVIEW = 40,578/1,000 = 40.58 x \$25 = \$1,014.50 + \$2,500 = \$3,514.50

☐ PD MAJOR AMENDMENT\$4,000 + \$75/ACRE\*<sup>^</sup> (\$10,000 MAX. FEE)

☐ PD MINOR AMENDMENT\$1,000

☐ DEVELOPMENT OF REGIONAL IMPACT (DRI)

☐ DETERMINATION OF SUBSTANTIAL DEVIATION (OR OTHER CHANGE) \$3,500.00

\*PER ACRE FEES ARE ROUNDED UP TO THE NEAREST FULL ACRE  
\*\*50% OF REZONE FEE IF REZONE IS CONCURRENT WITH A LAND USE AMENDMENT  
^ACREAGE IS CALCULATED FOR THE AFFECTED AREA ONLY  
^^ROUNDED TO 2 DECIMAL POINTS

**PROJECT**

PROJECT NAME: <u>Eagle Pass</u>	
PARCEL ID #(S): <u>20-21-31-5CB-0000-005A / 006B</u>	
LOCATION: <u>1845, 1900 Eagle Pass Rd. / W. Chapman Rd</u>	
EXISTING USE(S): <u>A-1</u> vacant	PROPOSED USE(S): <u>C-3</u> warehouse
TOTAL ACREAGE: <u>9.88</u>	BCC DISTRICT: <u>District-1</u>
WATER PROVIDER: <u>Seminole County</u>	SEWER PROVIDER: <u>Seminole County</u>
CURRENT ZONING: <u>A-1</u>	PROPOSED ZONING: <u>C-3</u>
CURRENT FUTURE LAND USE: <u>IND</u>	PROPOSED FUTURE LAND USE: <u>IND</u>

**APPLICANT**EPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME: <u>Larry Jordan</u>	COMPANY: <u>Eagle Pass properties, LLC</u>	
ADDRESS: <u>816 Executive Drive</u>		
CITY: <u>Oviedo</u>	STATE: <u>FL</u>	ZIP: <u>32765</u>
PHONE: <u>407-467-4872</u>	EMAIL: <u>LJordan@JordanHomesFL.com</u>	

**CONSULTANT** ownerEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME: <u>Larry Jordan</u>	COMPANY: <u>Eagle Pass properties, LLC</u>	
ADDRESS: <u>816 Executive Drive</u>		
CITY: <u>Oviedo</u>	STATE: <u>FL</u>	ZIP: <u>32765</u>
PHONE: <u>407-467-4872</u>	EMAIL: <u>LJordan@JordanHomesFL.com</u>	

**OWNER(S)**

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S):		
ADDRESS:		
CITY:	STATE:	ZIP:
PHONE:	EMAIL:	



**CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)**

☒ I elect to defer the Concurrency Review that is required by Chapter 163, Florida Statutes, per Seminole County's Comprehensive Plan for the above listed property until a point as late as Site Plan and/or Final Engineering submittals for this proposed development plan. I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future. **PD Final Development Plan may not defer.**

☐ I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past two years as identified below. Please attach a copy of the Certificate of Vesting or Test Notice.)

**TYPE OF CERTIFICATE****CERTIFICATE NUMBER****DATE ISSUED**

VESTING:

TEST NOTICE:

☐ Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.

By my signature hereto, I do hereby certify that the information contained in this application is true and correct to the best of my knowledge, and understand that deliberate misrepresentation of such information may be grounds for denial or reversal of the application and/or revocation of any approval based upon this application.

I hereby authorize County staff to enter upon the subject property at any reasonable time for the purposes of investigating and reviewing this request. I also hereby agree to place a public notice sign (placard), if required, on the subject property at a location(s) to be determined by County staff.

I further acknowledge that Seminole County may not defend any challenge to my proposed Future Land Use Amendment/Rezoning and related development approvals, and that it may be my sole obligation to defend any and all actions and approvals, which authorize the use or development of the subject property. Submission of this form initiates a process and does not imply approval by Seminole County or any of its boards, commissions or staff.

I further acknowledge that I have read the information contained in this application pertaining to proposed amendments to the official Zoning map, official Future Land Use map and/or Comprehensive Plan and have had sufficient opportunity to inquire with regard to matters set forth therein and, accordingly, understand all applicable procedures and matters relating to this application.

I hereby represent that I have the lawful right and authority to file this application.

  
**SIGNATURE OF OWNER/AUTHORIZED AGENT**

(PROOF OF PROPERTY OWNER'S AUTHORIZATION IS REQUIRED  
IF SIGNED BY SOMEONE OTHER THAN THE PROPERTY OWNER)

  
**DATE**



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
EAGLE PASS PROPERTIES, LLC

### Filing Information

<b>Document Number</b>	L22000441079
<b>FEI/EIN Number</b>	N/A
<b>Date Filed</b>	10/12/2022
<b>Effective Date</b>	10/12/2022
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	02/29/2024

### Principal Address

816 EXECUTIVE DRIVE  
OVIEDO, FL 32765

### Mailing Address



700 WEST MORSE BOULEVARD  
WINTER PARK, FL 32789 UN

**Registered Agent Name & Address**

CLARK & ALBAUGH, LLP  
1800 TOWN PLAZA COURT  
WINTER SPRINGS, FL 32708

Name Changed: 02/29/2024

**Authorized Person(s) Detail**

**Name & Address**

Title MGR

JORDAN, LARRY  
816 EXECUTIVE DRIVE  
OVIEDO, FL 32765

Title MGR

JORDAN, JANETTE  
816 EXECUTIVE DRIVE  
OVIEDO, FL 32765

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2023	02/29/2024
2024	02/29/2024

10/7/24, 10:13 AM

Detail by Entity Name

**Document Images**

02/29/2024 -- REINSTATEMENT

View image in PDF format

10/12/2022 -- Florida Limited Liability

View image in PDF format

Florida Department of State, Division of Corporations

## **Eagle Pass, LLC Rezoning Community Meeting Minutes**

Subject: Rezoning of Parcel ID 20-21-31-5CB-0000-006B (Property A) and 20-21-31-5CB-0000-005A (Property B)

Date: October 14, 2024

Time: 6:00PM to 8:00PM

Location: Seminole County Sheriff's Office at 1225 E Broadway St., Oviedo, FL 32765

### **Attendees:**

Larry Jordan - Eagle Pass, LLC

Giovanni Jordan– Eagle Pass, LLC

Clay Archey – 1780 W Chapman Rd, Oviedo, FL 32765

Kelly Coyle– 2050 Tatra Street, Oviedo, FL 32765

Matt Roberts – 2360 Mid Pine Ct, Oviedo, FL 32765

Meeting began at 6:32 PM once Matt Roberts and Kelly Coyle arrived and 30 minutes past the start time was reached with no other apparent attendees coming.

Larry Jordan began the meeting by describing the intentions for the property rezoning. He described that they had bought the property for his family and that they'd like to build a new office building on the SR 426 frontage of the southernmost parcel with a three-story climate-controlled storage facility behind it on that same parcel. The second parcel is the second phase of the project with the intent to either be storage flats (un-airconditioned) or warehousing depending on the demand. Larry Jordan described that they have an office in Oviedo that they are currently leasing and would like to have our own building which is intended for the southernmost property. Larry Jordan described they run a primarily residential construction and development company. Giovanni Jordan handed out copies of the survey to each attendee to show the locations of each of the intended uses for both parcels and Larry Jordan explained by pointing to the survey.

Clay Archey asked if the property to the east of Property B with frontage on SR 426 is owned by someone else. Kelly Coyle stated that it was owned by someone else and Larry Jordan confirmed.

Kelly Coyle asked what the North end of Property B will have as a barrier between the property and Chapman Road. Larry Jordan confirmed that there will be a fence or wall with a gate.

Clay Archey asked whether it will be an ingress/egress gate. Larry Jordan stated that the intent is for the gate on Chapman Road to be a secondary entrance and exit.

Matt Roberts Confirmed that his biggest concern is placing the primary entrance on Chapman Road as he is concerned with more traffic on West Chapman Road.

Larry Jordan also stated that they'd like to vacate the easement between Property A and B since the Alro Steel Corporation property vacated the easement on Eagle Pass Rd.

Kelly Coyle confirmed that his main concern was with apartments and that he knew that Matt Roberts was also concerned with more traffic on West Chapman Road due to the added traffic from Alro Metals. He stated that the main concern with the primary entrance to Property B was on Chapman Road then the traffic would increase greater.

Kelly Coyle, Matt Roberts, and Clay Archey all expressed concerns if the project was going to be a multifamily proposed project which it is not. The zoning that Eagle Pass LLC is going for will not allow multifamily.

Matt Roberts prefers a wall on the North end of Property B on West Chapman Road.

Meeting adjourned at 7:06PM. Larry Jordan and Giovanni Jordan stayed in the parking lot until 7:30 PM to ensure no others were coming.

Start: 6:32 PM  
End: 7:06 PM




## Eagle Pass, LLC Rezoning Community Meeting Sign-in Sheet

Subject: Rezoning of Parcel ID 20-21-31-5CB-0000-006B (Property A) and 20-21-31-5CB-0000-005A (Property B)

Date: October 14, 2024

Time: 6:00PM to 8:00PM

Location: Seminole County Sheriff's Office at 1225 E Broadway St., Oviedo, FL 32765

Name	Property Address	Phone Number	Email Address	Signature
CLAY ARCHER	1780 W CHAPMAN RD OVIDO FL 32765	352 281 7511	clayarcher@gmail.com	
Kerry Coyle	2050 TATUM STREET OVIDO FL 32765	407-619-3291	Coyle Kerry 00@gmail.com	
Matt Roberts	2360 Mid Pine Ct OVIDO FL 32765	407-947-4474	Matthewrobertsac@ BellSouth.net	

OwnerName	Address1	Address2	CityStateZip
2461 WEST SR 426 LLC	2461 W STATE ROAD 426	STE 1061	OVIEDO, FL 32765-4508
2461 WEST SR 426 LLC	C/O RATCLIFF, STEPHEN J	751 E CHAPMAN RD	OVIEDO, FL 32765-9017
ABCS PROPERTIES LLC	2441 W STATE ROAD 426	SUITE 2011	OVIEDO, FL 32765-4515
AMSDELL STORAGE VENTURES XXXVI LLC	20445 EMERALD PKWY	#220	CLEVELAND, OH 44135-6009
ARCHEY, CLAYTON H & ERIN H		1780 W CHAPMAN RD	OVIEDO, FL 32765-8065
ARCHEY, ERIN H & CLAYTON H		1780 W CHAPMAN RD	OVIEDO, FL 32765-8065
BLEVINS, ASHLEY & CHRISTOPHER		2320 CHURCH ST	OVIEDO, FL 32765-7627
BUYUKYUMUKOGLU, GOKHAN		2321 IVY HARVEST PL	OVIEDO, FL 32765-7300
CALEB N LUKAS IRREV TRUST & CECELIA C LUKAS IRREV	TRUST & STANLEY T LUKAS II IRREV TRUST	1909 SLAVIA RD	OVIEDO, FL 32765-7622
CANINE PROPERTIES OF ORLANDO LLC		512 EAGLETON COVE TRCE	PALM BCH GDNS, FL 33418-8496
CHAPMAN PINES HOMEOWNERS ASSOCIATION INC	C/O EVERGREEN LIFESTYLES MANAGEMENT LLC	2100 S HIAWASSEE RD	ORLANDO, FL 32835-6307
CHAPMAN PINES HOMEOWNERS ASSOCIATION INC	4901 VINELAND RD	STE 500	ORLANDO, FL 32811-7300
CNP ONE LLC		3011 W STATE ROAD 426	OVIEDO, FL 32765-5863
COYLE, KELLY A & TERESA A		2050 TATRA ST	OVIEDO, FL 32765-8839
CRUCIAN PROPERTIES LLC	2441 W STATE ROAD 426	#2031	OVIEDO, FL 32765-4515
DIKEOU REALTY LLC	1615 CALIFORNIA ST	#707	DENVER, CO 80202-3705
DOT/STATE OF FL		719 S WOODLAND BLVD	DELAND, FL 32720-6834
DUNN, JACOB & MADELYN		2301 IVY HARVEST PL	OVIEDO, FL 32765-7623
FAULK, BLONDELL S		2362 CHURCH ST	OVIEDO, FL 32765-7627
FIGUEROA, ELIZABETH M & MOREL, ANTHONY J		2314 IVY HARVEST PL	OVIEDO, FL 32765-7624
FPL FIBERNET LLC PROPERTY TAX - CTX/JB	C/O CROWN CASTLE FIBER	4017 WASHINGTON RD PMB 353	CANONSBURG, PA 15317-2510
GLASS, GEORGE & KATHY		2306 IVY HARVEST PL	OVIEDO, FL 32765-7300
GOODMAN, DOUG & SHELLY L		1693 BLOSSOM SOUND CT	OVIEDO, FL 32765-7613
HAWES, JOSHUA L & KELSEY C		2322 LVY HARVEST PL	OVIEDO, FL 32765
JIMENEZ, ANDY & MARTE-JIMENEZ, CAROLINE		1697 BLOSSOM SOUND CT	OVIEDO, FL 32765-7613
JOHNSON, JONATHAN D & XING, YUAN		1689 BLOSSOM SOUND CT	OVIEDO, FL 32765-7613
JUDITH M DUDA DEC OF TRUST		1721 REBEL RUN	OVIEDO, FL 32765-8042
KITSMILLER, DONALD & MERCEDES		2318 IVY HARVEST PL	OVIEDO, FL 32765-7624
LG DEVELOPMENT CORP		3100 E HIGH ST	JACKSON, MI 49203-3467
LOG CABIN PROPERTIES LLC		702 GLADWIN AVE	FERN PARK, FL 32730-2004
LUCAS, DANIEL J & NATALIE J		3324 OLD SOMERS CV	OVIEDO, FL 32765-9803
LUTHERAN HAVEN		2041 W STATE ROAD 426	OVIEDO, FL 32765-8548
LUTHERAN HAVEN		2063 W STATE ROAD 426	OVIEDO, FL 32765-8560
LUTHERAN HAVEN NURS HOME & ASSISTED LIVING	FACILITY LLC	1525 HAVEN DR	OVIEDO, FL 32765-7566
MANCO, RONALD I & MY N		2350 CHURCH ST	OVIEDO, FL 32765-7627
MASRI ZEDAN, AHMED A Y		2313 IVY HARVEST PL	OVIEDO, FL 32765-7623
OVIEDO COMMERCE CENTER LLC		PO BOX 8	NEW SMYRNA, FL 32170-0008
PARSONS, BRITTANY M		2305 IVY HARVEST PL	OVIEDO, FL 32765-7623
PATRICIA SIDLIK FAMILY TRUST		1710 REBEL RUN	OVIEDO, FL 32765-8041
PULTE HOME CO LLC	4901 VINELAND RD	# 500	ORLANDO, FL 32811-7300
REBEL RUN LLC		1780 W CHAPMAN RD	OVIEDO, FL 32765-8065
RICHARD & JOANNE KINGSLAND FAMILY TRUST		261 N GOLDENSPUR WAY	ORANGE, CA 92869-4429
RING, JOSEPH L		2309 IVY HARVEST PL	OVIEDO, FL 32765-7623



ROBERTS, MATTHEW P & ROBERTS, MARK & ROBERTS, SCHOENING INV LTD	WILLIAM L & ROBERTS, JOHN L	2360 MID PINE CT	OVIEDO, FL 32765-4603
ST LUKE'S EVANGELICAL LUTHERAN CHURCH INC OF TESINSKY, JOHN P & MARLENE	2441 W STATE ROAD 426	STE 1071	OVIEDO, FL 32765-4515
TESINSKY, JOHN P & TESINSKY, MICHAEL & TESINSKY, TESINSKY, KENNETH J & CECILIA W	SLAVIA FL	2021 W STATE ROAD 426	OVIEDO, FL 32765-8524
TRUONG FAMILY REV TRUST	MARLENE E	2136 CHURCH ST	OVIEDO, FL 32765-7627
VAN WORMER, ROBERT A & MARILYN		2136 CHURCH ST	OVIEDO, FL 32765-7627
VU, LEHA T		2341 W STATE ROAD 426	OVIEDO, FL 32765-8828
VZ LIMITED LLC		2302 IVY HARVEST PL	OVIEDO, FL 32765-7623
		2601 CONNECTION PT	OVIEDO, FL 32765-9089
		2310 IVY HARVEST PL	OVIEDO, FL 32765-7623
		2385 W STATE ROAD 426	OVIEDO, FL 32765-8828



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

COUNTY SERVICES  
BUILDING  
1101 EAST FIRST STREET  
SANFORD, FLORIDA  
32771-1468

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**File Number: 2024-1513**

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### **Title:**

**Seminole Science School Expansion Small Scale Future Land Use Map Amendment and PD Rezone** - Consider a Small Scale Future Land Use Map Amendment from Mixed-Use Development and Low Density Residential to Planned Development and a Rezone from A-1 (Agriculture) and C-2 (General Commercial) to PD (Planned Development) for the development of a Public Charter School on approximately 7.85 acres, located at the northwest corner of North US Hwy 17-92 and North Ronald Reagan Boulevard; (Z2024-013/06.24SS.01); (Yalcin Akin, Ph.D., Manager of Discovery Education Holdings, LLC, Applicant); District4 - Lockhart (**Annie Sillaway, Senior Planner**).

### **Department/Division:**

Development Services - Planning and Development

### **Authorized By:**

Dale Hall

### **Contact/Phone Number:**

Annie Sillaway/407-665-7936

### **Background:**

The Applicant is requesting a Small Scale Future Land Use Map Amendment from Mixed-Use Development and Low Density Residential to Planned Development, and a Rezone from A-1 (Agriculture) and C-2 (General Commercial) to PD (Planned Development) in order to develop the subject property as an expansion to the existing Seminole Science Public Charter School located on the parcel directly north of the subject site lying within the jurisdiction of the City of Lake Mary.

The PD proposes a two (2) story public charter school for grades 6-12 with a gross floor area of 73,198 square feet, a maximum building height of forty (40) feet, with an overall maximum Floor Area Ratio (F.A.R.) of 0.50. A recreational field being approximately 44,500 square feet is proposed as an accessory use. There are approximately 0.06 acres of wetlands and 0.04 acres of floodplain onsite;

redevelopment of the site will address stormwater run-off and mitigation of the wetlands.

The Applicant proposes to develop a portion of the wet retention pond on the parcel directly adjacent to the east of the subject site, known as Lot 2 of the Victoria Square Subdivision, located within the City of Lake Mary's jurisdiction. An interlocal agreement has been drafted between the City of Lake Mary and Seminole County that permits the review and permitting between the County and the City for Lot 2. The interlocal agreement was approved by the City of Lake Mary Commission on September 19, 2024, and has been included for reference in the agenda package. The Interlocal Agreement will be scheduled for the December 10, 2024, Board of County Commissioners meeting agenda in conjunction with this Small-Scale Future Land Use and PD Rezone.

The Applicant's request for the Planned Development Future Land Use and PD (Planned Development) zoning classification is due to the proposed F.A.R. of 0.50 exceeding the Commercial Future Land Use F.A.R. limit of 0.35. Per Seminole County Comprehensive Plan Objective FLU 4.4 Planned Developments; the Planned Development land use designation implements innovative arrangements of land development features and provides a variety of densities and intensities that may not be possible with other land use designations and zoning districts.

The Future Land Use and zoning designations of the surrounding area are as follows:

- East: North US Hwy 17-92 and City of Lake Mary Jurisdiction (Lot 2)  
Future Land Use: Commercial  
Zoning: C-1 (Retail Commercial)
- West: Retention Pond (owned by Seminole County Board of County Commissioners)  
Future Land Use: Low Density Residential  
Zoning: A-1 (Agriculture)
- North: Unimproved Right of Way known as North Road and City of Lake Mary Jurisdiction
- South: North Ronald Reagan Boulevard (County Road 427)

### Site Analysis

**Floodplain Impacts:**

Based on the Flood Insurance Rate Map (FIRM), the subject site appears to contain floodplain. A topographic survey showing floodplain delineations will be required prior to Site Plan approval. Conservation easements, dedicated to Seminole County will be required over all property within the post development 100-year floodplain.

**Wetland Impacts:**

Based on the preliminary aerial photo and County wetland map analysis, the site appears to contain wetlands. A topographic survey showing the wetland delineation will be required prior to Site Plan approval. The wetlands are proposed to be mitigated at the time of Site Plan review.

**Endangered and Threatened Wildlife:**

Based on a preliminary analysis, there may be endangered and threatened wildlife on the subject property. A listed species survey may be required at the time of Site Plan review.

**Utilities:**

The subject property is in the Seminole County utility service area and will be required to connect to public utilities; however, parcel 22-20-30-300-022F-0000 is within the City of Lake Mary service area. The City of Lake Mary has granted permission to Seminole County to serve this project since Seminole County has connection to utilities in the immediate vicinity. Water and sewer capacity is available to serve the proposed development.

**Transportation/Traffic:**

The property proposes access onto North Ronald Reagan Boulevard (aka. CR 427), which is classified as an Urban Minor Arterial, and currently operating at a level-of-service "C" and does not have improvements programmed in the County five (5) year Capital Improvement Program *or* the FDOT five (5) year Work Program.

The Applicant provided a traffic study, and no additional turning lanes are required for the proposed development.

**Existing Access Easement:**

There is an existing private access easement on the subject site know as Richardson Lane. The private easement must be vacated via a separate legal instrument prior to

Site Plan approval.

Cross Access:

A cross-access easement between the subject site and the existing school site to the north properties will be established at the time of Site Plan review.

Sidewalks:

There is an existing five (5) foot sidewalk along North Ronald Reagan Boulevard; therefore, the Developer will be required to build a sidewalk along the property frontage.

Drainage:

The proposed project is located within the Soldiers Creek Drainage Basin, which has limited downstream capacity; therefore, the site's design will be required to hold water quality, and not exceed the pre-development rate and volume for the twenty-five (25) year, twenty-four (24) hour storm event. At the time of Site Plan review, additional volumetric retention may be required.

Buffers and Open Space:

The Developer will be required to provide a minimum of twenty-five (25) percent open space within the development. A fifteen (15) foot wide buffer is proposed adjacent to North Ronald Reagan Boulevard and the east perimeter boundary, and a ten (10) foot wide landscape buffer is proposed adjacent to the north, west, and remaining south perimeter of the development. The north perimeter of the subject development abuts an uncut portion of right-of-way and an existing retention pond. Required buffer components will be determined at Final Development Plan in compliance with the Seminole County Land Development Code.

#### Consistency with the Land Development Code

The proposed PD (Planned Development) Zoning designation and the associated Master Development Plan have been evaluated for compatibility with the Seminole County Land Development Code (SCLDC) in accordance with Chapter 30, Part 8.

Review Criteria for Planned Developments, as per SCLDC Sec. 30.8.5.3 states, in approving a Planned Development, the Board of County Commissioners shall affirm that the proposed development is consistent with:

- The Plan is consistent with the Comprehensive Plan (as stated in the next section below).
- Greater Benefit and Innovation Criteria. In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented through existing provisions of this Code, and that a PD

would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following:

- Crime Prevention - The design of the proposed school building allowing pedestrian and roadway access around the entire building for parents and students to drive around the site. This would allow more eyes around the school to allow for visibility of public spaces to reduce and prevent crime.
- Neighborhood/community amenities - The Applicant is providing an extension to the existing school, which provides a community amenity.

The proposed project supports the objectives of the PD (Planned Development) Zoning designation. The Master Development Plan provides:

- Permitted uses are limited to a school and related accessory use.
- Provides sufficient buffering to maintain compatibility between the existing development and the adjacent properties.
- Provides defined hours of operation to protect the surrounding area from noise that may come from student pick up and drop off and the operation of the recreational field.
- Architectural renderings have been provided and the building will be developed based on the renderings provided to show the design and placement of the building of the proposed Charter School site.
- Provides the required twenty-five (25) percent open space.

Staff finds the requested PD zoning classification to be consistent with the Land Development Code and compatible with the trend of development in the area.

#### Consistency with the Comprehensive Plan

The purpose and intent of the Planned Development Future Land Use designation is to enable innovative arrangements of the land development features that are not possible with the use of standard land use designations and zoning districts. This land use designation provides for a variety of densities and/or intensities arranged within a development site to encourage flexible and creative site design.

The proposed PD (Planned Development) zoning classification is compatible with the general trend of development in the area along North Hwy 17-92 and Ronald Reagan Boulevard, which consists primarily of commercial uses, as well as civic assembly uses, such as schools (for example, Lake Mary Bilingual Academy), and churches.



The Master Development Plan demonstrates adequate buffering along the entire perimeter of the subject site and limits the hours of operation for the school.

The adjacent properties surrounding the subject property encompasses a stormwater pond (owned by the Seminole County) to the west, vacant common area (owned by the Lake Mary Woods Phase 2 Homeowners Association) and an uncut portion of right-of-way called "North Street" to the north, which will provide extra buffering between the subject property and the adjacent properties.

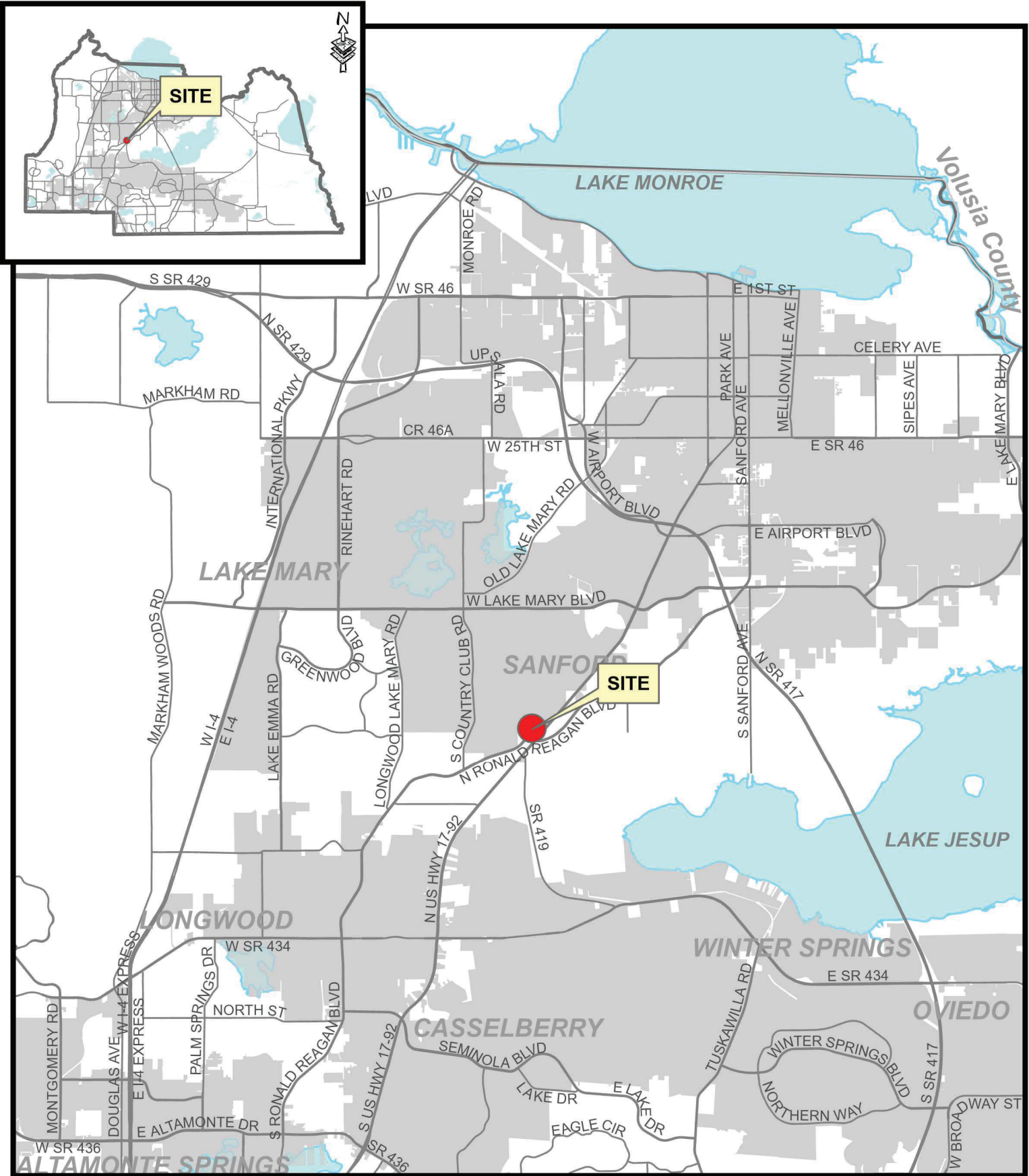
Staff finds the proposed Planned Development Future Land Use designation and PD (Planned Development) zoning classification to be consistent with the Comprehensive Plan.

In compliance with Seminole County Land Development Code Sec. 30.49 - Community Meeting Procedure, the Applicant conducted a community meeting on October 1, 2024; details of the community meeting have been provided in the agenda package.

**Requested Action:**

Staff requests the Board of County Commissioners adopt the proposed Small Scale Future Land Use Map Amendment and concurrent Rezone as per the following:

1. Based on Staff's findings and the testimony and evidence received at the hearing, the Board finds the request does meet the identified portions of the Comprehensive Plan and moved to adopt the requested Small Scale Future Land Use Map Amendment from Higher Intensity Planned Development - Target Industry to Planned Development; and
2. Based on Staff's findings and the testimony and evidence received at the hearing, the Board finds the request does meet the identified portions of the Seminole County Land Development Code and moves to adopt the requested Rezone from PD (Planned Development) to PD (Planned Development), and associated Development Order and Master Development Plan.

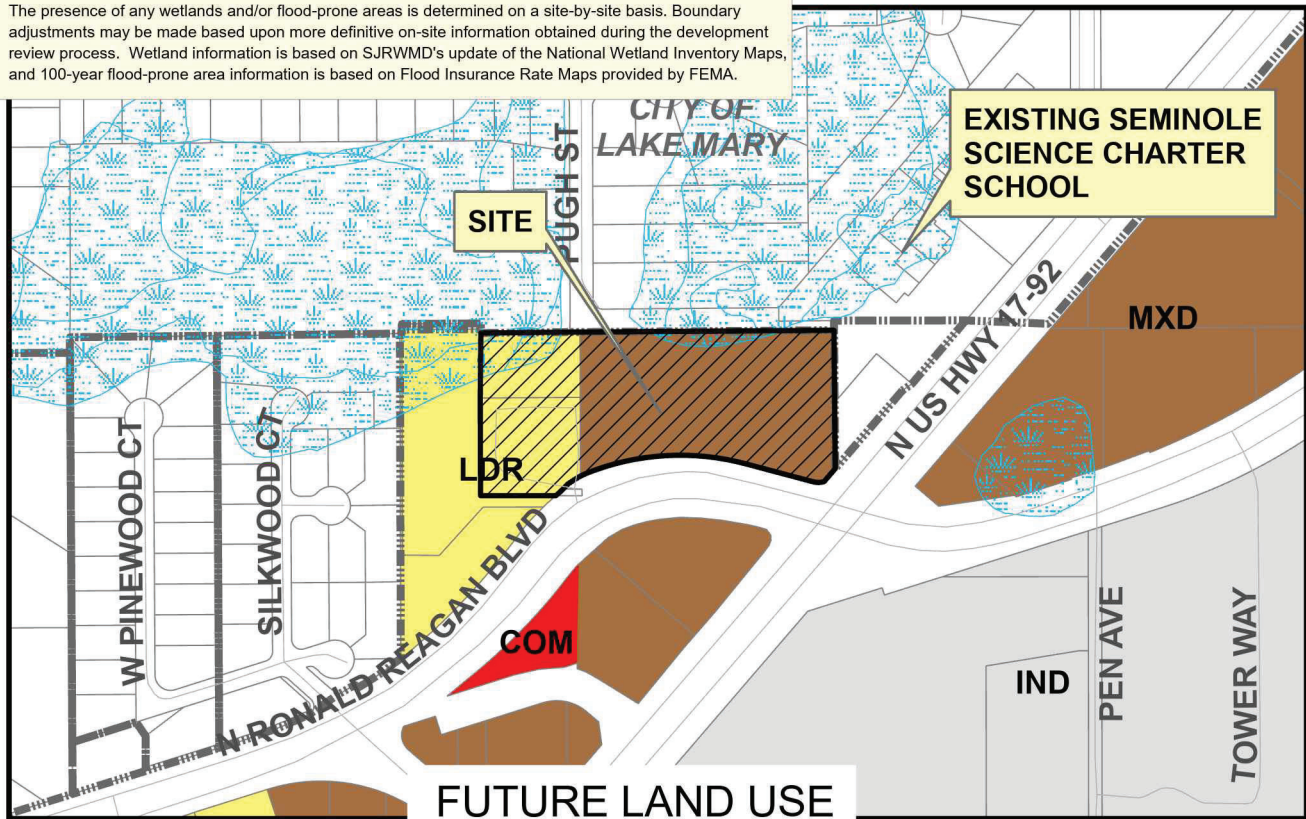


Date: 8/28/2024

Name Z2024-013SiteMap



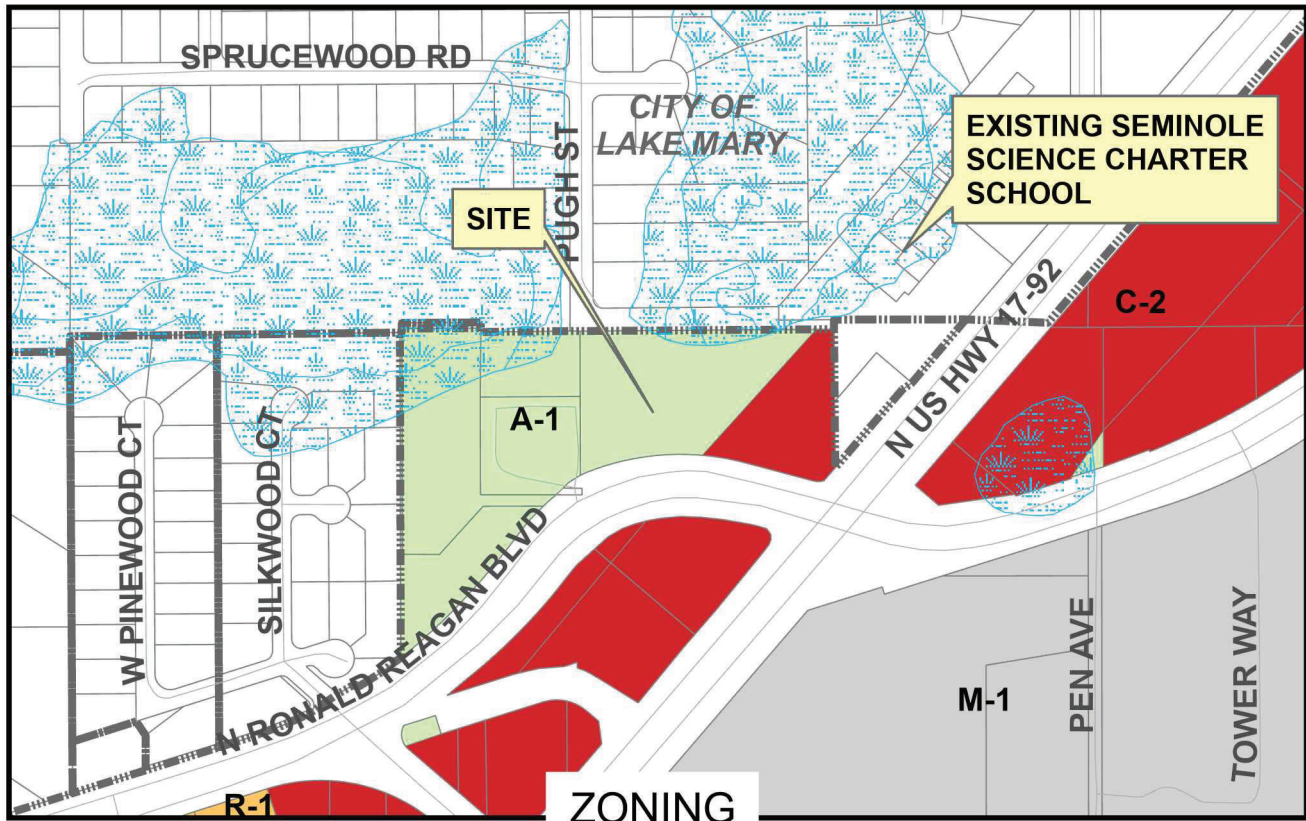
The presence of any wetlands and/or flood-prone areas is determined on a site-by-site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process. Wetland information is based on SJRWMD's update of the National Wetland Inventory Maps, and 100-year flood-prone area information is based on Flood Insurance Rate Maps provided by FEMA.



Site
  CONS
  Municipality
  COM
  IND
  LDR
  MXD

Applicant: Yalcin Akin, PhD  
 Physical STR: 22-20-30  
 Gross Acres: 7.8+/- BCC District: 4  
 Existing Use: vacant, single-family residential  
 Special Notes: Max. Net Density - 0.50 F.A.R.

	Amend/Rezone #	From	To
FLU	06.24SS.01	LDR/ MXD	PD
Zoning	Z2024-013	A-1/ C-2	PD



Date: 8/28/2024

Name Z2024-013

Site
  CONS
  Municipality
  A-1
  R-1
  C-2
  M-1





Rezone No: Z2024-013  
 From: A-1/ C-2 To: PD  
 FLU No: 06.24SS.01  
 From: LDR/ MXD To: PD

 Parcels  
 Municipality  
 Site

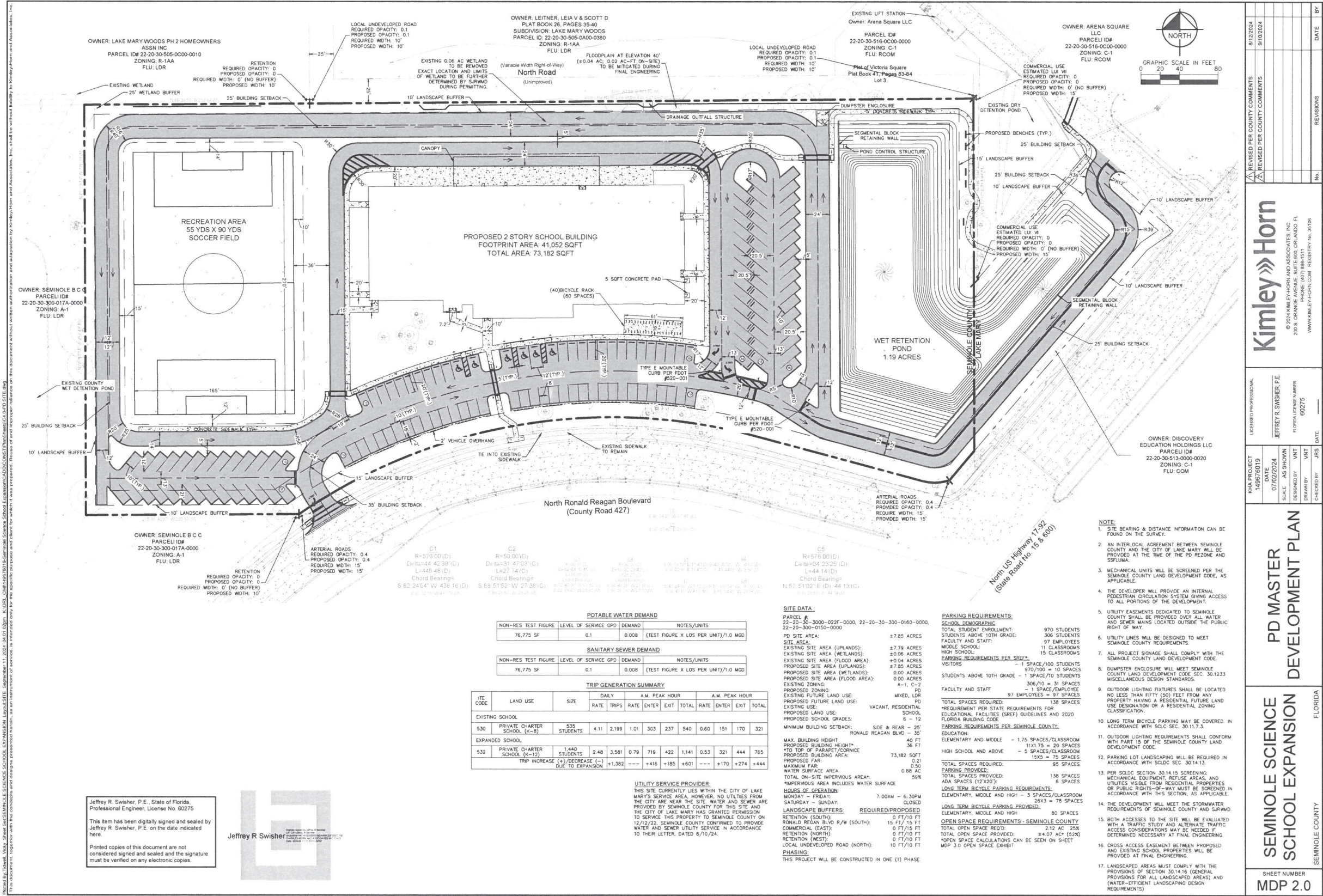


Winter 2024 Color Aerials

Date: 8/28/2024

Name Z2024-013Aerial





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Jeffrey R. Swisher, P.E., State of Florida,  
Professional Engineer, License No. 60275  
  
This item has been digitally signed and sealed by  
Jeffrey R. Swisher, P.E. on the date indicated  
here  
  
Printed copies of this document are not  
considered signed and sealed and the signature  
must be verified on any electronic copies.

Jeffrey R Swisher

POTABLE WATER DEMAND				
NON-RES. TEST FIGURE	LEVEL OF SERVICE	DEMAND	NOTES/UNITS	
76,775 SF	0.1	0.008	(TEST FIGURE X LOS PER UNIT)/1.0 MG	

SANITARY SEWER DEMAND				
NON-RES. TEST FIGURE	LEVEL OF SERVICE	DEMAND	NOTES/UNITS	
76,775 SF	0.1	0.008	(TEST FIGURE X LOS PER UNIT)/1.0 MG	

TRIP GENERATION SUMMARY											
ITE CODE	LAND USE	SIZE	DAILY			A.M. PEAK HOUR			P.M. PEAK HOUR		
			RATE	TRIPS	ENTER	RATE	ENTER	EXIT	RATE	ENTER	EXIT
EXISTING SCHOOL											
530	PRIVATE CHARTER SCHOOL (K-8)	535 STUDENTS	4.11	2,199	1.01	303	237	540	0.60	151	321
EXPANDED SCHOOL											
532	PRIVATE CHARTER SCHOOL (K-12)	1,440 STUDENTS	2.48	3,581	0.79	719	422	1,141	0.53	321	444
	TRIP INCREASE (+)/DECREASE (-) DUE TO EXPANSION					+1,382	---	+185	+601	---	+170

UTILITY SERVICE PROVIDER:  
THIS SITE CURRENTLY LIES WITHIN THE CITY OF LAKE MARY'S SERVICE AREA. HOWEVER, NO UTILITIES FROM THE CITY ARE NEAR THE SITE. WATER AND SEWER ARE PROVIDED BY SEMINOLE COUNTY FOR THIS SITE AND THE CITY OF LAKE MARY HAS GRANTED PERMISSION TO SERVICE THIS PROPERTY TO SEMINOLE COUNTY ON 12/22/22. SEMINOLE COUNTY CONFERRED TO PROVIDE WATER AND SEWER UTILITY SERVICE IN ACCORDANCE TO THEIR LETTER, DATED 8/10/24.

**SITE DATA:**  
PARCEL # 22-20-30-3000-022F-0000, 22-20-30-3000-0160-0000, 22-20-30-3000-0150-0000  
PD SITE AREA: ±7.85 ACRES  
EXISTING SITE AREA (UPLANDS): ±7.79 ACRES  
EXISTING SITE AREA (FLOOD AREA): ±0.04 ACRES  
PROPOSED SITE AREA (UPLANDS): ±7.85 ACRES  
PROPOSED SITE AREA (FLOOD AREA): 0.00 ACRES  
EXISTING ZONING: A-1, C-2  
PROPOSED ZONING: PD  
EXISTING FUTURE LAND USE: MIXED, LDR  
PROPOSED FUTURE LAND USE: VACANT, RESIDENTIAL  
EXISTING USE: SCHOOL  
PROPOSED SCHOOL GRADES: 6 - 12  
MINIMUM BUILDING SETBACK: SIDE & REAR - 25'  
RONALD REAGAN BLVD - 35'  
MAX. BUILDING HEIGHT: 40 FT  
+10' TOP OF PARAPET/CORNISE: 36 FT  
PROPOSED BUILDING AREA: 73,182 SQFT  
PROPOSED FAR: 0.21  
WATER SURFACE AREA: 0.88 AC  
TOTAL ON-SITE IMPERVIOUS AREA: 59%  
IMPERVIOUS AREA INCLUDES WATER SURFACE  
HOURS OF OPERATION: MONDAY - FRIDAY: 7:00AM - 6:30PM  
SATURDAY - SUNDAY: CLOSED  
LANDSCAPE BUFFERS: REQUIRED/PROPOSED  
RETENTION (SOUTH): 0 FT/10 FT  
RETENTION (NORTH): 15 FT/15 FT  
RETENTION (EAST): 0 FT/15 FT  
RETENTION (WEST): 0 FT/10 FT  
LOCAL UNDEVELOPED ROAD (NORTH): 10 FT/10 FT  
THIS PROJECT WILL BE CONSTRUCTED IN ONE (1) PHASE.

**PARKING REQUIREMENTS:**  
**SCHOOL DEMOGRAPHIC:**  
TOTAL STUDENT ENROLLMENT: 970 STUDENTS  
STUDENTS ABOVE 10TH GRADE: 306 STUDENTS  
FACULTY AND STAFF: 97 EMPLOYEES  
MIDDLE SCHOOL: 11 CLASSROOMS  
HIGH SCHOOL: 15 CLASSROOMS  
**PARKING REQUIREMENTS PER SPEC:**  
VISITORS - 1 SPACE/100 STUDENTS  
STUDENTS ABOVE 10TH GRADE - 1 SPACE/10 STUDENTS  
FACULTY AND STAFF - 1 SPACE/EMPLOYEE  
97 EMPLOYEES = 97 SPACES  
TOTAL SPACES REQUIRED: 138 SPACES  
EDUCATIONAL FACILITIES (SPEC) GUIDELINES AND 2020 FLORIDA BUILDING CODE  
PARKING REQUIREMENTS PER SEMINOLE COUNTY:  
EDUCATION: - 1.75 SPACES/CLASSROOM  
ELEMENTARY AND MIDDLE - 11X1.75 = 20 SPACES  
HIGH SCHOOL AND ABOVE - 5 SPACES/CLASSROOM  
15X5 = 75 SPACES  
TOTAL SPACES PROVIDED: 95 SPACES  
TOTAL SPACES REQUIRED: 138 SPACES  
ADA SPACES (12X20): 6 SPACES  
LONG TERM BICYCLE PARKING REQUIREMENTS:  
ELEMENTARY, MIDDLE AND HIGH - 3 SPACES/CLASSROOM  
26X3 = 78 SPACES  
ELEMENTARY, MIDDLE AND HIGH - 80 SPACES  
OPEN SPACE REQUIREMENTS - SEMINOLE COUNTY  
TOTAL OPEN SPACE REQ'D: 2.12 AC 25%  
TOTAL OPEN SPACE PROVIDED: 107 AC (52%)  
\*OPEN SPACE CALCULATIONS CAN BE SEEN ON SHEET MDP 3.0 OPEN SPACE EXHIBIT

- NOTE:**
1. SITE BEARING & DISTANCE INFORMATION CAN BE FOUND ON THE SURVEY.
  2. AN INTERLOCAL AGREEMENT BETWEEN SEMINOLE COUNTY AND THE CITY OF LAKE MARY WILL BE PROVIDED AT THE TIME OF THE PD REZONE AND SETBACK.
  3. MECHANICAL UNITS WILL BE SCREENED PER THE SEMINOLE COUNTY LAND DEVELOPMENT CODE, AS APPLICABLE.
  4. THE DEVELOPER WILL PROVIDE AN INTERNAL PEDESTRIAN CIRCULATION SYSTEM GIVING ACCESS TO ALL PORTIONS OF THE DEVELOPMENT.
  5. UTILITY EASEMENTS DEDICATED TO SEMINOLE COUNTY SHALL BE PROVIDED OVER ALL WATER AND SEWER MAINS LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY.
  6. UTILITY LINES WILL BE DESIGNED TO MEET SEMINOLE COUNTY REQUIREMENTS.
  7. ALL PROJECT SIGNAGE SHALL COMPLY WITH THE SEMINOLE COUNTY LAND DEVELOPMENT CODE.
  8. DUMPSTER ENCLOSURE WILL MEET SEMINOLE COUNTY LAND DEVELOPMENT CODE SEC. 30.1233 MISCELLANEOUS DESIGN STANDARDS.
  9. OUTDOOR LIGHTING FIXTURES SHALL BE LOCATED NO LESS THAN FIFTY (50) FEET FROM ANY PROPERTY HAVING A RESIDENTIAL FUTURE LAND USE DESIGNATION OR A RESIDENTIAL ZONING CLASSIFICATION.
  10. LONG TERM BICYCLE PARKING MAY BE COVERED IN ACCORDANCE WITH SCLC SEC. 30.11.7.3.
  11. OUTDOOR LIGHTING REQUIREMENTS SHALL CONFORM WITH PART 15 OF THE SEMINOLE COUNTY LAND DEVELOPMENT CODE.
  12. PARKING LOT LANDSCAPING WILL BE REQUIRED IN ACCORDANCE WITH SCLC SEC. 30.14.13.
  13. PER SCLC SECTION 30.14.15 SCREENING: MECHANICAL EQUIPMENT, REFUSE AREAS, AND UTILITIES VISIBLE FROM RESIDENTIAL PROPERTIES OR PUBLIC RIGHTS-OF-WAY MUST BE SCREENED IN ACCORDANCE WITH THIS SECTION, AS APPLICABLE.
  14. THE DEVELOPMENT WILL MEET THE STORMWATER REQUIREMENTS OF SEMINOLE COUNTY AND SURMWD.
  15. BOTH ACCESSES TO THE SITE WILL BE EVALUATED WITH A TRAFFIC STUDY AND ALTERNATE TRAFFIC ACCESS CONSIDERATIONS MAY BE NEEDED IF DETERMINED NECESSARY AT FINAL ENGINEERING.
  16. CROSS ACCESS EASEMENT BETWEEN PROPOSED AND EXISTING SCHOOL PROPERTIES WILL BE PROVIDED AT FINAL ENGINEERING.
  17. LANDSCAPED AREAS MUST COMPLY WITH THE PROVISIONS OF SECTION 30.14.16 (GENERAL PROVISIONS FOR ALL LANDSCAPED AREAS) AND (WATER-EFFICIENT LANDSCAPING DESIGN REQUIREMENTS)

9/12/2024

9/10/2024

REVISED PER COUNTY COMMENTS

7/2/2024

7/2/2024

REVISED PER COUNTY COMMENTS

NO.

REVISIONS

DATE

BY

**Kimley»Horn**

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
200 E. CHANDLER AVENUE, SUITE 100  
ORLANDO, FL 32801  
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL

JEFFREY R. SWISHER, P.E.

FLORIDA LICENSE NUMBER 60275

KHA PROJECT 148750019

SCALE AS SHOWN

DRAWN BY VNT

CHECKED BY JRS

DATE

PD MASTER DEVELOPMENT PLAN

SEMINOLE SCIENCE SCHOOL EXPANSION

FLORIDA

SEMINOLE COUNTY

SHEET NUMBER

MDP 2.0

## SEMINOLE COUNTY DEVELOPMENT ORDER

On January 14, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

See Attached Exhibit A

(The above described legal description has been provided to Seminole County by the owner of the above described property.)

### FINDINGS OF FACT

**Property Owner:** Discovery Education Holdings, LLC

**Project Name:** Seminole Science Charter School Expansion

**Requested Development Approval:** Consider a Small Scale Future Land Use Map Amendment from Mixed-Use Development and Low Density Residential to Planned Development and a Rezone from A-1 (Agriculture) and C-2 (General Commercial) to PD (Planned Development) for the development of a Public Charter School on approximately 7.85 acres, located at the northwest corner of North US Hwy 17-92 and North Ronald Reagan Boulevard.

### Conclusion of Law

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance with the applicable land development regulations and all other applicable regulations and ordinances.

The Property Owner has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Anne Marie Sillaway, AICP  
Senior Planner  
1101 East First Street  
Sanford, Florida 32771



## Order

**NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The subject application for development approval is **GRANTED**.
- (2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with the Development Order.
- (3) The conditions upon this Development Approval and the commitments made as to this Development Approval, all of which have been accepted by and agreed to by the Property Owner of the property as follows:
  - A. Development must comply with the Master Development Plan attached as Exhibit (B).
  - B. Permitted Uses: Public School - Grades Sixth (6<sup>th</sup>) thru Twelfth (12<sup>th</sup>) grade.
  - C. Maximum Floor Area Ratio: 0.50
  - D. Maximum Allowable Building Area: 73,182 square feet
  - E. Maximum Building Height: Forty (40) feet
  - F. Open Space: Twenty-Five (25) percent
  - G. Hours of Operation: School: Monday – Friday: 7:00am – 6:30pm  
Saturday – Sunday: Closed  
Field: Monday- Sunday: 7:00am-9:00pm
  - H. Building Setbacks (External Boundaries):
    - Front (facing Ronald Reagan Blvd): Thirty-five (35) feet.
    - Side: Twenty-five (25) feet
    - Rear: Twenty (25) feet
  - I. Landscape Buffers:
    - North: Ten (10) foot landscape buffer with a 0.1 opacity rating; 0.95 plant units per 100 linear feet.
    - South (facing retention pond): Ten (10) foot minimum landscape buffer with a 0.1 opacity rating; 0.95 plant units per 100 linear feet.
    - South (facing Ronald Reagan Blvd): Fifteen (15) foot minimum landscape buffer with a 0.4 opacity rating; 2.25 plant units per 100 linear feet.
    - East: Fifteen (15) foot minimum landscape buffer with a landscape buffer.
    - West: Ten (10) foot landscape buffer with a 0.1 opacity rating; 0.95 plant units per 100 linear feet.



The perimeter buffer may be widened at Final Development Plan if required per Chapter 30, Part 67 of the Land Development Code of Seminole County. In no case may the building setbacks be less than the required buffer.

- J. The Developer must provide a pedestrian circulation system giving access to all portions of the development as well as connecting to existing sidewalks outside of the development.
- K. The Developer will comply with the Interlocal Agreement between the City of Lake Mary and Seminole County for parcel 22-20-30-513-0000-0020 located in the City of Lake Mary jurisdiction.
- L. All project signage must comply with the Seminole County Land Development Code.
- M. Mechanical Units and Refuse areas are required to be screened from residential properties or public rights of way per the Seminole County Land Development Code.
- N. An eight (8) foot high vinyl chain link fence with top and bottom rails will be located around the entire recreational field.
- O. Utility easements dedicated to Seminole County shall be provided over all water and sewer mains located outside the public right of way.
- P. Utility lines will be designed to meet Seminole County requirements.
- Q. The dumpster enclosure will meet Seminole County Land Development Code requirements.
- R. Outdoor lighting requirements shall conform with Part 15 of the Seminole County Land Development Code.
- S. Off-street parking will meet the Seminole County Land Development Code.
- T. Long term bicycle parking will be provided in accordance with the SCLDC. The long term bicycle parking may be covered in accordance with SCLDC Sec. 30.11.7.3 and will be determined at the time of Final Development Plan.
- U. The development will meet the stormwater requirements of Seminole County and St. Johns River Water Management District (SJRWMD).
- V. A cross access easement between the proposed site to be developed and the existing school property located in the City of Lake Mary jurisdiction will be required and provided at the time of Site Plan.
- W. Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.
- X. The Developer will be required to construct the proposed building to the architectural renderings shown in Exhibit "C".
- Y. In the case of a conflict between the written conditions A through W in this Development Order and the Master Development Plan attached as Exhibit (B), the terms of the written conditions A through W will apply.

(4) This Development Order touches and concerns the above described property and the conditions, commitments and provisions of this Development Order will

perpetually burden, run with and follow this property and be a servitude upon and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.

(6) In the case of a conflict between the written conditions in this Development Order and the attached Master Development Plan, the terms of the written conditions shall apply.

(7) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.

(8) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

(9) In approval of this Development Order by Seminole County, the property owner(s) understands that the County must receive a Final Development Plan within five (5) years of approval of the Master Development Plan, unless this time period is extended by the Seminole County Local Planning Agency / Planning and Zoning Commission. If substantial development has not begun within eight (8) years after approval of the Master Development Plan, the planned development will be subject to review by the Local Planning Agency / Planning and Zoning Commission and the Board of County Commissioners may move to rezone the subject property to a more appropriate zoning or extend the deadline for start of construction (see Sections 30.446 and 449, LDC).

(10) This Order becomes effective upon recording with the Seminole County Clerk of the Court. However, in no case will this Order be effective prior to the effective date of the associated comprehensive plan amendment enacted in association with Seminole Science School Expansion (as referenced in Exhibit A), on January 14, 2025.

**Done and Ordered on the date first written above.**

**SEMINOLE COUNTY BOARD  
OF COUNTY COMMISSIONERS**

By: \_\_\_\_\_  
Jay Zembower, Chairman

**EXHIBIT A**  
**Legal Description**

PARCEL A LEGAL DESCRIPTION:

THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LYING NORTH OF THE REALIGNMENT OF COUNTY ROAD NO. 427 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER SECTION 22, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 24 MINUTES 20 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1323.26 FEET TO THE NORTHWEST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 24 MINUTES 20 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 661.92 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 10 SECONDS EAST ALONG THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 374.07 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 15 & 600 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 7701-203; THENCE SOUTH 40 DEGREES 34 MINUTES 38 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 5.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 50.00 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 64 DEGREES 10 MINUTES 45 SECONDS FOR AN ARC LENGTH OF 56.01 FEET TO THE POINT OF TANGENCY; SAID CURVE ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 427 AS DESCRIBED IN OFFICIAL RECORDS BOOK 2784, PAGE 1281, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE NORTH 75 DEGREES 14 MINUTES 37 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 179.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 576.00 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44 DEGREES 42 MINUTES 38 SECONDS FOR AN ARC LENGTH OF 449.48 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF THE AFOREMENTIONED WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THENCE NORTH 00 DEGREES 17 MINUTES 41 SECONDS WEST ALONG SAID WEST LINE A DISTANCE OF 399.26 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION TAKEN FOR ROAD RIGHT-OF-WAY BY AMENDED ORDER OF TAKING RECORDED MAY 12, 2010 IN OFFICIAL RECORDS BOOK 7777, PAGE 1485, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL C LEGAL DESCRIPTION:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; RUN IN A SOUTHERLY DIRECTION ALONG THE EASTERLY LINE OF SAID NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) 170 FEET; RUN THENCE IN A WESTERLY DIRECTION PARALLEL WITH THE NORTHERLY LINE OF SAID NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) 257.84 FEET; RUN THENCE IN A NORTHERLY DIRECTION PARALLEL TO THE EASTERLY LINE OF SAID NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) 170 FEET TO THE NORTHERLY LINE OF SAID NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4); RUN THENCE IN AN EASTERLY DIRECTION ALONG THE NORTHERLY LINE OF SAID NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) 257.84 FEET TO THE POINT OF BEGINNING.

PARCEL D LEGAL DESCRIPTION:

FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, RUN IN A SOUTHERLY DIRECTION ALONG THE EASTERLY LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4,

170.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE SOUTHERLY ALONG THE EASTERLY LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, 252.35 FEET; RUN THENCE WESTERLY IN A DIRECTION PARALLEL WITH THE NORTHERLY LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, 257.84 FEET; RUN THENCE IN A NORTHERLY DIRECTION PARALLEL TO THE EASTERLY LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, 252.35 FEET; RUN THENCE IN AN EASTERLY DIRECTION PARALLEL TO THE NORTHERLY LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, 257.84 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT: LANDS DEEDED TO SEMINOLE COUNTY IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2943, PAGE 706, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

## EXHIBIT B

### Master Development Plan

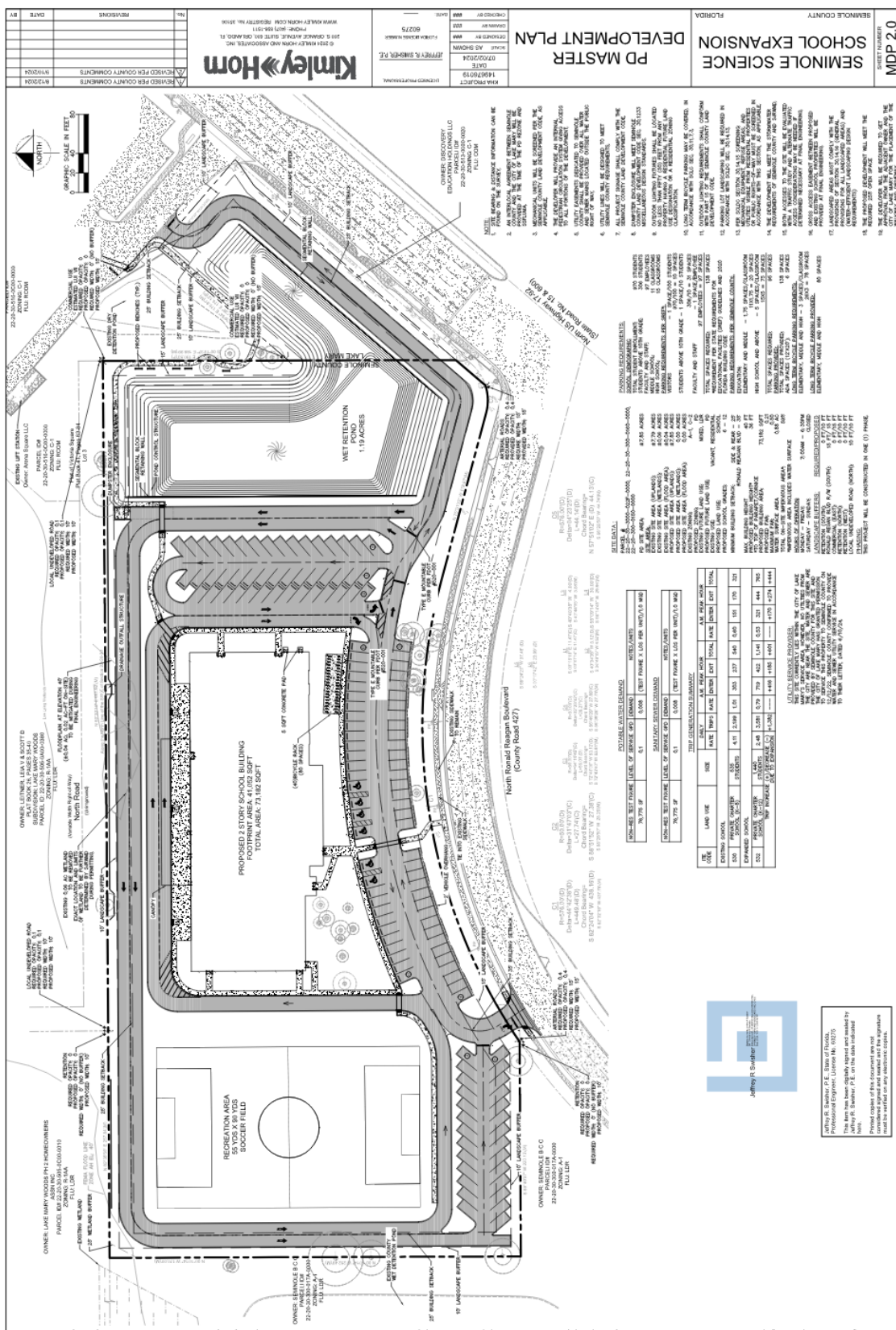




Exhibit C  
Architectural Renderings







**AN ORDINANCE FURTHER AMENDING THE SEMINOLE COUNTY COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP DESIGNATION OF 2060 RICHARDSON LANE, 2075 RICHARDSON LANE AND VACANT PARCEL 22-20-30-300-022F-0000 BY VIRTUE OF A SMALL SCALE FUTURE LAND USE MAP AMENDMENT; CHANGING THE FUTURE LAND USE MAP DESIGNATION ASSIGNED TO CERTAIN PROPERTY FROM LOW DENSITY RESIDENTIAL AND MIXED-USE DEVELOPMENT TO PLANNED DEVELOPMENT; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of County Commissioners of Seminole County enacted Ordinance Number 2008-44 which adopted the Seminole County Comprehensive Plan (“the Plan”), which Plan has been subsequently amended from time-to-time and in accordance with State law; and

**WHEREAS**, the Board of County Commissioners has followed the procedures set forth in Section 163.3187, Florida Statutes, in order to further amend certain provisions of the Plan as set forth in this Ordinance relating to a Small Scale Future Land Use Map Amendment; and

**WHEREAS**, the Board of County Commissioners has substantially complied with the procedures set forth in the Implementation Element of the Plan regarding public participation; and

**WHEREAS**, the Seminole County Local Planning Agency held a public hearing, with all required public notice on December 4, 2024, for the purpose of providing recommendations to the Board of County Commissioners with regard to the Plan Amendment set forth in this Ordinance; and

**WHEREAS**, the Board of County Commissioners held a public hearing on January 14, 2025, with all required public notice for the purpose of hearing and considering the recommendations and comments of the general public, the Local Planning Agency, other public agencies, and other jurisdictions prior to final action on the Plan amendment set forth in this Ordinance; and

**WHEREAS**, the Board of County Commissioners hereby finds that the Plan, as amended by this Ordinance, is consistent and in compliance with the provisions of State law, including, but not limited to, Sections 163.3177 and 163.3187, Florida Statutes, and with the Strategic Regional Policy Plan of the East Central Florida Regional Planning Council

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:**

**Section 1. Recitals/Legislative findings:**

The above recitals are true and correct and form and include legislative findings which are a material part of this Ordinance.

**Section 2. AMENDMENT TO COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP DESIGNATION:**

(a) The Future Land Use Element's Future Land Use Map as set forth in Ordinance Number 2008-44, as previously amended, is hereby further amended by amending the Future Land Use Map designation assigned to the following property and which is depicted on the Future Land Use Map and further described in the attached Exhibit "A" to this Ordinance:

Ord Exhibit	Name	Amendment Number	Future Land Use Change From-To	LPA Hearing Date	Board Hearing Date
A	Seminole Science School Expansion SSFLUMA & PD Rezone	06.24SS.01 (Z2024-013)	Mixed-Use Development and Low Density Residential to Planned Development with a maximum F.A.R. of 0.50	12/4/2024	1/14/2025

(b) The associated rezoning request was completed by means of Ordinance Number 25-\_\_\_\_\_.

**Section 3. Severability:**

If any provision of this Ordinance or the application to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity will not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application and, to this end, the provisions of this Ordinance are declared severable.

**Section 4. Exclusion from County Code/Codification:**

(a) It is the intent of the Board of County Commissioners that the provisions of this Ordinance will not be codified into the Seminole County Code, but that the Code Codifier shall have liberal authority to codify this Ordinance as a separate document or as part of the Land Development Code of Seminole County in accordance with prior directions given to this Code Codifier.

(b) The Code Codifier is hereby granted broad and liberal authority to codify and edit the provisions of the Seminole County Comprehensive Plan to reflect adopted amendments to the Plan.

**Section 5. Effective Date:**

(a) The County will provide a certified copy of this Ordinance to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes.

(b) This Ordinance will take effect upon filing a copy of this Ordinance with the Department of State by the Clerk of the Board of County Commissioners; provided, however, that the effective date of the plan amendment set forth in this Ordinance, if the amendment is not challenged in a timely manner, will be no earlier than thirty-one (31) days after the adoption date of the amendment. If challenged within the appropriate time period, this amendment will become effective on the date the State Land Planning Agency or the State Administration Commission enters a final order determining the

adopted amendment to be in compliance. No development orders, development permits or land uses dependent upon this amendment may be issued or commence before it has become effective.

**ENACTED** this 14th day of January, 2025

BOARD OF COUNTY COMMISSIONERS  
OF SEMINOLE COUNTY, FLORIDA

By: \_\_\_\_\_  
JAY ZEMBOWER, CHAIRMAN



**EXHIBIT A****Amendment 06.24SS.01****LEGAL DESCRIPTION****PARCEL A LEGAL DESCRIPTION:**

THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LYING NORTH OF THE REALIGNMENT OF COUNTY ROAD NO. 427 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER SECTION 22, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 24 MINUTES 20 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1323.26 FEET TO THE NORTHWEST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 24 MINUTES 20 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 661.92 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 10 SECONDS EAST ALONG THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 374.07 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 15 & 600 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 7701-203; THENCE SOUTH 40 DEGREES 34 MINUTES 38 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 5.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 50.00 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 64 DEGREES 10 MINUTES 45 SECONDS FOR AN ARC LENGTH OF 56.01 FEET TO THE POINT OF TANGENCY; SAID CURVE ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 427 AS DESCRIBED IN OFFICIAL RECORDS BOOK 2784, PAGE 1281, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE NORTH 75 DEGREES 14 MINUTES 37 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 179.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 576.00 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44 DEGREES 42 MINUTES 38 SECONDS FOR AN ARC LENGTH OF 449.48 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF THE AFOREMENTIONED WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THENCE NORTH 00 DEGREES 17 MINUTES 41 SECONDS WEST ALONG SAID WEST LINE A DISTANCE OF 399.26 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION TAKEN FOR ROAD RIGHT-OF-WAY BY AMENDED ORDER OF TAKING RECORDED MAY 12, 2010 IN OFFICIAL RECORDS BOOK 7777, PAGE 1485, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL C LEGAL DESCRIPTION:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; RUN IN A SOUTHERLY DIRECTION ALONG THE EASTERLY LINE OF SAID NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) 170 FEET; RUN THENCE IN A WESTERLY DIRECTION PARALLEL WITH THE NORTHERLY LINE OF SAID NORTHWEST

QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) 257.84 FEET; RUN THENCE IN A NORTHERLY DIRECTION PARALLEL TO THE EASTERLY LINE OF SAID NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) 170 FEET TO THE NORTHERLY LINE OF SAID NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4); RUN THENCE IN AN EASTERLY DIRECTION ALONG THE NORTHERLY LINE OF SAID NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) 257.84 FEET TO THE POINT OF BEGINNING.

PARCEL D LEGAL DESCRIPTION:

FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, RUN IN A SOUTHERLY DIRECTION ALONG THE EASTERLY LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, 170.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE SOUTHERLY ALONG THE EASTERLY LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, 252.35 FEET; RUN THENCE WESTERLY IN A DIRECTION PARALLEL WITH THE NORTHERLY LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, 257.84 FEET; RUN THENCE IN A NORTHERLY DIRECTION PARALLEL TO THE EASTERLY LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, 252.35 FEET; RUN THENCE IN AN EASTERLY DIRECTION PARALLEL TO THE NORTHERLY LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, 257.84 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT: LANDS DEEDED TO SEMINOLE COUNTY IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2943, PAGE 706, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

**AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO 2060 RICHARDSON LANE; 2075 RICHARDSON LANE; VACANT PARCEL 22-20-30-300-022F-0000 LOCATED IN SEMINOLE COUNTY; REZONING CERTAIN PROPERTY CURRENTLY ASSIGNED THE A-1 (AGRICULTURE) AND C-2 (GENERAL COMMERCIAL) ZONING CLASSIFICATION TO THE PD (PLANNED DEVELOPMENT) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.**

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:**

**Section 1. LEGISLATIVE FINDINGS.**

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the documents titled Seminole Science School Expansion SSFLUMA & PD Rezone, dated January 14, 2025.

(b) The Board hereby determines that the economic impact statement referred to by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.

**Section 2. REZONING.** The zoning classification assigned to the following described property is changed from A-1 (Agriculture) and C-2 (General Commercial) to PD (Planned Development) pursuant to the provisions contained in Development Order #24-20500006, attached to this Ordinance as Exhibit "A" and incorporated in this Ordinance by reference:

**SEE ATTACHED EXHIBIT "B" FOR LEGAL DESCRIPTION  
SEE ATTACHED EXHIBIT "C" FOR BOUNDARY SURVEY**

**Section 3. CODIFICATION.** It is the intention of the Board of County Commissioners that the provisions of this Ordinance will not be codified.

**Section 4. SEVERABILITY.** If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity will not affect other provisions or applications of this

Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

**Section 5. EFFECTIVE DATE.** A certified copy of this Ordinance will be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes, and this Ordinance will be effective upon the latter of: (i) the recording date of the Development Order #24-20500006 in the Official Land Records of Seminole County; (ii) filing this Ordinance with the Department of State; or (iii) the companion Future Land Use Amendment Ordinance No. 2025-\_\_ being deemed final in accordance with Florida Statutes Chapter 163, Part II.

ENACTED this 14<sup>th</sup> day of January, 2025.

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

By: \_\_\_\_\_  
JAY ZEMBOWER, CHAIRMAN

**EXHIBIT "A"**  
**DEVELOPMENT ORDER**

FILE NO.: PZ2024-013	DEVELOPMENT ORDER #:	24-20500006
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**SEMINOLE COUNTY DEVELOPMENT  
ORDER**

On January 14, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

See Attached Exhibit A

(The above described legal description has been provided to Seminole County by the owner of the above described property.)

**FINDINGS OF FACT**

**Property Owner:** Discovery Education Holdings, LLC

**Project Name:** Seminole Science Charter School Expansion

**Requested Development Approval:** Consider a Small Scale Future Land Use Map Amendment from Mixed-Use Development and Low Density Residential to Planned Development and a Rezone from A-1 (Agriculture) and C-2 (General Commercial) to PD (Planned Development) for the development of a Public Charter School on approximately 7.85 acres, located at the northwest corner of North US Hwy 17-92 and North Ronald Reagan Boulevard.

**Conclusion of Law**

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance with the applicable land development regulations and all other applicable regulations and ordinances.

The Property Owner has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Anne Marie Sillaway, AICP  
Senior Planner  
1101 East First Street  
Sanford, [Florida 32771](#)



FILE NO. PZ2024-013

DEVELOPMENT ORDER #24-20500006

## Order

**NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

(1) The subject application for development approval is **GRANTED**.

(2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with the Development Order.

(3) The conditions upon this Development Approval and the commitments made as to this Development Approval, all of which have been accepted by and agreed to by the Property Owner of the property as follows:

- A. Development must comply with the Master Development Plan attached as Exhibit (B).
- B. Permitted Uses: Public School - Grades Sixth (6<sup>th</sup>) thru Twelfth (12<sup>th</sup>) grade.
- C. Maximum Floor Area Ratio: 0.50
- D. Maximum Allowable Building Area: 73,182 square feet
- E. Maximum Building Height: Forty (40) feet
- F. Open Space: Twenty-Five (25) percent
- G. Hours of Operation: School: Monday – Friday: 7:00am – 6:30pm  
Saturday – Sunday: Closed  
Field: Monday- Sunday: 7:00am-9:00pm
- H. Building Setbacks (External Boundaries):
  - Front (facing Ronald Reagan Blvd): Thirty-five (35) feet.
  - Side: Twenty-five (25) feet
  - Rear: Twenty (25) feet
- I. Landscape Buffers:
  - North: Ten (10) foot landscape buffer with a 0.1 opacity rating; 0.95 plant units per 100 linear feet.
  - South (facing retention pond): Ten (10) foot minimum landscape buffer with a 0.1 opacity rating; 0.95 plant units per 100 linear feet.
  - South (facing Ronald Reagan Blvd): Fifteen (15) foot minimum landscape buffer with a 0.4 opacity rating; 2.25 plant units per 100 linear feet.
  - East: Fifteen (15) foot minimum landscape buffer with a landscape buffer.
  - West: Ten (10) foot landscape buffer with a 0.1 opacity rating; 0.95 plant units per 100 linear feet.

FILE NO. PZ2024-013

DEVELOPMENT ORDER #24-20500006

The perimeter buffer may be widened at Final Development Plan if required per Chapter 30, Part 67 of the Land Development Code of Seminole County. In no case may the building setbacks be less than the required buffer.

- J. The Developer must provide a pedestrian circulation system giving access to all portions of the development as well as connecting to existing sidewalks outside of the development.
- K. The Developer will comply with the Interlocal Agreement between the City of Lake Mary and Seminole County for parcel 22-20-30-513-0000-0020 located in the City of Lake Mary jurisdiction.
- L. All project signage must comply with the Seminole County Land Development Code.
- M. Mechanical Units and Refuse areas are required to be screened from residential properties or public rights of way per the Seminole County Land Development Code.
- N. An eight (8) foot high vinyl chain link fence with top and bottom rails will be located around the entire recreational field.
- O. Utility easements dedicated to Seminole County shall be provided over all water and sewer mains located outside the public right of way.
- P. Utility lines will be designed to meet Seminole County requirements.
- Q. The dumpster enclosure will meet Seminole County Land Development Code requirements.
- R. Outdoor lighting requirements shall conform with Part 15 of the Seminole County Land Development Code.
- S. Off-street parking will meet the Seminole County Land Development Code.
- T. Long term bicycle parking will be provided in accordance with the SCLDC. The long term bicycle parking may be covered in accordance with SCLDC Sec. 30.11.7.3 and will be determined at the time of Final Development Plan.
- U. The development will meet the stormwater requirements of Seminole County and St. Johns River Water Management District (SJRWMD).
- V. A cross access easement between the proposed site to be developed and the existing school property located in the City of Lake Mary jurisdiction will be required and provided at the time of Site Plan.
- W. Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.
- X. The Developer will be required to construct the proposed building to the architectural renderings shown in Exhibit "C".
- Y. In the case of a conflict between the written conditions A through W in this Development Order and the Master Development Plan attached as Exhibit (B), the terms of the written conditions A through W will apply.

(4) This Development Order touches and concerns the above described property and the conditions, commitments and provisions of this Development Order will

FILE NO.:	PZ2024-013	DEVELOPMENT ORDER #	24-20500006
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perpetually burden, run with and follow this property and be a servitude upon and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.

(6) In the case of a conflict between the written conditions in this Development Order and the attached Master Development Plan, the terms of the written conditions shall apply.

(7) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.

(8) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

(9) In approval of this Development Order by Seminole County, the property owner(s) understands that the County must receive a Final Development Plan within five (5) years of approval of the Master Development Plan, unless this time period is extended by the Seminole County Local Planning Agency / Planning and Zoning Commission. If substantial development has not begun within eight (8) years after approval of the Master Development Plan, the planned development will be subject to review by the Local Planning Agency / Planning and Zoning Commission and the Board of County Commissioners may move to rezone the subject property to a more appropriate zoning or extend the deadline for start of construction (see Sections 30.446 and 449, LDC).

(10) This Order becomes effective upon recording with the Seminole County Clerk of the Court. However, in no case will this Order be effective prior to the effective date of the associated comprehensive plan amendment enacted in association with Seminole Science School Expansion (as referenced in Exhibit A), on January 14, 2025.

FILE NO. PZ2024-013

DEVELOPMENT ORDER #24-20500006

**Done and Ordered on the date first written above.**

**SEMINOLE COUNTY BOARD  
OF COUNTY COMMISSIONERS**

By: \_\_\_\_\_  
Jay Zembower, Chairman

FILE NO.:	PZ2024-013	DEVELOPMENT ORDER #	24-20500006
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**EXHIBIT A**  
**Legal Description**

PARCEL A LEGAL DESCRIPTION:

THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LYING NORTH OF THE REALIGNMENT OF COUNTY ROAD NO. 427 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER SECTION 22, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 24 MINUTES 20 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1323.26 FEET TO THE NORTHWEST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 24 MINUTES 20 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 661.92 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 10 SECONDS EAST ALONG THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 374.07 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 15 & 600 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 7701-203; THENCE SOUTH 40 DEGREES 34 MINUTES 38 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 5.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 50.00 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 64 DEGREES 10 MINUTES 45 SECONDS FOR AN ARC LENGTH OF 56.01 FEET TO THE POINT OF TANGENCY; SAID CURVE ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 427 AS DESCRIBED IN OFFICIAL RECORDS BOOK 2784, PAGE 1281, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE NORTH 75 DEGREES 14 MINUTES 37 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 179.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 576.00 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44 DEGREES 42 MINUTES 38 SECONDS FOR AN ARC LENGTH OF 449.48 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF THE AFOREMENTIONED WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THENCE NORTH 00 DEGREES 17 MINUTES 41 SECONDS WEST ALONG SAID WEST LINE A DISTANCE OF 399.26 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION TAKEN FOR ROAD RIGHT-OF-WAY BY AMENDED ORDER OF TAKING RECORDED MAY 12, [2010](#) IN OFFICIAL RECORDS BOOK 7777, PAGE 1485, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL C LEGAL DESCRIPTION:

FILE NO.:	PZ2024-013	DEVELOPMENT ORDER #	24-20500006
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BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; RUN IN A SOUTHERLY DIRECTION ALONG THE EASTERLY LINE OF SAID NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) 170 FEET; RUN THENCE IN A WESTERLY DIRECTION PARALLEL WITH THE NORTHERLY LINE OF SAID NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) 257.84 FEET; RUN THENCE IN A NORTHERLY DIRECTION PARALLEL TO THE EASTERLY LINE OF SAID NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) 170 FEET TO THE NORTHERLY LINE OF SAID NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4); RUN THENCE IN AN EASTERLY DIRECTION ALONG THE NORTHERLY LINE OF SAID NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) 257.84 FEET TO THE POINT OF BEGINNING.

PARCEL D LEGAL DESCRIPTION:

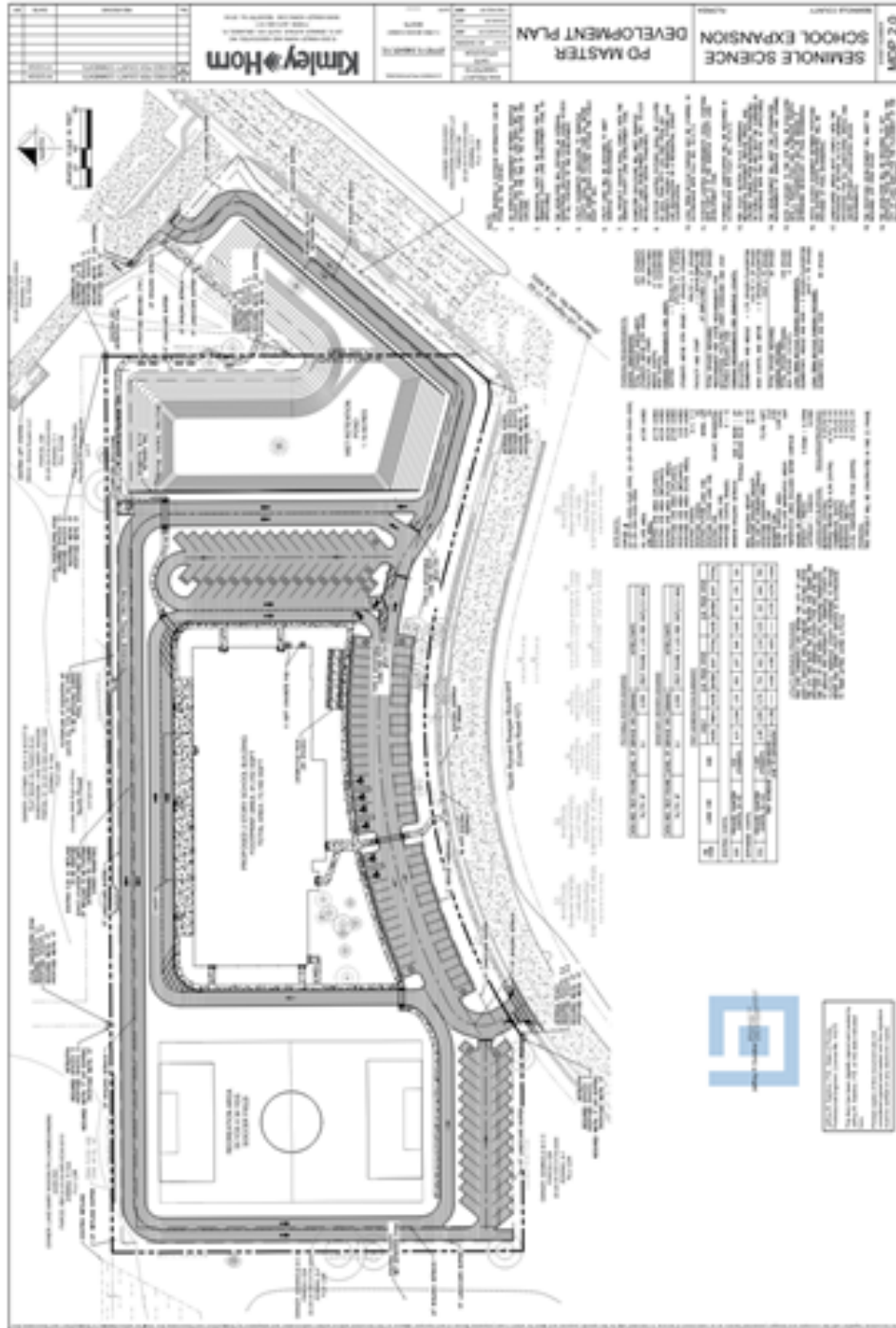
FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, RUN IN A SOUTHERLY DIRECTION ALONG THE EASTERLY LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4,

170.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE SOUTHERLY ALONG THE EASTERLY LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, 252.35 FEET; RUN THENCE WESTERLY IN A DIRECTION PARALLEL WITH THE NORTHERLY LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, 257.84 FEET; RUN THENCE IN A NORTHERLY DIRECTION PARALLEL TO THE EASTERLY LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, 252.35 FEET; RUN THENCE IN AN EASTERLY DIRECTION PARALLEL TO THE NORTHERLY LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, 257.84 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT: LANDS DEEDED TO SEMINOLE COUNTY IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2943, PAGE 706, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.



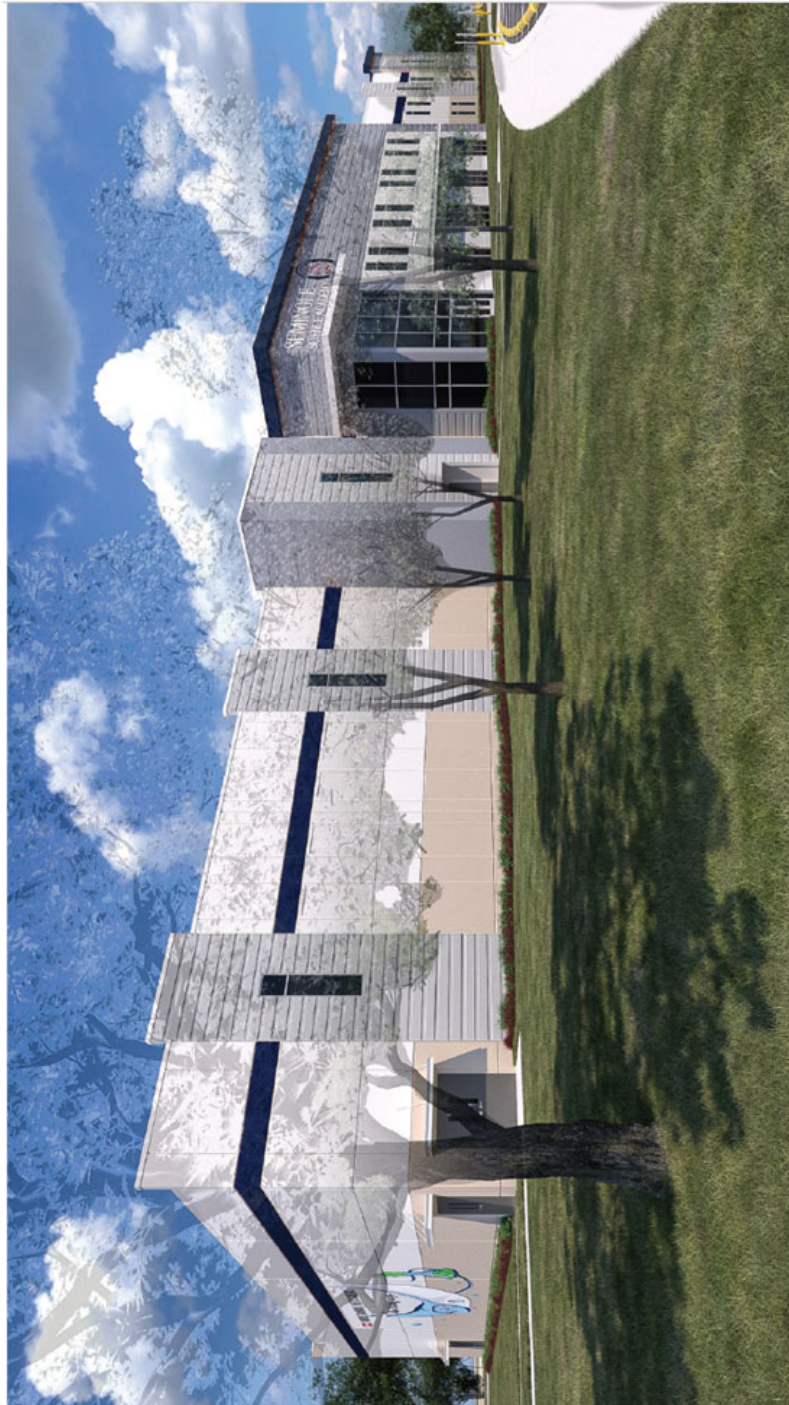
FILE NO. P22024-013 DEVELOPMENT ORDER # 24-20500008

**EXHIBIT B**  
**Master Development Plan**



FILE NO.:	PZ2024-013	DEVELOPMENT ORDER #:	24-20500006
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Exhibit C  
Architectural Renderings





FILE NO. : PZ2024-013

DEVELOPMENT ORDER #

24-20500006



**EXHIBIT "B"**  
**LEGAL DESCRIPTION**

**PARCEL A LEGAL DESCRIPTION:**

THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LYING NORTH OF THE REALIGNMENT OF COUNTY ROAD NO. 427 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

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LESS AND EXCEPT THAT PORTION TAKEN FOR ROAD RIGHT-OF-WAY BY AMENDED ORDER OF TAKING RECORDED MAY 12, 2010 IN OFFICIAL RECORDS BOOK 7777, PAGE 1485, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

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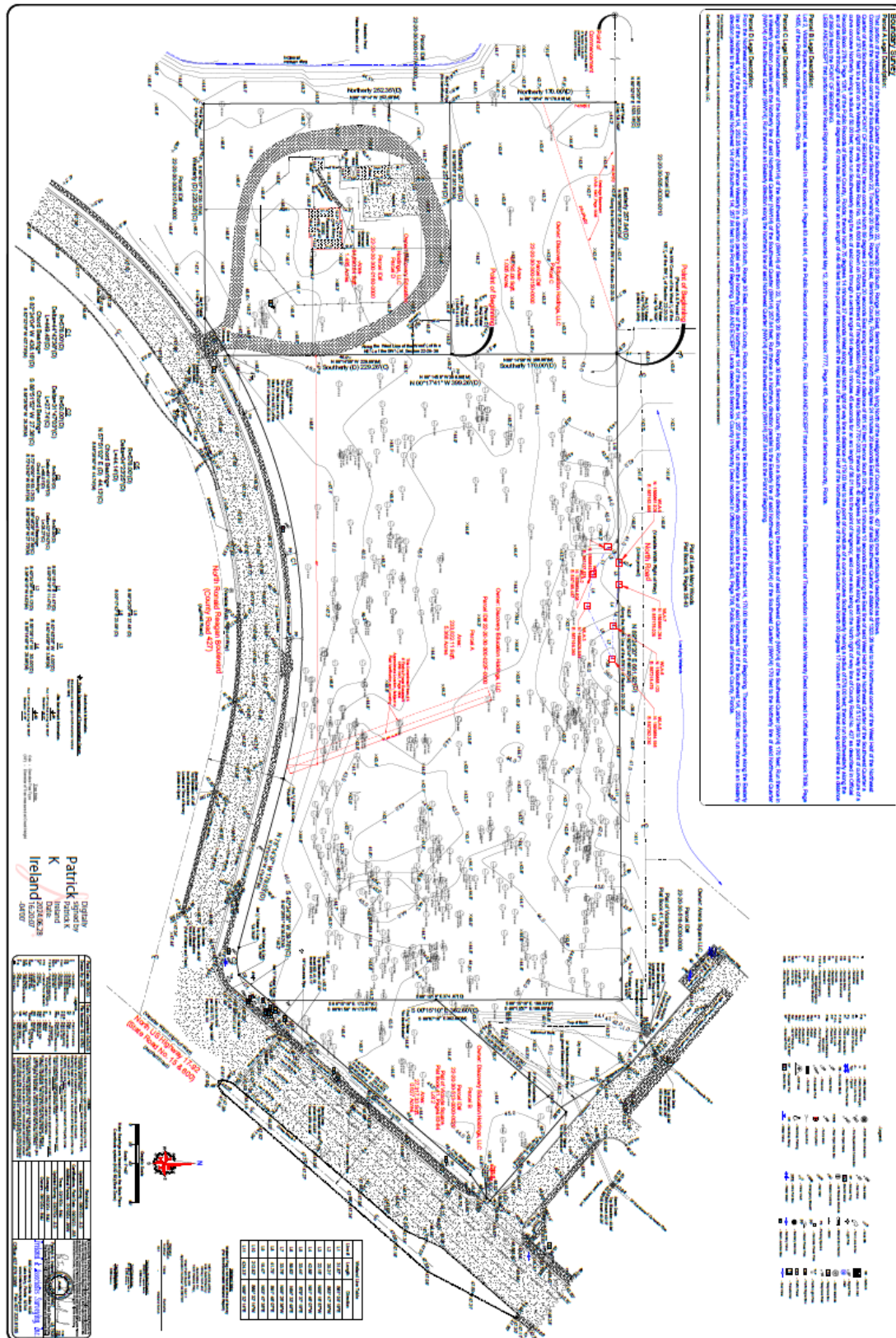
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170.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE SOUTHERLY ALONG THE EASTERLY LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, 252.35 FEET; RUN THENCE WESTERLY IN A DIRECTION PARALLEL WITH THE NORTHERLY LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, 257.84 FEET; RUN THENCE IN A NORTHERLY DIRECTION PARALLEL TO THE EASTERLY LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, 252.35 FEET; RUN THENCE IN AN EASTERLY DIRECTION PARALLEL TO THE NORTHERLY LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, 257.84 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT: LANDS DEEDED TO SEMINOLE COUNTY IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2943, PAGE 706, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

# EXHIBIT C BOUNDARY SURVEY







## City of Lake Mary

*Incorporated in 1973*

12/12/2022

To: Kimley-Horn  
c/o Jeffery Swisher  
189 South Orange Ave, Suite 1000  
Orlando, FL 32801

RE: Parcel# 222030300022F0000  
Located at the NW corner of N Ronald Regan Blvd and US HWY 17/92

To Whom it may concern:

The the referenced parcel is within the City of Lake Mary Service Area. The existing utilities are owned by Seminole County in the immediate vicinity of the project of which the project will be directed to connect to. The City grants permission to Seminole County to serve this project. If you have any questions or need additional information, please don't hesitate to contact me.

Sincerely,

Danielle Koury, P.E.  
City Engineer

**INTERLOCAL AGREEMENT REGARDING  
REVIEW AND PERMITTING OF  
CERTAIN REAL PROPERTY  
between  
SEMINOLE COUNTY, FLORIDA  
and  
CITY OF LAKE MARY, FLORIDA**

**THIS INTERLOCAL AGREEMENT REGARDING REVIEW AND PERMITTING OF CERTAIN REAL PROPERTY** (hereinafter referred to as "Agreement") is entered into by and between **SEMINOLE COUNTY GOVERNMENT**, a charter county and political subdivision of the State of Florida with its Administrative Offices located at 1101 E. First Street, Sanford, FL 32771 ("Seminole County"), and **CITY OF LAKE MARY, FLORIDA**, a political subdivision of the State of Florida, whose mailing address is 100 North Country Club Road, Lake Mary, Florida 32746 ("Lake Mary"). Seminole County and Lake Mary are sometimes herein jointly referred to as the "Parties."



**WITNESSETH**

**WHEREAS**, this Agreement is entered into pursuant to the authority set forth in the Florida Constitution, Article VIII, § 2, § 163.01, Florida Statutes, the Florida Interlocal Cooperation Act of 1969, and the applicable provisions of Chapters 163, 166 and 180, Florida Statutes; and

**WHEREAS**, the purpose of this Agreement is to facilitate the expansion of the Seminole Science Charter School ("School") which is currently operating within the jurisdictional boundaries of the City, however, desires to expand its campus to include a property within the County, along with additional expansion within the City; and

**WHEREAS**, School is the current fee simple owner of the property described in **Exhibit “A”**, attached hereto and incorporated herein, having Seminole County Tax Parcel ID numbers 22-20-30-300-022F-0000; 22-20-30-300-0150-0000; and 22-20-30-300-0160-0000 which are located in the County; and is also the owner of property located in the City with Seminole County Tax Parcel ID numbers 22-20-30-516-0000-0010; 22-20-30-516-0000-0020, and 22-20-30-513-0000-0020; the latter property being the subject of this Agreement, and described in Exhibit “B” (“Subject Property”); and

**WHEREAS**, City has agreed to provide a limited transfer of authority to County for the purposes of development order, developer’s commitment agreement, construction revisions, and building permit review and approval specifically for the Subject Property as provided herein; and

**WHEREAS**, School desires to develop the Subject Property consistent with the PD Agreement which includes the Master Plan attached hereto and incorporated herein as **Exhibit “C”** (“Development Plan”), which governs development of the property in the County, and which will govern the Subject Property located in the City.

**NOW, THEREFORE**, in consideration of the premises and the mutual promises and agreements set forth herein and other good and valuable consideration, the receipt of which is hereby acknowledged and intending to be legally bound hereby, the Parties agree as follows:

**Section 1. Recitals.** The above Recitals are true and correct and are incorporated herein by reference.

**Section 2. Future Land Use Map and Zoning Designation Confirmation.** City confirms that the comprehensive plan future land use map and zoning designation of the Subject

Property allows for the development proposed in the Development Plan and City does not object to the development of the Subject Property consistent with the Development Plan. This Agreement does not apply to the development of the Subject Property for any other project or use. No variance on the Subject Property will be approved by the County without a letter of no objection from the City.

**Section 3. Limited Transfer of Authority.** County and City hereby agree that jurisdiction for the Subject Property is hereby transferred to County for the limited purpose of the following:

- a) County reviewing and issuing development orders, developer's commitment agreement, construction revisions, building permits, and certificates of occupancy, and any other related activities or reviews, for development of the Subject Property in compliance with the Seminole County Code, the Florida Building Code and the Fire Code; and
- b) County collecting permit fees and impact fees relating to the development of the Subject Property.

City retains jurisdiction and authority over the Subject Property for all other municipal purposes, including without limitation, implementation of the City of Lake Mary Comprehensive Plan and the City Land Development Code except as outlined in this Agreement, home rule and police power regulation (including code enforcement), police, fire, other governmental and emergency services, utilities, and the imposition and collection of ad valorem and non-ad valorem taxation.

The County agrees to provide the City records of all orders, permits, and C.O.s issued in connection with the expansion of the School on the Subject Property upon request of the City.

**Section 4. Term.** The term of this Agreement shall be for the earlier of: (i) five (5) years from the Effective Date; or (ii) until a final certificate of occupancy is issued for the Project, unless extended by mutual agreement of the parties. After termination of this Agreement, the limited jurisdiction transferred herein ceases and reverts back to the City.

**Section 5. Notices.** All notices and correspondence shall be by first class mail, except that any notice of termination shall be mailed return receipt requested. Any notice hereunder shall be sent to:

CITY:

City Manager  
100 North Country Club Road  
Lake Mary, Florida 32746

COUNTY:

Seminole County Board of County Commissioners  
County Manager  
1101 East First Street  
Sanford, Florida 32771



**Section 6. Miscellaneous.**

1. This Agreement may not be modified or amended, or any term or provision hereof waived or discharged except in writing, in recordable form, signed by the Parties, or their respective successors and assigns.

2. This Agreement shall be construed and enforced in accordance with, and governed by, the laws of the State of Florida.

3. All of the terms of this Agreement, whether so expressed or not, shall be binding upon the respective successors, assigns and legal representatives of the Parties hereto and shall inure to the benefit of and be enforceable by the Parties hereto and their respective successors, assigns and legal representatives.

4. The headings of this Agreement are for reference only and shall not limit or otherwise affect the meaning thereof.

5. Each Party to this Agreement shall bear its own attorney's fees and costs in connection with this Agreement and /or in connection with any action undertaken in compliance with, or relating to, this Agreement.

**Section 7. Severability.** If any section, subsection, sentence, clause, phrase, or portion of this Agreement is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion hereto.


**Section 8. Effective Date.** This Agreement shall become effective upon its execution by the second of the two Parties hereto and such date shall be inserted on the first page of this Agreement ("Effective Date"). Thereafter, the County Clerk will record a certified copy of this Agreement in the Official Public Records of Seminole County, Florida, and provide City with a recorded copy of this Agreement.

**IN WITNESS WHEREOF,** County and City have executed this Agreement on the dates stated below.

*[The remainder of this page is intentionally left blank]*



**CITY OF LAKE MARY, FLORIDA**

By:   
David J. Mealon, Mayor

Date: September 19, 2024

ATTEST:

By:   
Amber Branton, City Clerk



ATTEST:

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

\_\_\_\_\_  
GRANT MALOY  
Clerk to the Board of  
County Commissioners of  
Seminole County, Florida.

By: \_\_\_\_\_  
JAY ZEMBOWER, Chairman

Date: \_\_\_\_\_

For the use and reliance of  
Seminole County only.

As authorized for execution by the Board of  
County Commissioners at its \_\_\_\_\_,  
2024, regular meeting.

Approved as to form and  
legal sufficiency.

\_\_\_\_\_  
County Attorney

Attachments

- Exhibit A – Legal Description (County Parcels)
- Exhibit B – Legal Description (City Parcels)
- Exhibit C – Development Plan



NJB/kly  
8/13/24

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**EXHIBIT "A"**  
**COUNTY PARCELS**

Tax Parcel ID Numbers:

22-20-30-300-022F-0000;  
22-20-30-300-0150-0000; and  
22-20-30-300-0160-0000

Legal Descriptions:

PARCEL A LEGAL DESCRIPTION:

THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LYING NORTH OF THE REALIGNMENT OF COUNTY ROAD NO. 427 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

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PARCEL D LEGAL DESCRIPTION:

FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, RUN IN A SOUTHERLY DIRECTION ALONG THE EASTERLY LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4,

170.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE SOUTHERLY ALONG THE EASTERLY LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, 252.35 FEET; RUN THENCE WESTERLY IN A DIRECTION PARALLEL WITH THE NORTHERLY LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, 257.84 FEET; RUN THENCE IN A

NORTHERLY DIRECTION PARALLEL TO THE EASTERLY LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, 252.35 FEET; RUN THENCE IN AN EASTERLY DIRECTION PARALLEL TO THE NORTHERLY LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, 257.84 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT: LANDS DEEDED TO SEMINOLE COUNTY IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2943, PAGE 706, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.



**EXHIBIT "B"**  
**CITY PARCELS**

Tax Parcel ID Numbers and Legal Descriptions:

22-20-30-516-0000-0010;  
22-20-30-516-0000-0020, and  
22-20-30-513-0000-0020 (Subject Property)

Legal Descriptions:

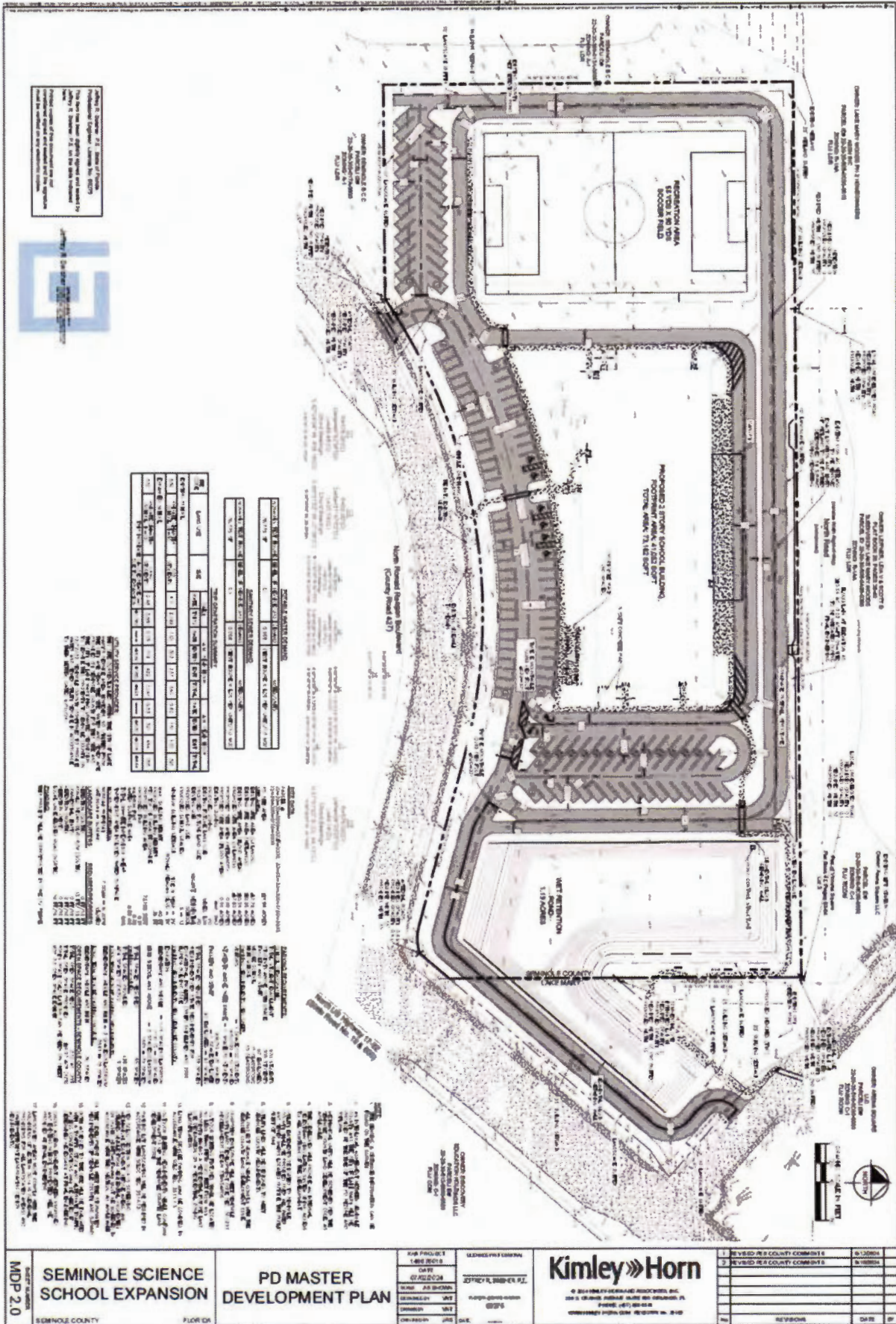
Unit 1 and 2, Victoria Commons, a Declaration of Condominium, recorded in Official Records Book 6875, Page 15 through 77 of the Public Records of Seminole County, Florida.

Lot 2, Victoria Square, according to the plat thereof, as recorded in Plat Book 41, Pages 83 and 84 of the Public Records of Seminole County, Florida. LESS AND EXCEPT that portion conveyed to the State of Florida Department of Transportation in that certain Warranty Deed recorded in Official Records Book 7639, Page 1455, of the Public Records of Seminole County, Florida.





# EXHIBIT "C" DEVELOPMENT PLAN



TRAFFIC IMPACT ANALYSIS  
**SEMINOLE SCIENCE SCHOOL EXPANSION**  
SEMINOLE COUNTY, FLORIDA



Prepared for:

Discovery Education Holdings, LLC  
2427 Lynx Lane  
Orlando, Florida 32804

Prepared by:

Traffic Planning and Design, Inc.  
535 Versailles Drive  
Maitland, Florida 32751  
407-628-9955

July 2024  
REVISED  
September 2024

TPD № 5834

## PROFESSIONAL ENGINEERING CERTIFICATION

I hereby certify that I am a Professional Engineer properly registered in the State of Florida practicing with Traffic Planning and Design, Inc., a corporation authorized to operate as an engineering business, EB-3702, by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluations, findings, opinions, conclusions, or technical advice attached hereto for:

**PROJECT:** Seminole Science School Expansion

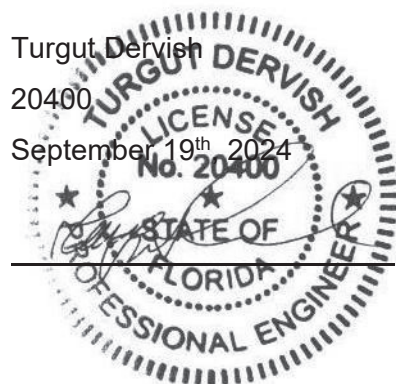
**LOCATION:** Seminole County, Florida

**CLIENT:** Discovery Education Holdings, LLC

I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.

**NAME:** Turgut Dervish  
**P.E. No.:** 20400  
**DATE:** September 19<sup>th</sup> 2024

**SIGNATURE:**



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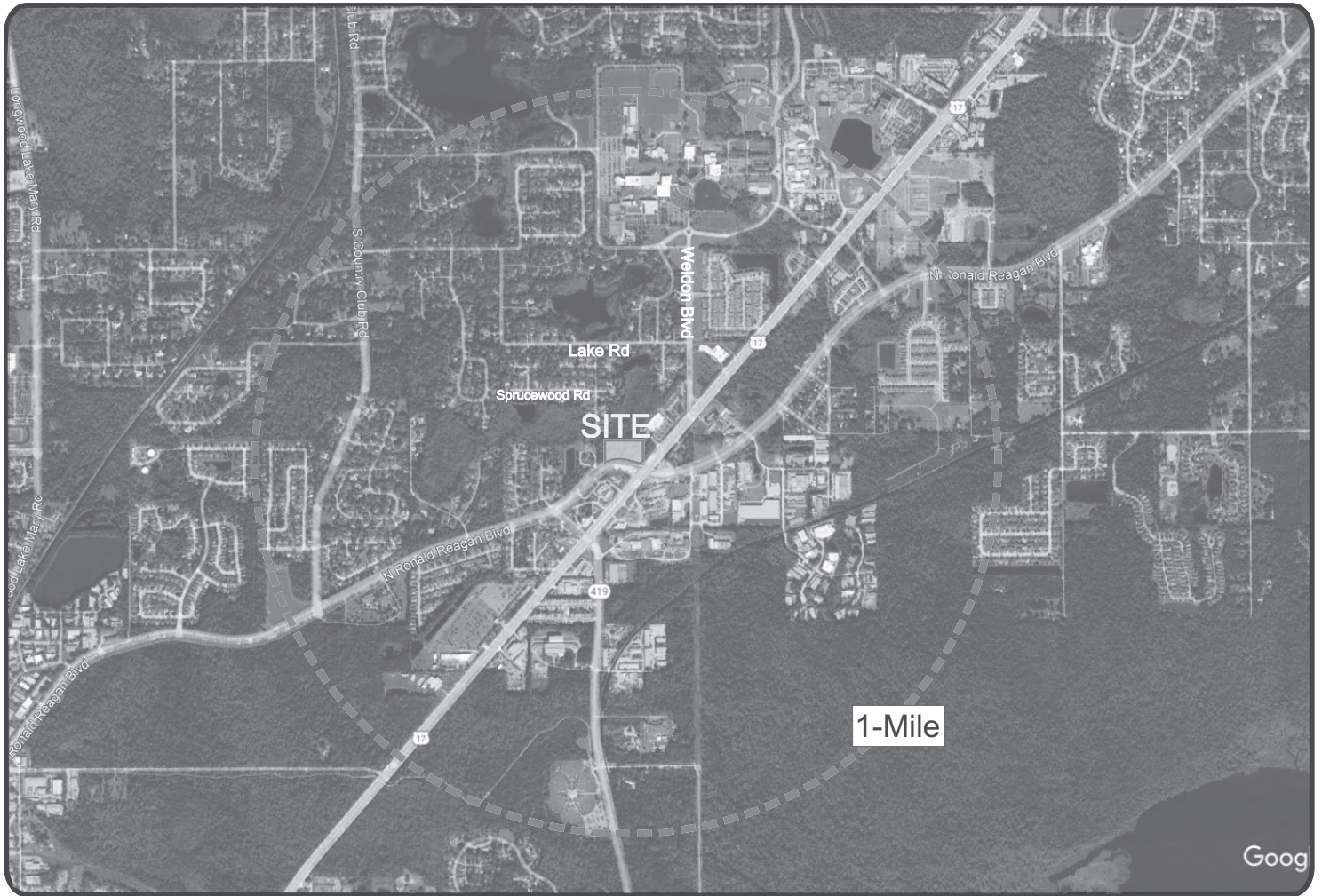
## INTRODUCTION

This analysis was conducted in order to assess the traffic impact of the proposed expansion to the Seminole Science School in Seminole County, Florida. The expansion site is located in the northwest corner of the intersection of US 17-92 and Ronald Reagan Boulevard adjacent to the existing school. The existing school has 535 K–8 students and will be expanded to a total enrollment of 1,440 K–12 students. **Figure 1** depicts the site location of the existing and expanded school. Access to the site will be provided via the same access connections as the existing school plus a new right-in/right-out driveway on Ronald Reagan Boulevard. **Figure 2** depicts the conceptual site plan of the school expansion.

The project is in the Seminole County Dense Urban Land Use Area (DULA). As per Seminole County requirements, the classified roadways within the one-mile sphere of influence (or impact area) and major intersections within a quarter mile from the site were included in the traffic analysis. The analysis was conducted in accordance with a study methodology submitted to and reviewed by Seminole County. The study methodology and related correspondence are included in **Appendix A**. Data used in the analysis consisted of site plan and development information provided by the Project Engineers, daily traffic volume data obtained from Seminole County, and A.M./P.M. peak hour intersection counts made by Traffic Planning and Design, Inc. (TPD) personnel.





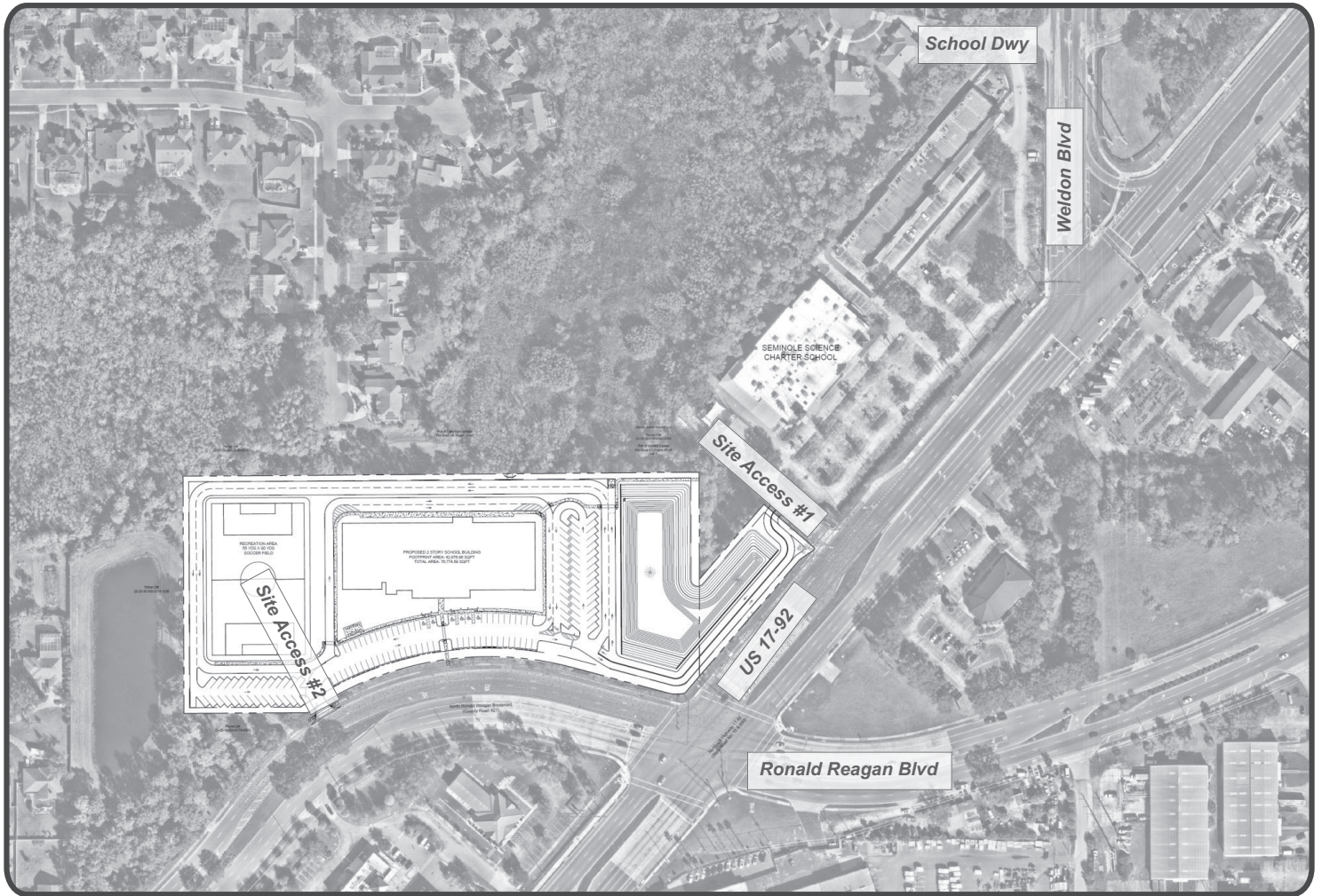


Seminole Science School Expansion  
Project № 5834  
**Figure 1**

**Site Location**







Seminole Science School Expansion  
Project № 5834  
**Figure 2**

**Site Plan**



## EXISTING TRAFFIC CONDITIONS

Existing traffic conditions were analyzed using daily traffic volumes for the study roadways and A.M./P.M. peak hour traffic volumes for the study intersections. The roadway analysis consisted of a generalized capacity analysis with the existing traffic volumes and the available capacity. The intersection analysis was conducted using *Synchro* software. Pertinent roadway segment data sheets showing the existing and committed trips along with the corresponding segment capacities are included in **Appendix B**.

### Existing 2024 Roadway Capacity Analysis

A roadway segment analysis was performed for the study roadway segments by comparing the total daily traffic volume of each segment with the corresponding capacity of the segment. **Table 1** shows the roadway segments along with their number of lanes, adopted daily capacities, existing traffic volumes, available capacities, and existing Levels of Service (LOS). The results of the analysis indicate that the roadway segments currently operate satisfactorily with excess traffic capacity available.

**Table 1**  
**Existing 2024 Roadway Capacity Analysis**

Seg ID	Segment	Lanes	Daily Capacity	Existing Volume	Available Capacity	LOS
<b>US 17-92</b>						
342	SR 434 to SR 419	6LD	48,000	35,622	12,378	C
343	SR 419 to CR 427	6LD	48,000	33,944	14,056	C
344	CR 427 to Lake Mary Blvd	6LD	48,000	30,988	17,012	C
<b>Ronald Reagan Boulevard (CR 427)</b>						
061	Country Home Rd to US 17-92	4LD	42,560	24,365	18,195	C
062	US 17-92 to Country Club Rd	4LD	42,560	20,387	22,173	C
<b>SR 419</b>						
279	Edgemon Ave to US 17-92	2U	18,270	16,093	2,177	B
<b>Silkwood Court</b>						
259A	US 17-92 to CR 427	4U	42,560	7,580	34,980	A
<b>Country Club Road</b>						
042	Broadmoor Rd to Continental Blvd	2U	19,360	10,453	8,907	A
043	Continental Blvd to CR 427	2U	19,360	11,000	8,360	A



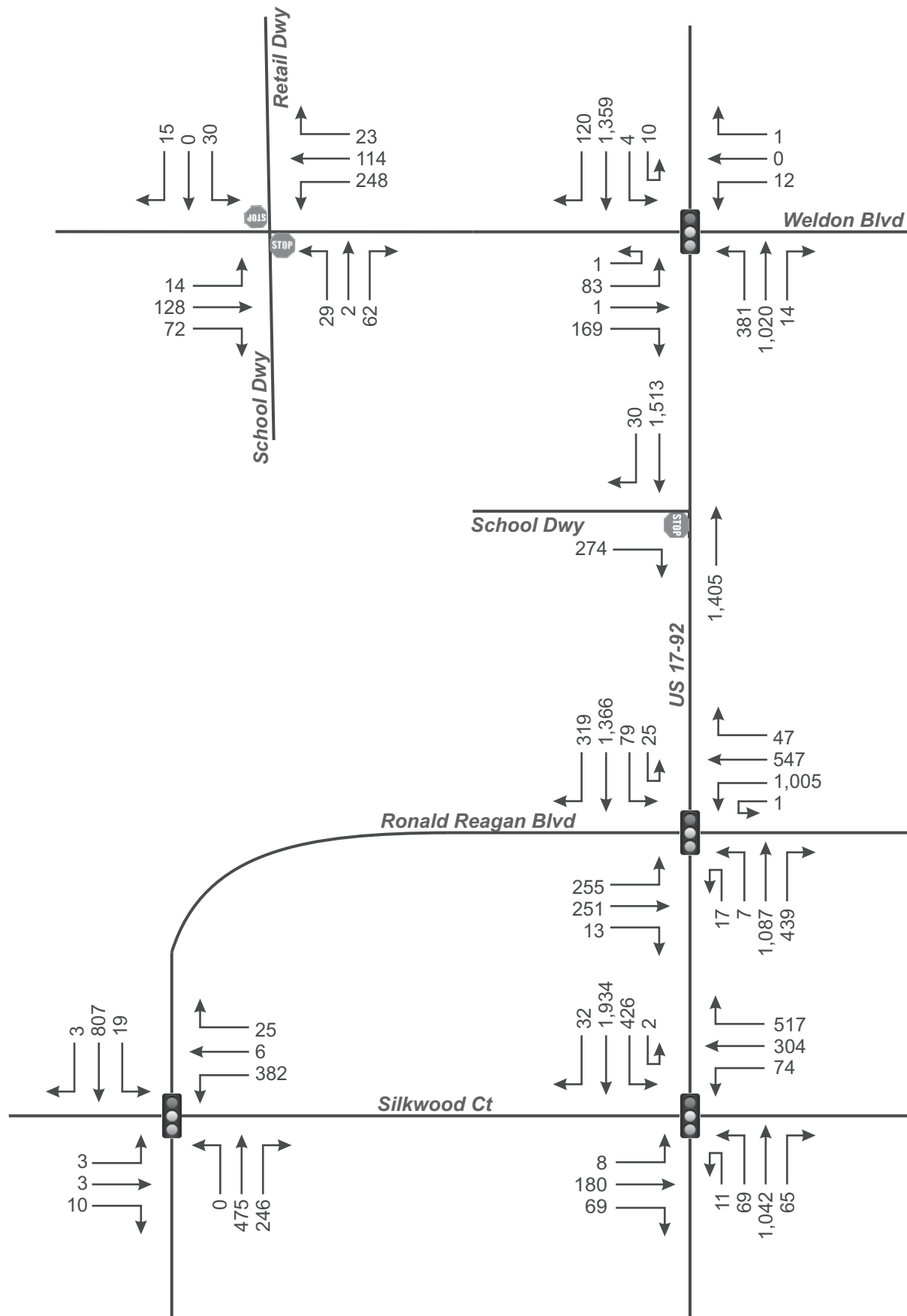
### Existing 2023 Intersection Capacity Analysis

Capacity analysis was conducted for the existing A.M. and P.M. peak hour traffic conditions for the study intersections. The analysis was conducted utilizing *Synchro* software using the existing peak hour traffic volumes, intersection geometry, and signal timing data. The turning movement counts were made on September 19<sup>th</sup>, 2023, when the FDOT seasonal factor for Seminole County was 1.10, and therefore the counts were adjusted by this factor. The adjusted peak hour traffic volumes used in the analysis are shown in **Figures 3a** and **3b**. The turning movement counts, signal timing data, and FDOT seasonal factor report are included in **Appendix C**. The intersection capacity analysis results are summarized in **Table 2**, which indicates that the study intersections are currently operating at overall satisfactory Levels of Service. The intersections of US 17-92 with Weldon Boulevard and US 17-92 with Ronald Reagan Boulevard are operating with failing minor approaches due to the long cycle length used for signals on US 17-92 and the high volumes of existing traffic on US 17-92. Detailed capacity analysis worksheets are included in **Appendix D**.

**Table 2**  
**Existing 2023 Intersection Capacity Analysis**

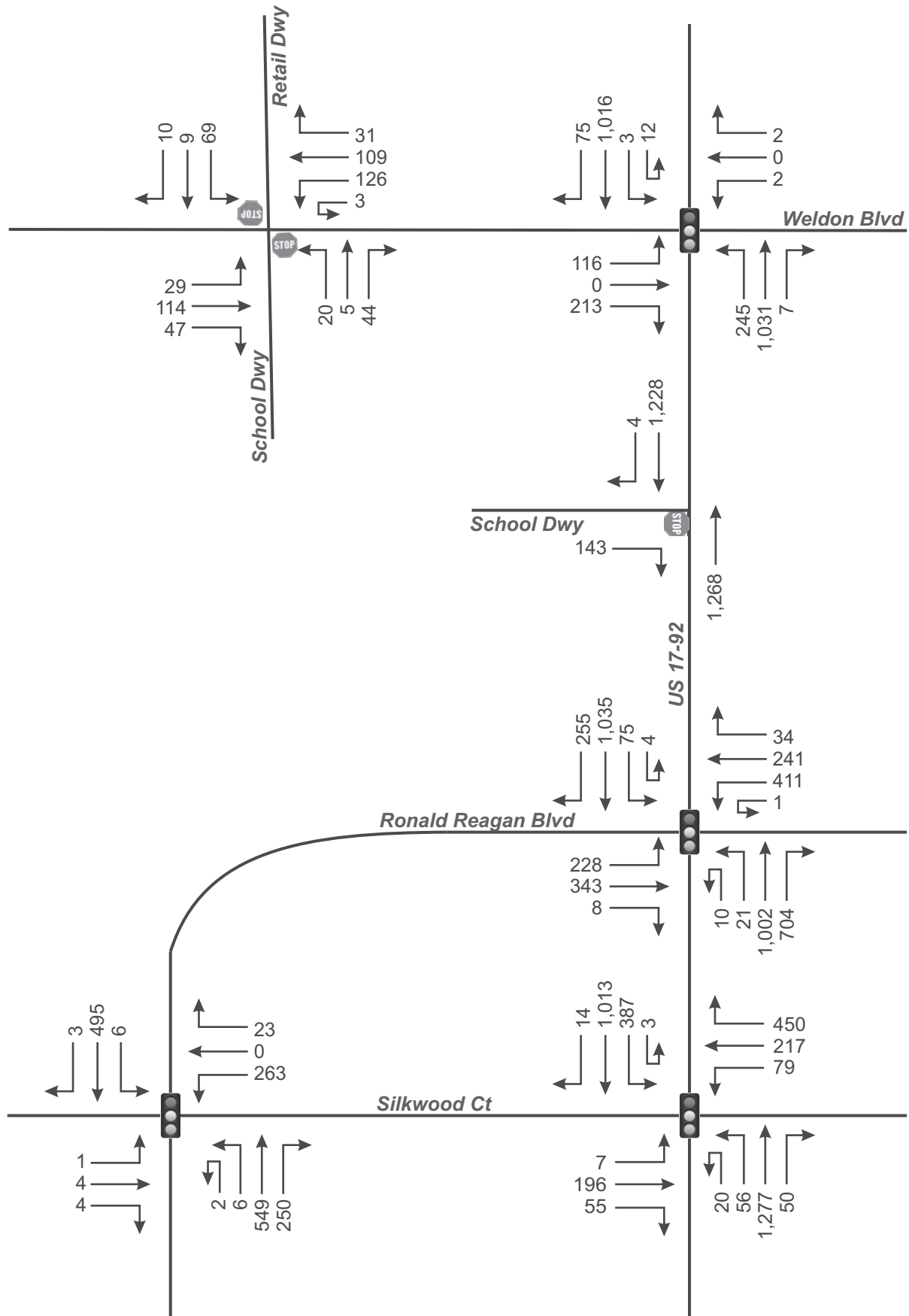
Intersection	Control	Time Period	EB		WB		NB		SB		Overall	
			Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
US 17-92 & Weldon Blvd	Signal	A.M.	36.3	D	87.9	F	28.8	C	30.0	C	30.2	C
		P.M.	38.2	D	42.5	D	23.0	C	17.9	B	22.8	C
US 17-92 & School Dwy	Stop	A.M.	10.1	B	--	--	0.0	A	0.0	A	--	--
		P.M.	8.9	A	--	--	0.0	A	0.0	A	--	--
US 17-92 & Ronald Reagan Blvd	Signal	A.M.	89.4	F	92.6	F	33.8	C	34.3	C	56.5	E
		P.M.	83.7	F	81.3	F	16.7	B	22.2	C	37.5	D
US 17-92 & Silkwood Ct	Signal	A.M.	63.6	E	34.3	C	34.8	C	39.8	D	38.8	D
		P.M.	67.2	E	34.1	C	32.6	C	36.9	D	36.8	D
Ronald Reagan Blvd & Silkwood Ct	Signal	A.M.	25.7	C	72.0	E	11.7	B	10.1	B	23.7	C
		P.M.	31.0	C	45.1	D	7.8	A	19.4	B	18.2	A
Weldon Blvd & School Dwy	Stop	A.M.	33.9	D	49.1	E	5.9	A	0.6	A	--	--
		P.M.	11.8	B	17.1	C	3.8	A	1.2	A	--	--





Seminole Science School Expansion  
Project № 5834  
**Figure 3a**

**Existing A.M. Peak  
Hour Volumes**



Seminole Science School Expansion  
Project № 5834

Figure 3b

**Existing P.M. Peak  
Hour Volumes**





## PROPOSED DEVELOPMENT AND TRIP GENERATION

The proposed development will expand Seminole Science School to K–12 with a total of 1,440 students. To determine the impact of this development in the area, an analysis of its trip generation characteristics was made. This included the determination of the trips to be generated and the distribution/ assignment of these trips to the area roadways.

### Trip Generation

The trip generation of the proposed development was calculated using data obtained from the 11<sup>th</sup> Edition of the *Institute of Transportation Engineers (ITE) Trip Generation Manual*. The results of the trip generation calculation are summarized in **Table 3** and ITE trip generation sheets are included in the Study Methodology. As shown in the table, the proposed development will generate 1,382 daily trips, of which 601 will occur during the A.M. peak hour and 444 during the P.M. peak hour. With the proposed expansion, 470 students (K - 5<sup>th</sup>) will attend the existing school and 970 students (6<sup>th</sup> – 12<sup>th</sup>) will attend the new school.

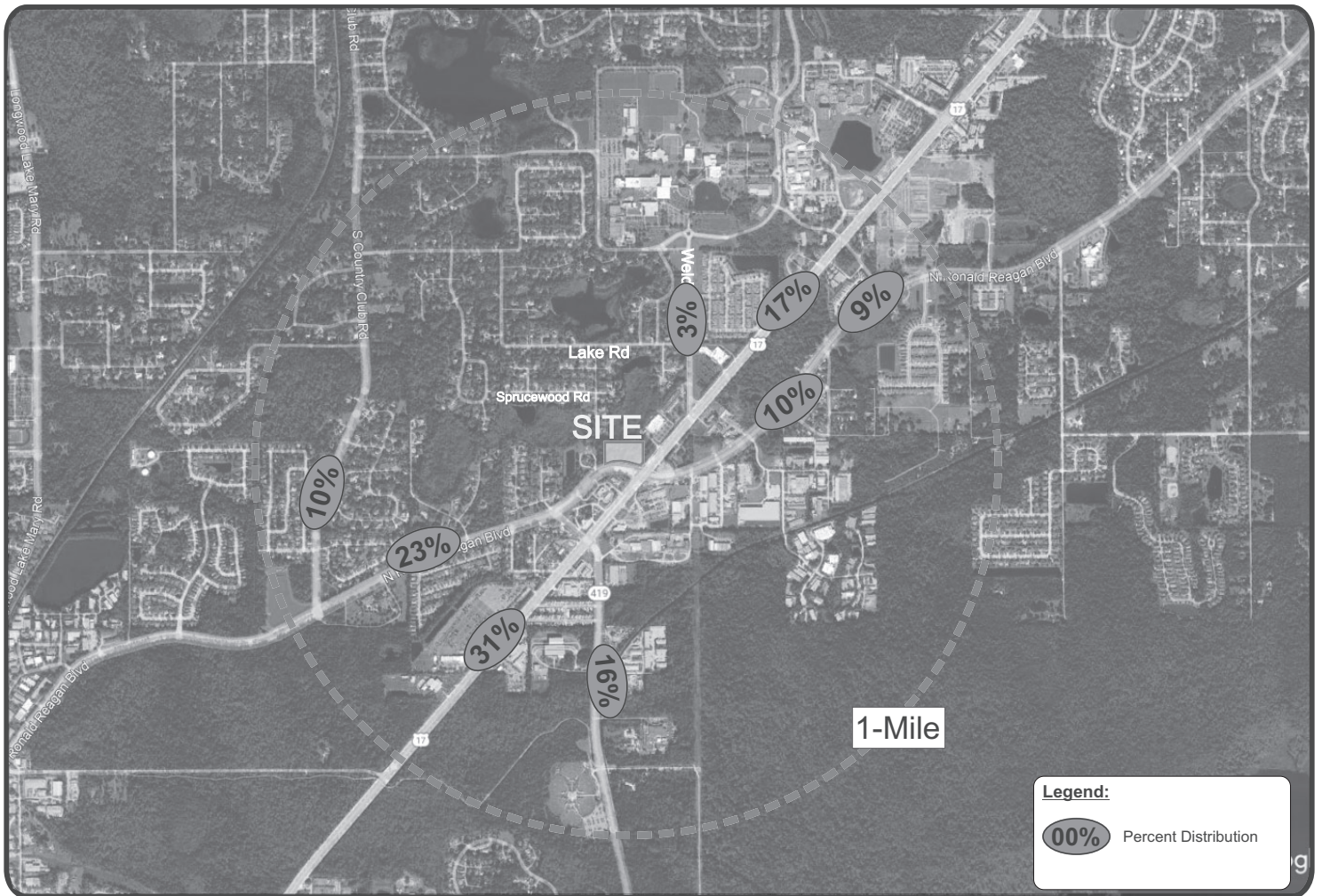
**Table 3**  
**Trip Generation Summary**

ITE Code	Land Use	Size	Daily		A.M. Peak Hour				P.M. Peak Hour			
			Rate	Trips	Rate	Enter	Exit	Total	Rate	Enter	Exit	Total
Existing School												
530	Private Charter School (K–8)	535 Students	4.11	2,199	1.01	303	237	540	0.60	151	170	321
Expanded School												
532	Private Charter School (K–12)	1,440 Students	2.48	3,581	0.79	719	422	1,141	0.53	321	444	765
Trip Increase (+)/Decrease (-) Due to Expansion				+1,382	---	+416	+185	+601	---	+170	+274	+444

### Trip Distribution and Assignment

A distribution pattern for the proposed development trips was determined with the use of the 2030 Central Florida Regional Planning Model (CFRPM). **Figure 4** depicts the trip distribution pattern in the project vicinity for the site. The project trips will be assigned to the area roadways based on this distribution. The model distribution plot is included in the study methodology.





Seminole Science School Expansion  
Project № 5834  
**Figure 4**

***Trip Distribution***



## PROJECTED TRAFFIC CONDITIONS

Projected traffic conditions were analyzed using daily traffic volumes for the study roadways and A.M./P.M. peak hour traffic volumes for the study intersections and access driveways. The roadway analysis consisted of a generalized capacity analysis with the projected traffic consisting of background traffic and project trips. Background traffic consists of existing traffic combined with the committed trips provided by Seminole County, which are included in Appendix B. The project is anticipated to be completed by the end of 2029.

### Projected 2029 Roadway Capacity Analysis

A roadway segment analysis was performed for the study roadway segments by comparing the total projected daily traffic volume of each segment with the corresponding capacity of the segment. The roadway segment analysis is summarized in **Table 4**. The table shows each of the road segments along with their total projected traffic volumes and resultant Levels of Service. The results of the analysis indicate that the impacted road segments are projected to continue to operate at satisfactory Levels of Service with the committed trips and project trips added.

**Table 4**  
**Projected 2029 Roadway Capacity Analysis**

Seg ID	Segment	Lanes	Daily Capacity	Existing Volume	Committed Trips	Project Trips*		Total Volume	Available Capacity	LOS
						%	Volume			
US 17-92										
342	SR 434 to SR 419	6LD	48,000	35,622	105	18%	446	36,173	11,827	C
343	SR 419 to CR 427	6LD	48,000	33,944	217	34%	843	35,004	12,996	D
344	CR 427 to Lake Mary Blvd	6LD	48,000	30,988	466	20%	496	31,950	16,050	C
Ronald Reagan Boulevard (CR 427)										
061	Country Home Rd to US 17-92	4LD	42,560	24,365	2,049	10%	248	26,662	15,898	D
062	US 17-92 to Country Club Rd	4LD	42,560	20,387	297	70%	1,736	22,420	20,140	C
SR 419										
279	Edgemon Ave to US 17-92	2U	18,270	16,093	0	16%	397	16,490	1,780	B
Silkwood Court										
259A	US 17-92 to CR 427	4U	42,560	7,580	0	34%	843	8,423	34,137	A
Country Club Road										
042	Broadmoor Rd to Continental Blvd	2U	19,360	10,453	0	10%	248	10,701	8,659	A
043	Continental Blvd to CR 427	2U	19,360	11,000	0	10%	248	11,248	8,112	A

\* Highest on Segment



## Projected 2029 Intersection Capacity Analysis

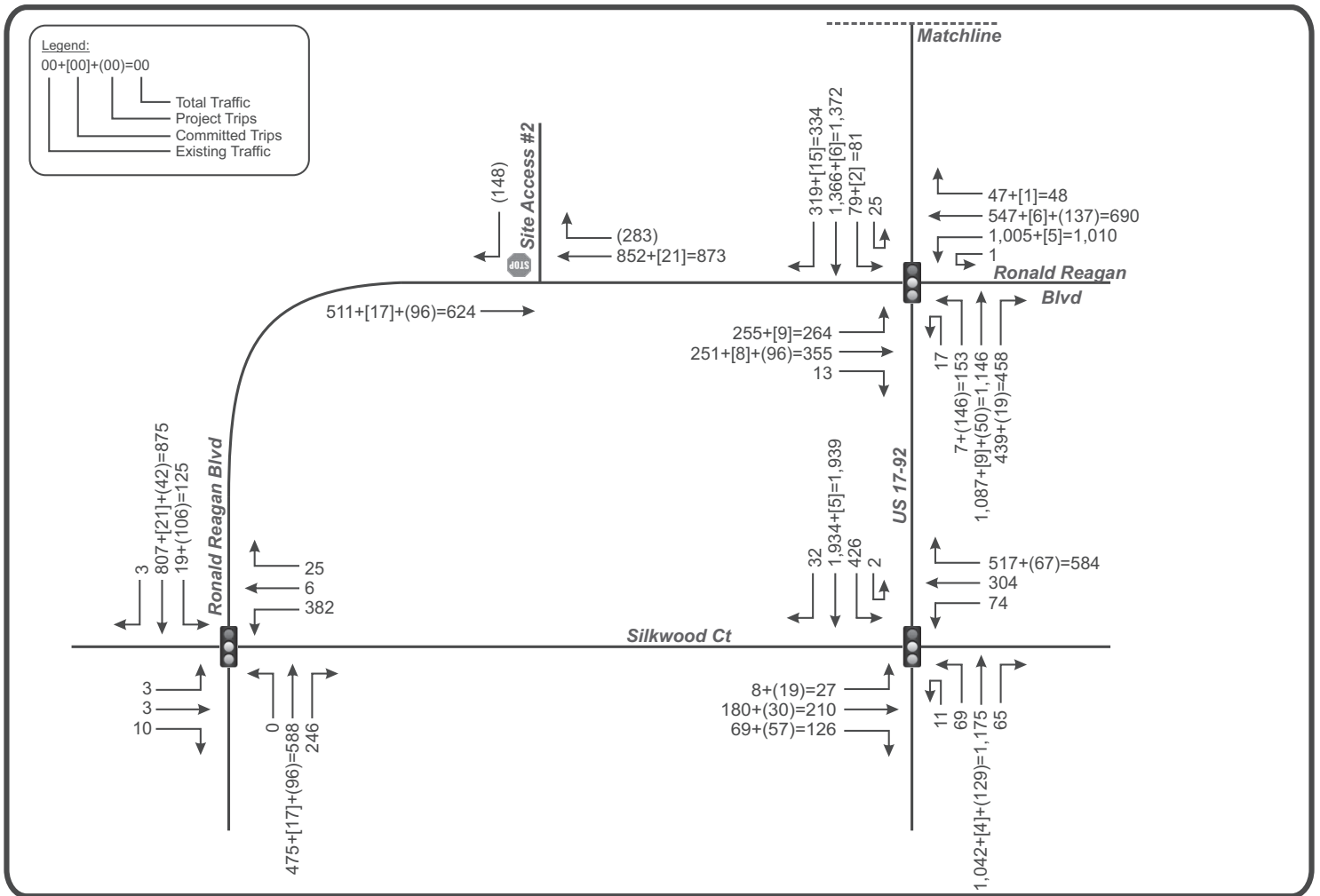
The peak hour traffic conditions at the study intersections were estimated by adding the project trips to existing traffic and committed trips. Daily committed trips were converted to peak hour directional trips using a K=0.09 factor and a D=0.55 factor. These trips were assigned to the intersections based upon the existing traffic patterns at the study intersections. The projected A.M. and P.M. peak hour traffic volumes used in the analysis are shown in **Figures 5a, 5b, and 5c.**

An analysis of projected peak hour traffic conditions was performed using *Synchro* software, similar to the existing conditions analysis. The results of the capacity analysis, as summarized in **Table 5**, indicate the study intersections and site access driveways will continue to operate at overall satisfactory Levels of Service (LOS E or better) upon the addition of the project trips. However, similar to existing conditions, the intersections of US 17-92 with Ronald Reagan Boulevard and Weldon Boulevard are projected to fail for the minor street approaches. In the analysis, the operation of US 17-92 and Ronald Reagan Boulevard was optimized. Additionally, the EB/WB approaches of the School Driveway on Weldon Boulevard will fail during the A.M. peak hour. The v/c ratio for these approaches is less than 1.00, indicating the failing Level of Service is caused by the stop-control at the intersection and not a capacity deficiency. The detailed capacity worksheets are included in **Appendix E.**

**Table 5**  
**Projected 2029 Intersection Capacity Analysis**

Intersection	Control	Time Period	EB		WB		NB		SB		Overall	
			Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
US 17-92 & Weldon Blvd	Signal	A.M.	40.8	D	87.9	F	33.3	C	37.5	D	36.1	D
		P.M.	45.1	D	42.5	D	24.3	C	20.7	C	25.6	C
US 17-92 & School Dwy (Site Access #1)	Stop	A.M.	10.5	B	--	--	0.0	A	0.0	A	--	--
		P.M.	9.0	A	--	--	0.0	A	0.0	A	--	--
US 17-92 & Ronald Reagan Blvd - Optimized Signal Timings	Signal	A.M.	94.4	F	99.2	F	45.4	D	74.9	E	75.3	E
		P.M.	86.8	F	80.9	F	24.3	C	26.8	C	42.8	D
US 17-92 & Silkwood Ct	Signal	A.M.	58.4	E	35.7	D	39.2	D	42.0	D	41.2	D
		P.M.	61.3	E	35.5	D	34.6	C	36.7	D	38.2	D
Ronald Reagan Blvd & Silkwood Ct	Signal	A.M.	16.1	B	10.3	B	25.7	C	66.7	E	22.8	C
		P.M.	13.2	B	15.6	B	31.0	C	40.9	D	18.4	B
Site Access #2 & Ronald Reagan Blvd	Stop	A.M.	0.0	A	0.0	A	--	--	18.5	C	--	--
		P.M.	0.0	A	0.0	A	--	--	14.0	B	--	--
Weldon Blvd & School Dwy	Stop	A.M.	79.8	F	102.3	F	6.6	A	0.5	A	--	--
		P.M.	11.7	B	17.9	C	3.8	A	1.2	A	--	--

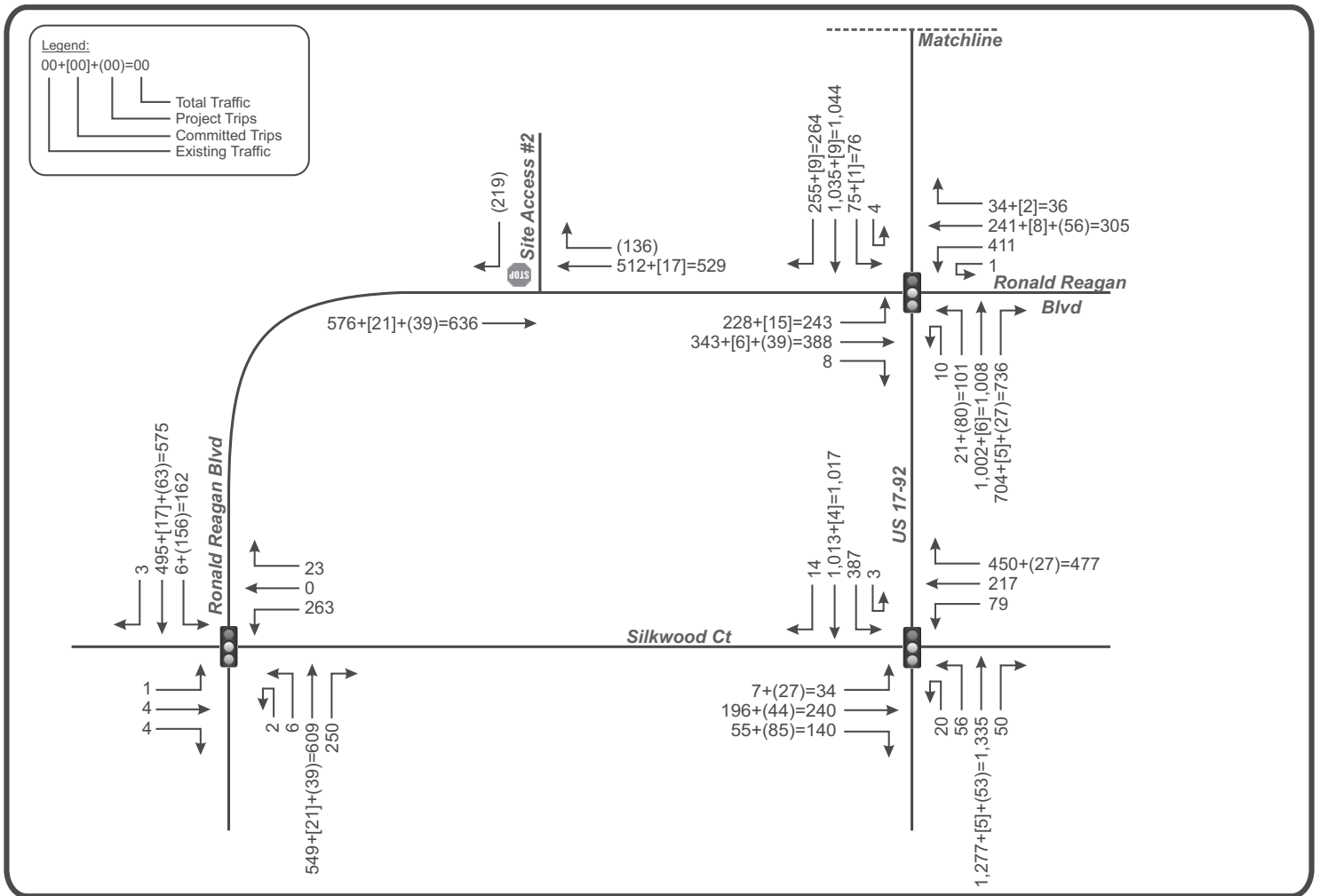




Seminole Science School Expansion  
 Project № 5834  
**Figure 5a**

**Projected A.M. Peak  
 Hour Volumes**



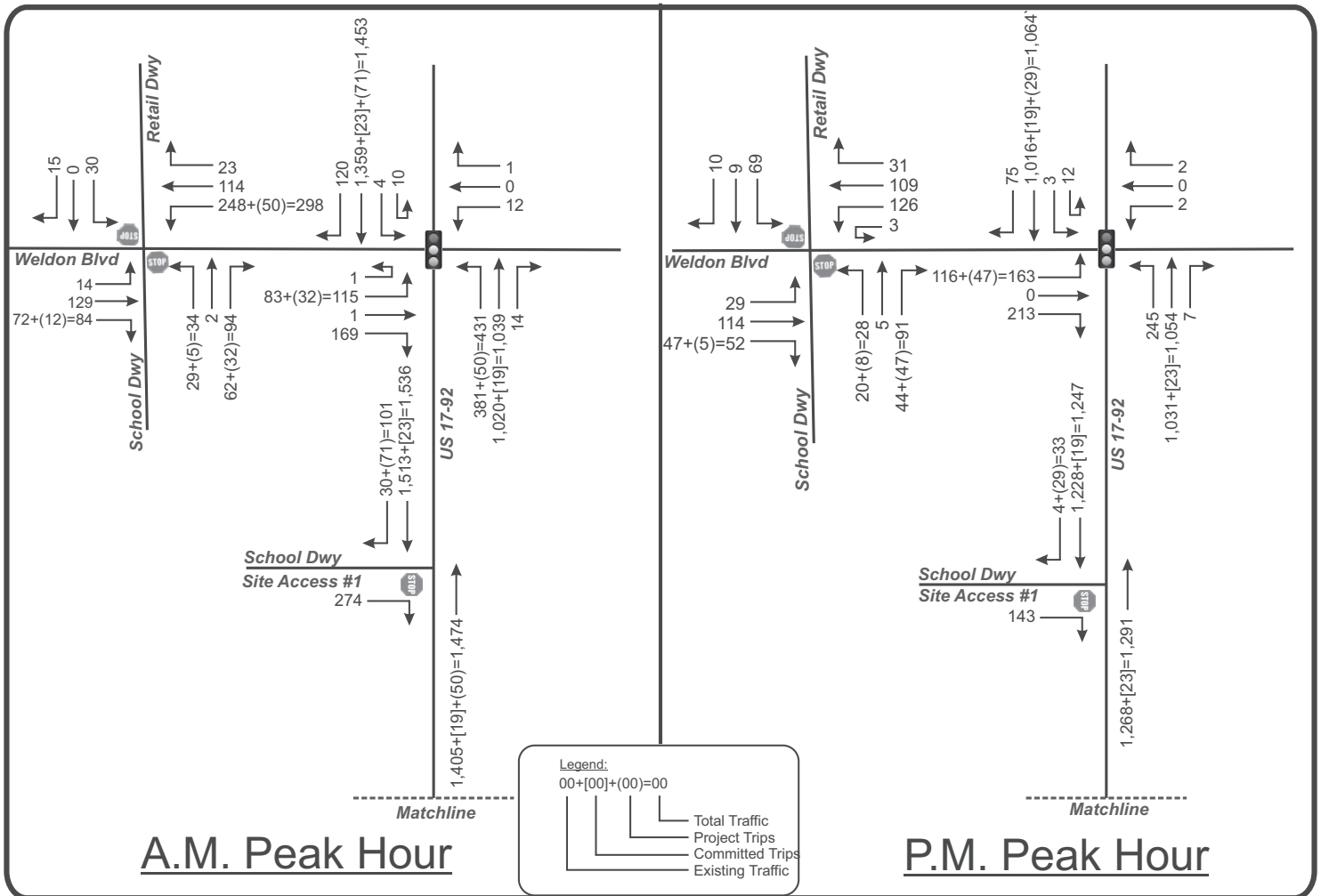


Seminole Science School Expansion  
 Project № 5834  
**Figure 5b**

**Projected P.M. Peak  
 Hour Volumes**







Seminole Science School Expansion  
 Project № 5834  
 Figure 5c

**Projected A.M./P.M.  
 Peak Hour Volumes**



### Turn Lane Analysis

Access to the expanded school site is proposed via the existing driveways serving the existing school, as well as a proposed right-in/right-out driveway on Ronald Reagan Boulevard. There is an existing auxiliary right turn lane which serves the site access driveway on US 17-92. A turn lane analysis was conducted to determine the need for an auxiliary right turn lane on Ronald Reagan Boulevard. The analysis was conducted according to the procedures of the Seminole County Public Works Engineering Manual. According to section 1.3 of the manual, auxiliary right turn lanes are required on 4 lane roadways for projects with a daily trip generation of more than 4,000 trips. The total daily trip generation for the proposed expansion is 1,382 trips, therefore an auxiliary right turn lane is not required to serve the project access on Ronald Reagan Boulevard. Excerpts from the Engineering Manual are included in **Appendix F**.

### On-Site Queueing

A review of the site plan was conducted with respect to internal site circulation and queueing. The new school building will be accessed from the east via the existing access driveways from US 17-92 and Weldon Boulevard. An additional right-in/out access will be provided on Ronald Reagan Boulevard.

In terms of queueing, the proposed site plan is expected to operate well due to the significant amount of on-site queue storage provided. During the critical peak morning drop-off period, single lane storage will be available for on-site queueing with a total distance of approximately 4,469 feet (see **Figure 6**). Assuming the average vehicle length of 25 feet, the site provides storage for 179 regular vehicles at any one time.

The Seminole Science School will have a total enrollment of 1,440 students with 970 students accommodated at the new school building on Ronald Reagan Boulevard. For queueing purposes, the 970 student enrollment at the new school building would represent the highest number of students to be accommodated during drop-off and pick up periods.





An approximate average queue length was estimated using Little's Law, which states that the average queue length equals the average arrival rate times the average wait time. Assuming that all of the 970 students at the new school building arrive in the A.M. period in a 30-minute window and each vehicle takes 8-10 minutes to drop off a child, the average queue length was determined to be 161 vehicles (as indicated below) which can be accommodated by the on-site queue provided as per the site plan.

**Queue Determination:**

$$\begin{aligned} \text{New School Building} &= 970 \text{ students, A.M. peak hour trips entering} = 970 \times 0.79 \times 0.63 = 483 \\ \text{Average Queue Length (veh)} &= \text{Average Arrival Rate (vpm)} \times \text{Average Drop-off Time (min)} \\ &= (483 \text{ veh}/30 \text{ mins}) \times 10 \text{ min (assumed)} \\ &= 161 \text{ vehicles} \end{aligned}$$

The site plan provides a total queue length for 179 vehicles.

At the request of the County, Synchro analysis was conducted to ensure that the queues formed at the internal conflict points at Site Access #1 and #2 do not spill out onto US 17-92 or Ronald Reagan Boulevard. The analysis was performed using the A.M. and P.M. peak hour volumes and the internal lane configuration depicted in Figure 6. The results of the analysis are summarized below in **Table 6**. As can be seen from the table, the internal conflict points at Site Access #1 and #2 will generate queue lengths less than 1 vehicle for the approaches entering the site. Therefore, internal queues will not spill out onto US 17-92 or Ronald Reagan Boulevard at Site Access #1 or #2 during the drop-off/pick-up times. The detailed Synchro analysis worksheets are included in **Appendix G**.

**Table 6**  
**Queue Length Analysis**

Internal Conflict Point	Time Period	Queue Length for Entering Approach
Site Access #1	A.M.	0.2 vehicles
	P.M.	0.1 vehicles
Site Access #2	A.M.	0 vehicles
	P.M.	0 vehicles



## CONCLUSIONS

This analysis was undertaken in order to assess the traffic impact of the proposed expansion of the Seminole Science School in Seminole County, Florida. The school is located in the northwest corner of the intersection of US 17-92 and Ronald Reagan Boulevard and will be expanded on an adjacent site by 1,440 students (K–12). The results of the analysis as documented herein are summarized as follows:

- The proposed expansion will generate 1,382 additional daily trips, of which 601 trips will occur during the A.M. peak hour and 444 during the P.M. peak hour.
- Roadway capacity analysis revealed that the impacted roadway segments currently operate satisfactorily within their adopted LOS standards and will continue to do so upon the addition of the project trips.
- The intersection capacity analysis revealed that the study intersections currently operate at overall satisfactory Levels of Service (LOS E or better) and will continue to do so upon the addition of the committed trips and project trips. However, the intersections of US 17-92 with Ronald Reagan Boulevard and Weldon Boulevard will have failing minor street approaches. The signal timings for US 17-92 and Ronald Reagan Boulevard will have to be optimized to attain satisfactory Levels of Service.
- Access to the site is proposed via the existing driveways to the existing school plus a proposed right-in/right-out driveway on Ronald Reagan Boulevard. The site access driveways are projected to operate satisfactorily upon the addition of the project trips, except for the driveway on Weldon Boulevard. The EB/WB approaches of this intersection will fail during the A.M. peak hour; however, the v/c ratio for these approaches are under 1.00, indicating the failing Levels of Service are caused by the existing stop control at the intersection, and not a capacity-deficiency. Turn lane analysis determined an auxiliary right turn lane is not required at the site access driveway on Ronald Reagan Boulevard as per County guidelines.



## **APPENDICES**



## **APPENDIX A**

### Study Methodology and Correspondence

## Rita Merhi

---

**From:** Perez, Arturo <aperez07@seminolecountyfl.gov>  
**Sent:** Thursday, June 20, 2024 1:11 PM  
**To:** Rita Merhi  
**Cc:** Turgut Dervish; Wharton, William; Sean Smith  
**Subject:** RE: TPD#5834 Seminole Science School Expansion

Hi Rita,

I have confirmed that the requested changes have been made, satisfactorily. Use this version of the TIS Methodology as the approved document to prepare the TIS Report. I do have one question because schools are not in session right now. Are you going to take TMCs now or wait for schools to start the year on August 12th?

Let me know if you have any questions.

Regards,

Arturo



**Arturo J. Perez, MSCE, P.E. (FL, GA, CO)**  
Professional Engineer - Transportation  
Public Works Department | Engineering Division  
Phone: 407-665-5716  
100 East First Street  
Sanford, FL 32771  
[aperez07@seminolecountyfl.gov](mailto:aperez07@seminolecountyfl.gov)

---

**From:** Rita Merhi <rita@tpdtraffic.com>  
**Sent:** Thursday, June 20, 2024 11:56 AM  
**To:** Perez, Arturo <aperez07@seminolecountyfl.gov>  
**Cc:** Turgut Dervish <turgut@tpdtraffic.com>; Wharton, William <wwharton@seminolecountyfl.gov>; Sean Smith <:ssmith@tpdtraffic.com>  
**Subject:** RE: TPD#5834 Seminole Science School Expansion

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Good morning Arturo,

Attached please find the revised methodology for Seminole Science School Expansion addressing the two comments.

Thank you for your assistance .

Regards,

Rita Merhi

**Traffic Planning and Design, Inc.**

535 Versailles Drive  
Maitland, Florida 32751  
407.628.9955  
[www.tpdtraffic.com](http://www.tpdtraffic.com)

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[www.tpdtraffic.com](http://www.tpdtraffic.com)

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**From:** Perez, Arturo <[aperez07@seminolecountyfl.gov](mailto:aperez07@seminolecountyfl.gov)>

**Sent:** Thursday, June 13, 2024 3:47 PM

**To:** Rita Merhi <[rita@tpdtraffic.com](mailto:rita@tpdtraffic.com)>

**Cc:** Turgut Dervish <[turgut@tpdtraffic.com](mailto:turgut@tpdtraffic.com)>; Wharton, William <[wwharton@seminolecountyfl.gov](mailto:wwharton@seminolecountyfl.gov)>; Sean Smith <[ssmith@tpdtraffic.com](mailto:ssmith@tpdtraffic.com)>

**Subject:** RE: TPD#5834 Seminole Science School Expansion

Good afternoon, Rita,

I have reviewed the TIS Methodology and have made just a couple of comments using Sticky Notes in the attached file. Go ahead and revise the document and sent it back to me for approval.

Thank you,

Arturo



**Arturo J. Perez, MSCE, P.E. (FL, GA, CO)**  
Professional Engineer - Transportation  
Public Works Department | Engineering Division  
Phone: 407-665-5716  
100 East First Street  
Sanford, FL 32771  
[aperez07@seminolecountyfl.gov](mailto:aperez07@seminolecountyfl.gov)

---

**From:** Rita Merhi <[rita@tpdtraffic.com](mailto:rita@tpdtraffic.com)>

**Sent:** Wednesday, June 12, 2024 2:04 PM

**To:** Perez, Arturo <[aperez07@seminolecountyfl.gov](mailto:aperez07@seminolecountyfl.gov)>

**Cc:** Turgut Dervish <[turgut@tpdtraffic.com](mailto:turgut@tpdtraffic.com)>; Wharton, William <[wwharton@seminolecountyfl.gov](mailto:wwharton@seminolecountyfl.gov)>; Sean Smith <[ssmith@tpdtraffic.com](mailto:ssmith@tpdtraffic.com)>

**Subject:** RE: TPD#5834 Seminole Science School Expansion

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or malicious in nature, please use the Phish Alert Button to report it to the Information Technology Security Team or contact 311Support at [CSDSupport@seminolecountyfl.gov](mailto:CSDSupport@seminolecountyfl.gov)

Good afternoon Arturo,

I would like to check on the status of the revised methodology for Seminole Science School Expansion. Please let us know when we should expect to receive a response.

Thank you.

Regards,

Rita Merhi

**Traffic Planning and Design, Inc.**

535 Versailles Drive  
Maitland, Florida 32751  
407.628.9955  
[www.tpdtraffic.com](http://www.tpdtraffic.com)

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---

**From:** Rita Merhi

**Sent:** Wednesday, May 8, 2024 10:43 AM

**To:** Perez, Arturo <[aperez07@seminolecountyfl.gov](mailto:aperez07@seminolecountyfl.gov)>

**Cc:** Turgut Dervish <[turgut@tpdtraffic.com](mailto:turgut@tpdtraffic.com)>; Wharton, William <[wwharton@seminolecountyfl.gov](mailto:wwharton@seminolecountyfl.gov)>; Sean Smith <[ssmith@tpdtraffic.com](mailto:ssmith@tpdtraffic.com)>

**Subject:** RE: TPD#5834 Seminole Science School Expansion

Good morning Arturo,

Attached please find our revised methodology for Seminole Science School Expansion. Please review and let us know if you have any questions or comments.

Thank you.

Regards,

Rita Merhi

**Traffic Planning and Design, Inc.**

535 Versailles Drive  
Maitland, Florida 32751  
407.628.9955  
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## Rita Merhi

---

**From:** Perez, Arturo <aperez07@seminolecountyfl.gov>  
**Sent:** Friday, September 15, 2023 2:44 PM  
**To:** Rita Merhi  
**Cc:** Turgut Dervish; Wharton, William  
**Subject:** RE: TPD#5834 Seminole Science School Expansion

Hi Rita,

Per our telephone conversation earlier today, I am sending this email to confirm that the methodology was reviewed and approved by.

Go ahead and prepare the TIS.

Enjoy your weekend!

Regards,

Arturo



**Arturo J. Perez, MSCE, P.E. (FL, GA, CO)**  
Professional Engineer - Transportation  
Public Works Department | Engineering Division  
Phone: 407-665-5716  
100 East First Street  
Sanford, FL 32771  
[aperez07@seminolecountyfl.gov](mailto:aperez07@seminolecountyfl.gov)

---

**From:** Rita Merhi <rita@tpdtraffic.com>  
**Sent:** Monday, July 31, 2023 4:22 PM  
**To:** Perez, Arturo <aperez07@seminolecountyfl.gov>  
**Cc:** Turgut Dervish <turgut@tpdtraffic.com>  
**Subject:** TPD#5834 Seminole Science School Expansion

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Good afternoon Arturo,

Attached please find our proposed study methodology for Seminole Science Charter School Expansion .

Please review and let us know if you have any questions or comments.

Thank you.

Regards,



## MEMORANDUM

TO: Arturo J. Perez, P.E.

FROM: Turgut Dervish, P.E.

DATE: July 28, 2023

RE: **Traffic Impact Study Methodology**  
**Seminole Science School Expansion**  
TPD No. 5834

The following is an outline of the proposed methodology for the Traffic Impact Study for the proposed charter school in Seminole County, Florida. The project site is located in the SE corner of northwest corner of US 17-92 and Ronald Reagan Boulevard. **Figure 1** depicts the site location and the area roadways.

### 1. Proposed Development

The proposed development will consist of a school expansion for up to 1,000 students. Access to the site is proposed via access connections from US 17-92 and Ronald Reagan Boulevard. **Figure 2** depicts the conceptual site plan.

### 2. Trip Generation

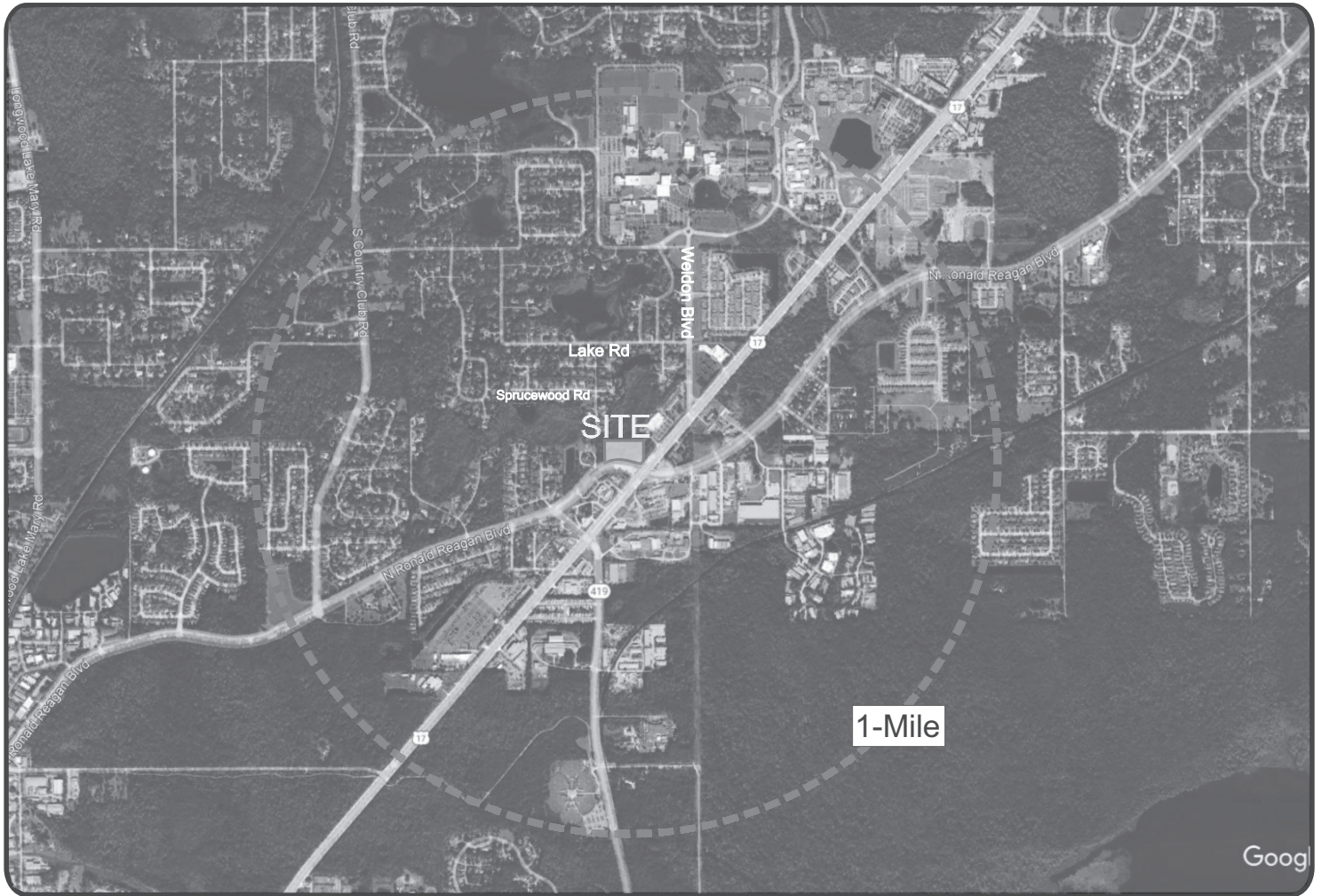
Trip generation data from the 11<sup>th</sup> Edition of the Institute of Transportation Engineers (ITE) *Trip Generation Manual* will be used for the trip generation estimation of the development. **Table 1** provides a summary of the trip generation calculation. ITE Trip Generation sheets are attached.

**Table 1**  
**Trip Generation Calculation Summary**

ITE Code	Land Use	Size	Daily		A.M. Peak Hour of Adjacent Street				P.M. Peak Hour of Generator			
			Rate	Trips	Rate	Enter	Exit	Total	Rate	Enter	Exit	Total
538	Charter School (K-12)	1,000 Students	2.48*	2,480	0.83	423	407	830	0.73	365	365	730
Total Trips				2,480	---	423	407	830	---	365	365	730

\*Daily rate not available. ITE Code 532 Private School (K-12) Used.

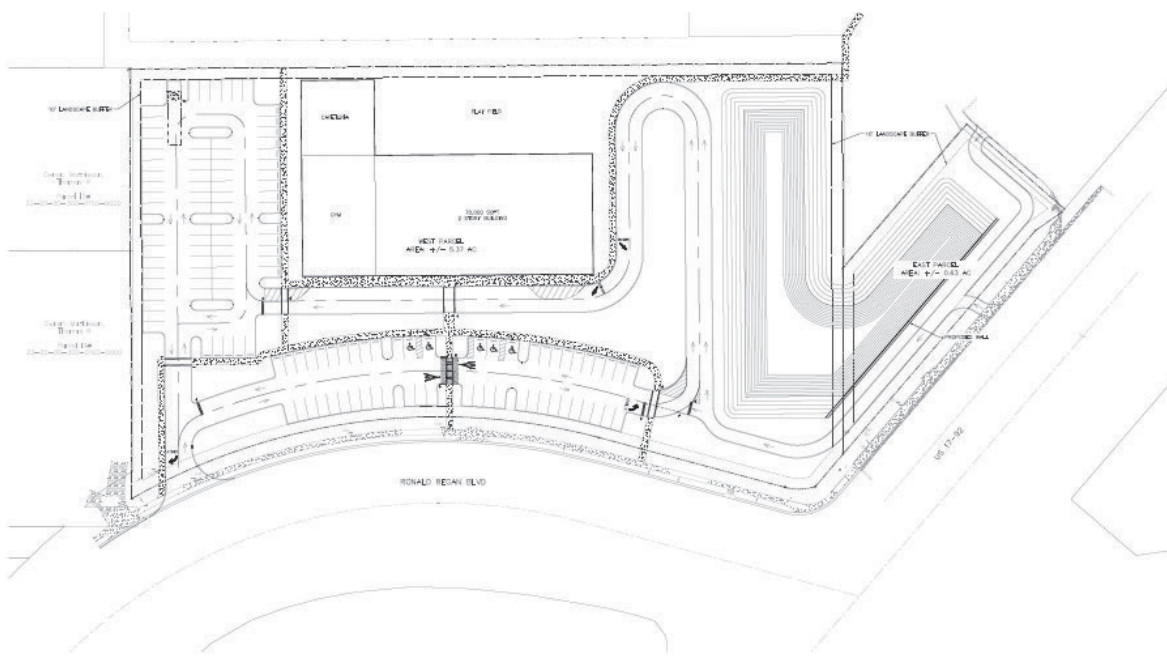




Seminole Science School Expansion  
Project № 5834  
**Figure 1**

**Site Location**





Seminole Science School Expansion  
Project No 5834  
Figure 2

Site Plan



### 3. Trip Distribution

A distribution pattern was documented with the use of the CFRPM (v.7). The model was run with a select zone analysis which produced a distribution pattern for the project as shown in **Figure 3**. This distribution will be used to assign the project trips to the area roadways. The model distribution plots are included in the Attachment.

### 4. Impact Area

As per Seminole County TIA guidelines, major roadways within a one-mile radius and intersections with a quarter mile will be included in the analysis.

The intersections to be included in the area analysis are:

- 17-92 and Weldon Boulevard
- 17-92 and Ronald Reagan Boulevard
- 17-92 and SR 419/Silkwood Court
- Ronald Reagan Boulevard and Silkwood Court
- Site Entrances

The one mile and quarter mile areas and study intersections are depicted in **Figure 4**.

### 5. Traffic Impact Assessment

#### a) Roadways

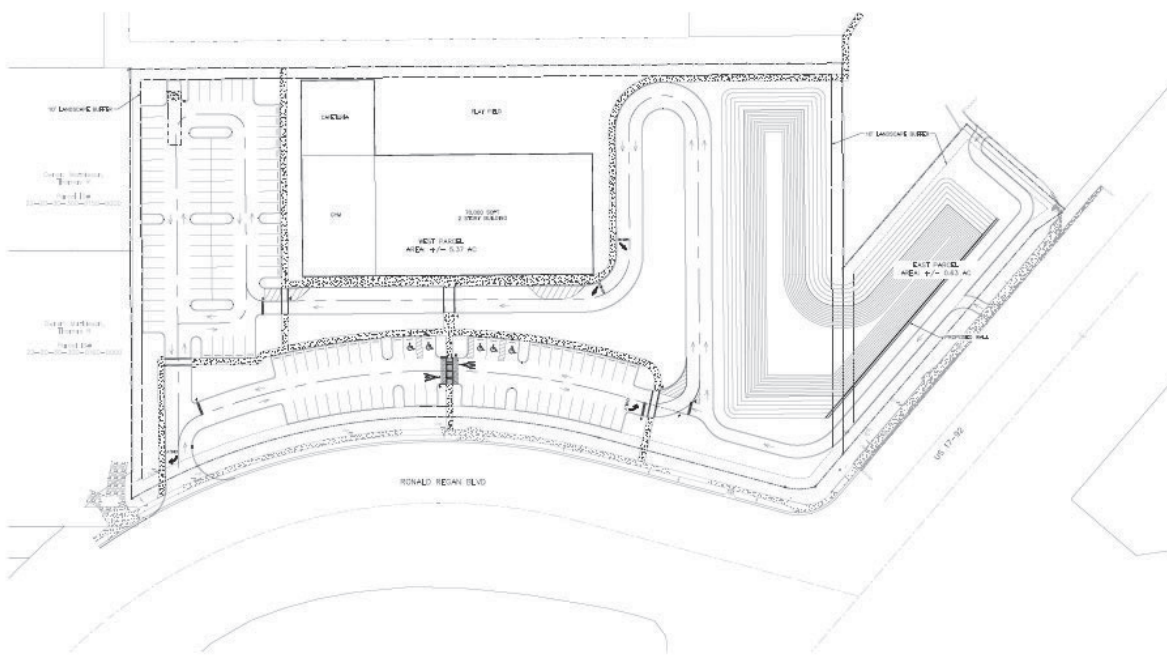
- Obtain background traffic volumes on the study roadway segments from Seminole County for use in the traffic analysis. A.M. Counts will be made from 7-9 A.M. and P.M. counts from 2-4 P.M.
- Combine project traffic with background traffic to obtain total traffic volumes.
- Perform daily roadway capacity analysis utilizing Seminole County standards.

#### Intersections

- Conduct intersection counts during the A.M. and P.M. peak periods at the study intersections.
- Determine background traffic by combining existing traffic counts with committed trips to be provided by the County.
- Combine project traffic with background traffic to obtain total traffic.
- Perform intersection capacity analysis utilizing the HCM/HCS operational analysis procedures for the P.M. peak hour.

### 7. Traffic Report

Prepare traffic report summarizing study procedures, analyses and recommendations. If you have any questions or concerns, please contact us at (407) 628-9955.

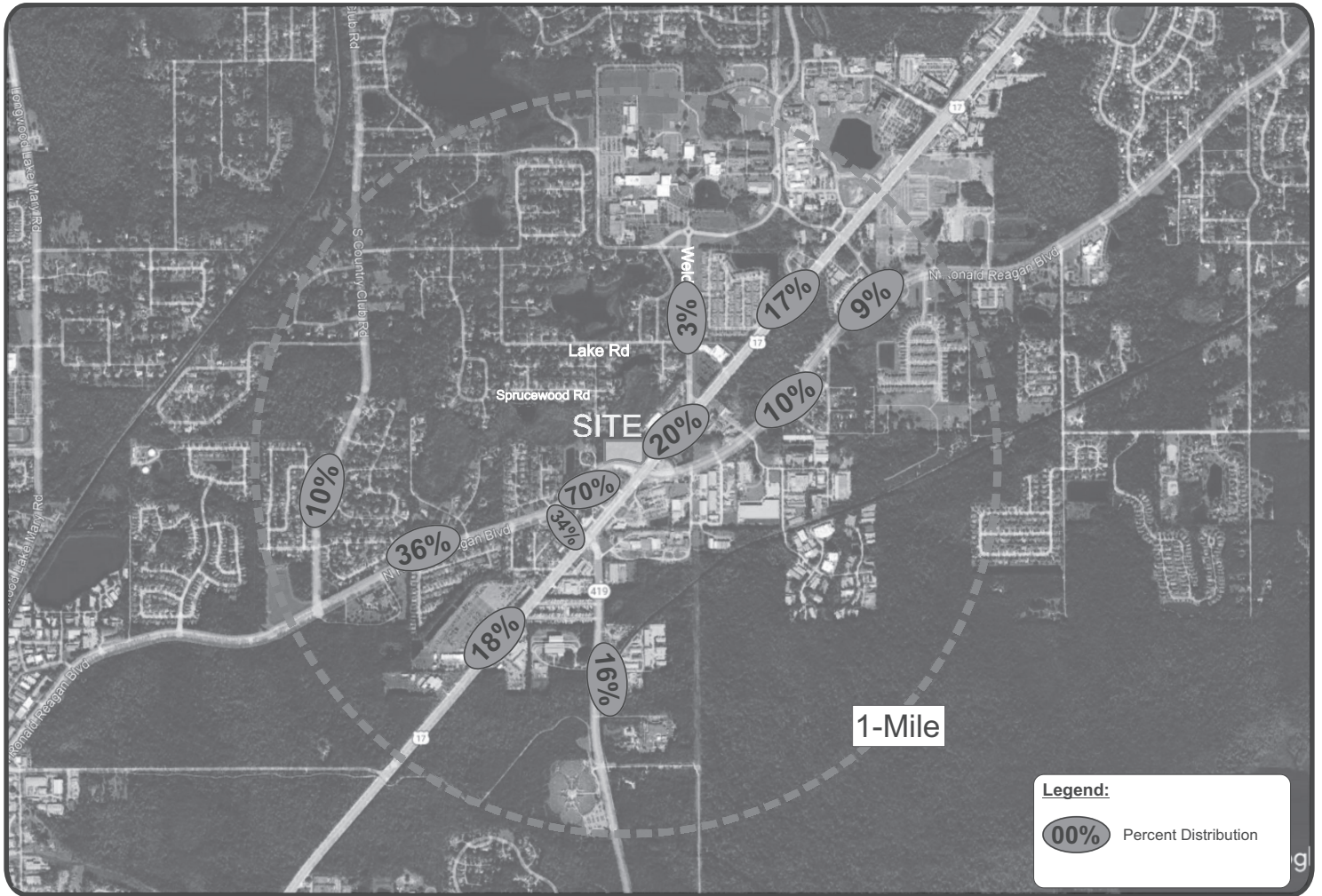


Seminole Science School Expansion  
Project № 5834  
**Figure 2**

**Site Plan**



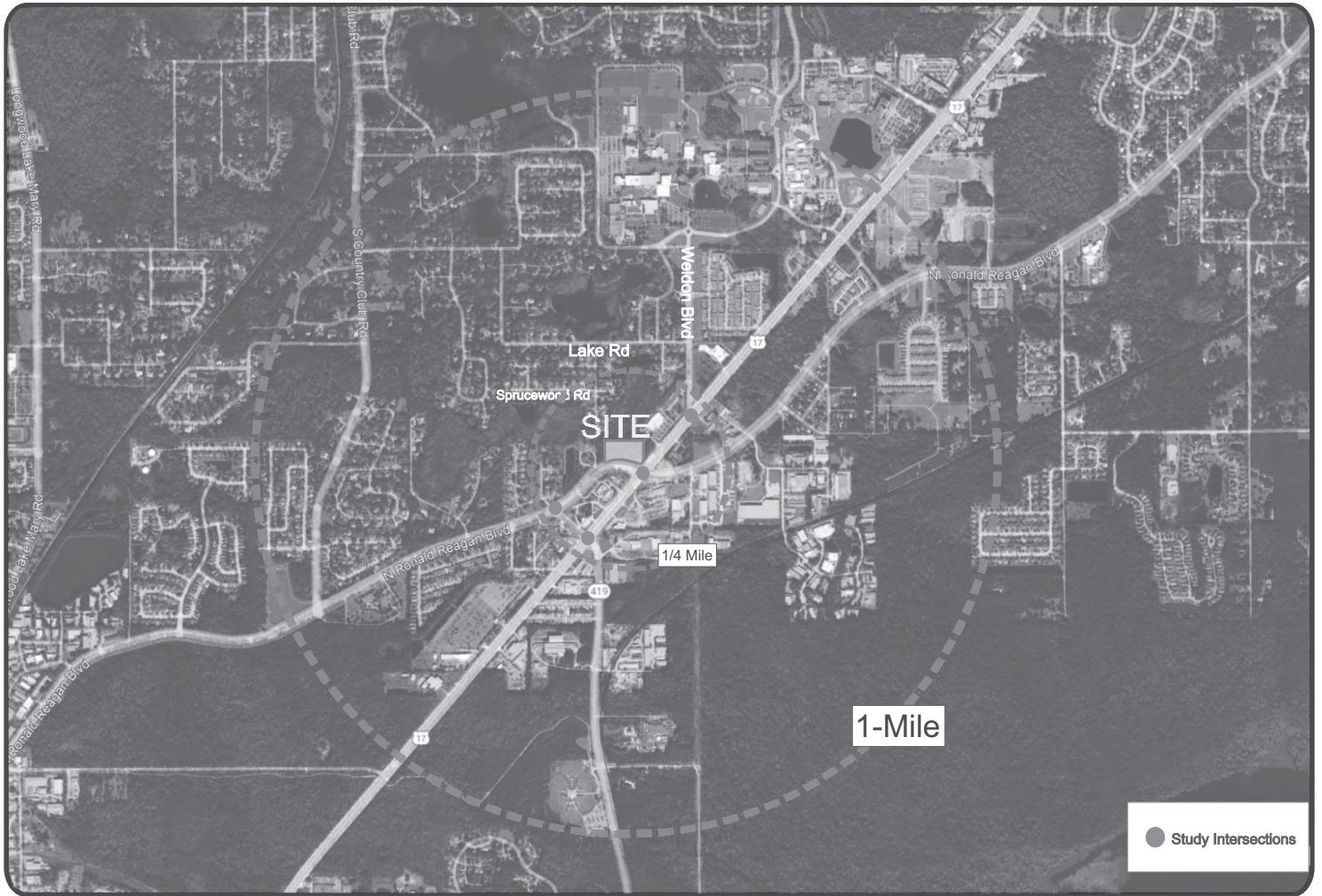




Seminole Science School Expansion  
Project № 5834  
**Figure 3**

***Trip Distribution***





Seminole Science School Expansion  
Project No 5834  
**Figure 4**

***Study Intersections***





## Attachments

## Private School (K-12) (532)

Vehicle Trip Ends vs: Students  
On a: Weekday

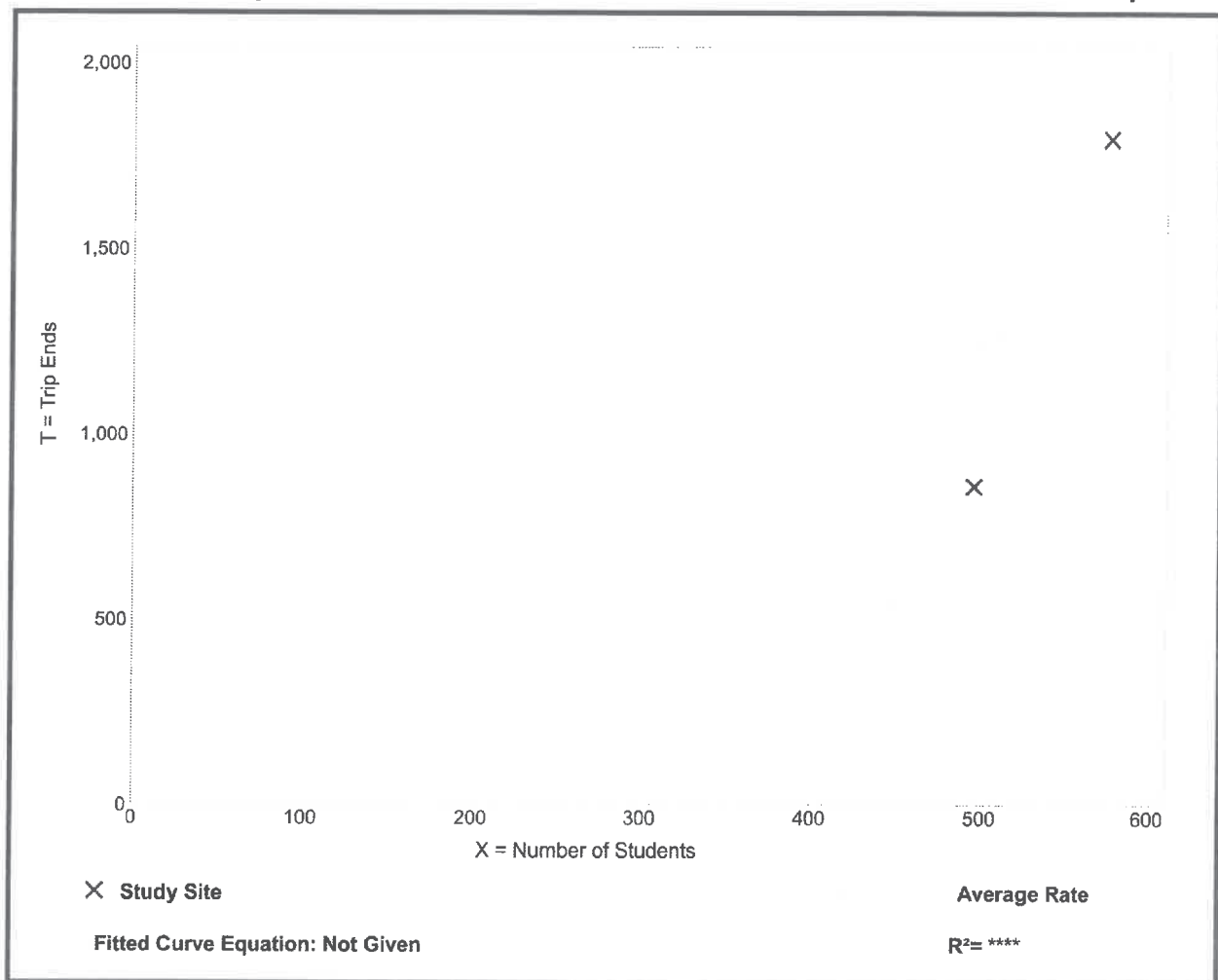
Setting/Location: General Urban/Suburban  
Number of Studies: 2  
Avg. Num. of Students: 537  
Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
2.48	1.74 - 3.12	*

### Data Plot and Equation

*Caution – Small Sample Size*



## Charter School (K-12) (538)

Vehicle Trip Ends vs: Students  
On a: Weekday,  
Peak Hour of Adjacent Street Traffic,  
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 2

Avg. Num. of Students: 613

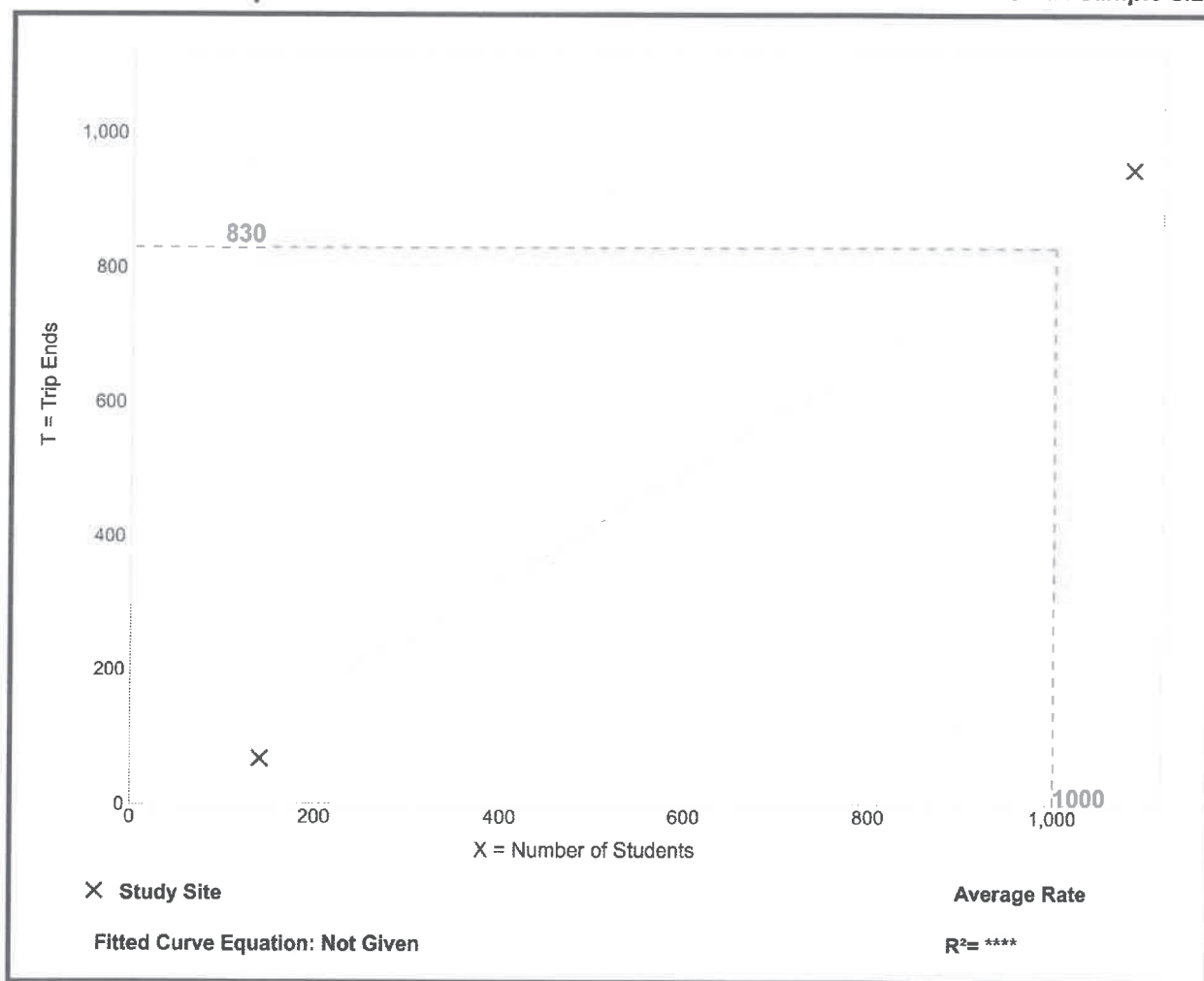
Directional Distribution: 51% entering, 49% exiting

### Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.83	0.49 - 0.87	*

### Data Plot and Equation

*Caution – Small Sample Size*



## Charter School (K-12) (538)

**Vehicle Trip Ends vs: Students**  
**On a: Weekday,**  
**PM Peak Hour of Generator**

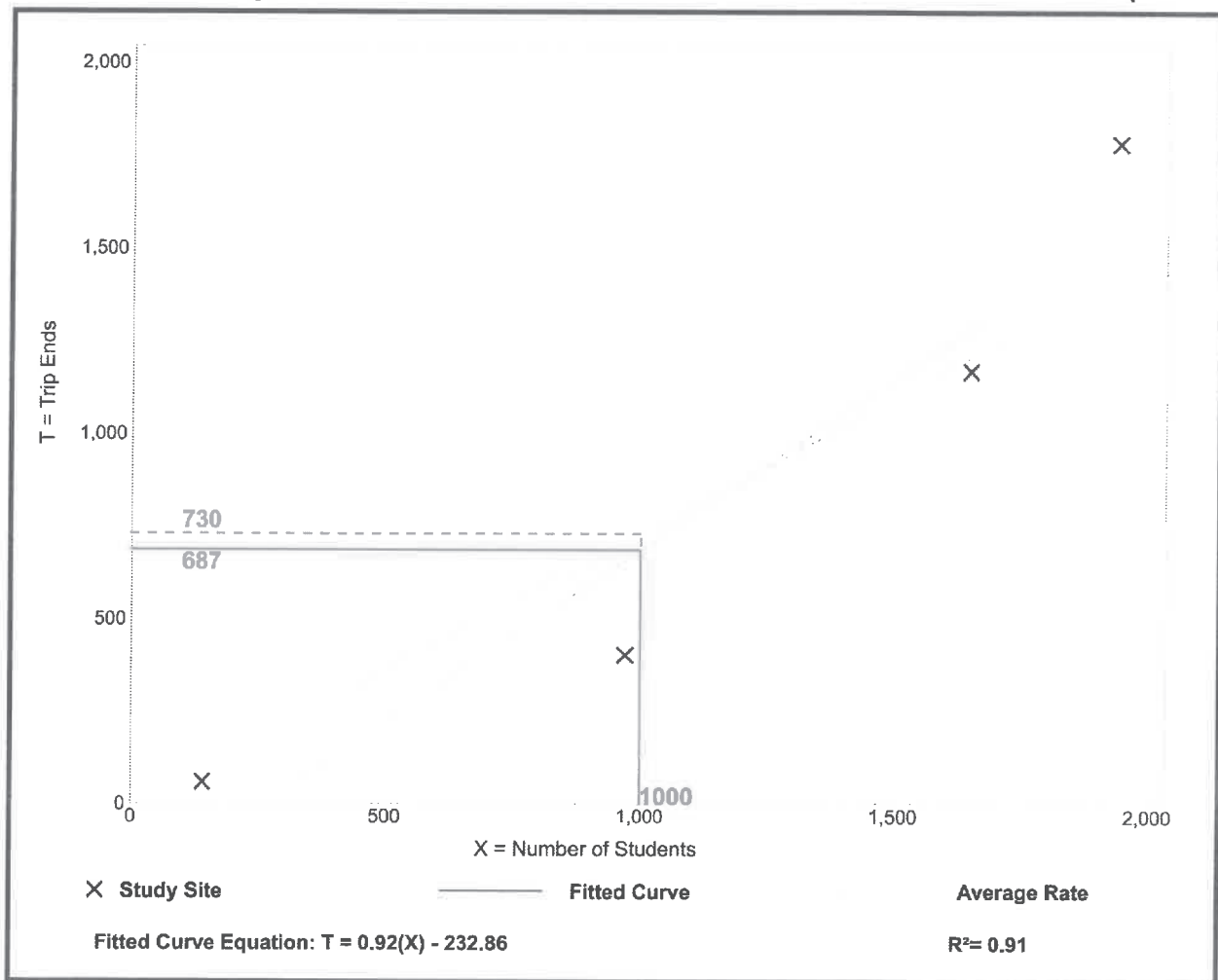
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 4  
 Avg. Num. of Students: 1175  
 Directional Distribution: 50% entering, 50% exiting

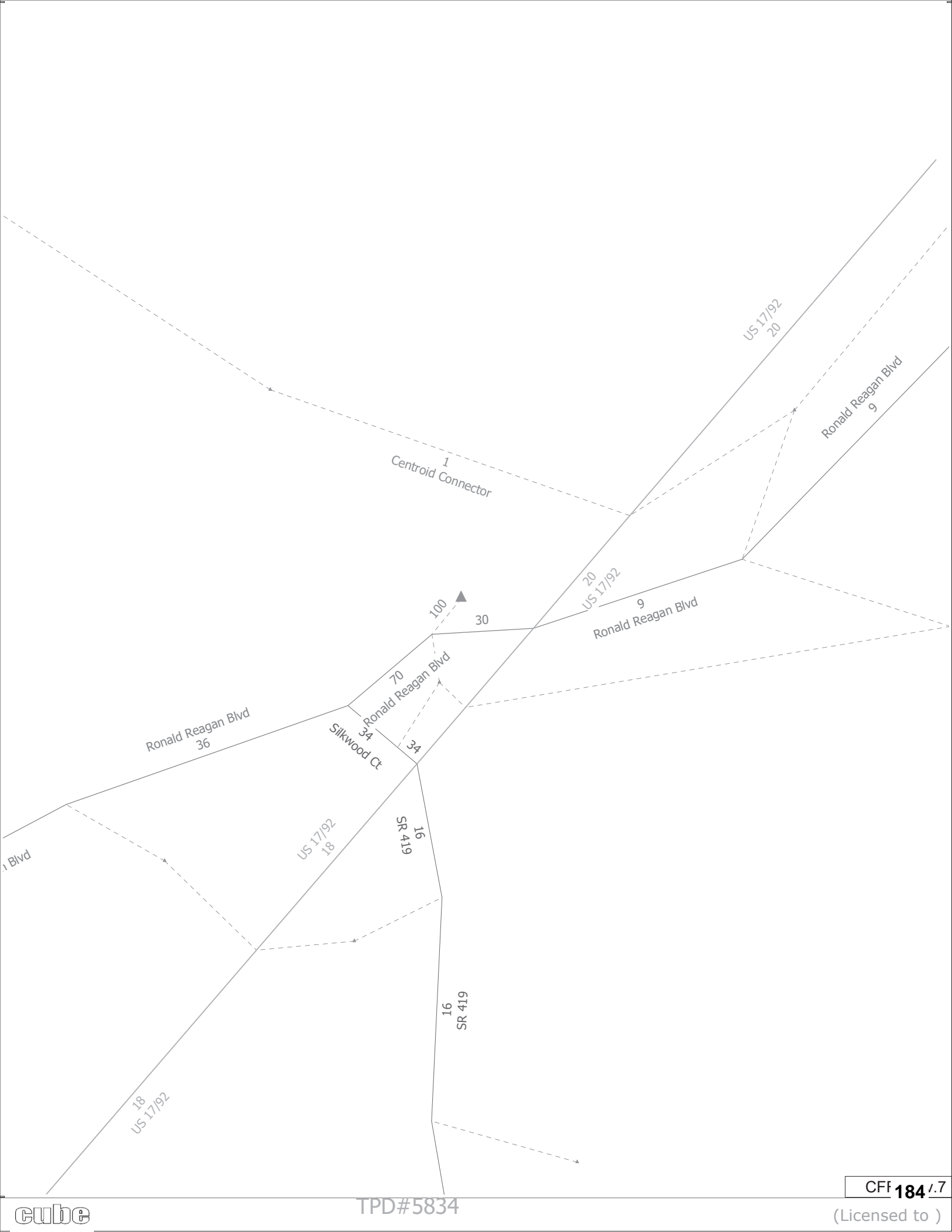
### Vehicle Trip Generation per Student

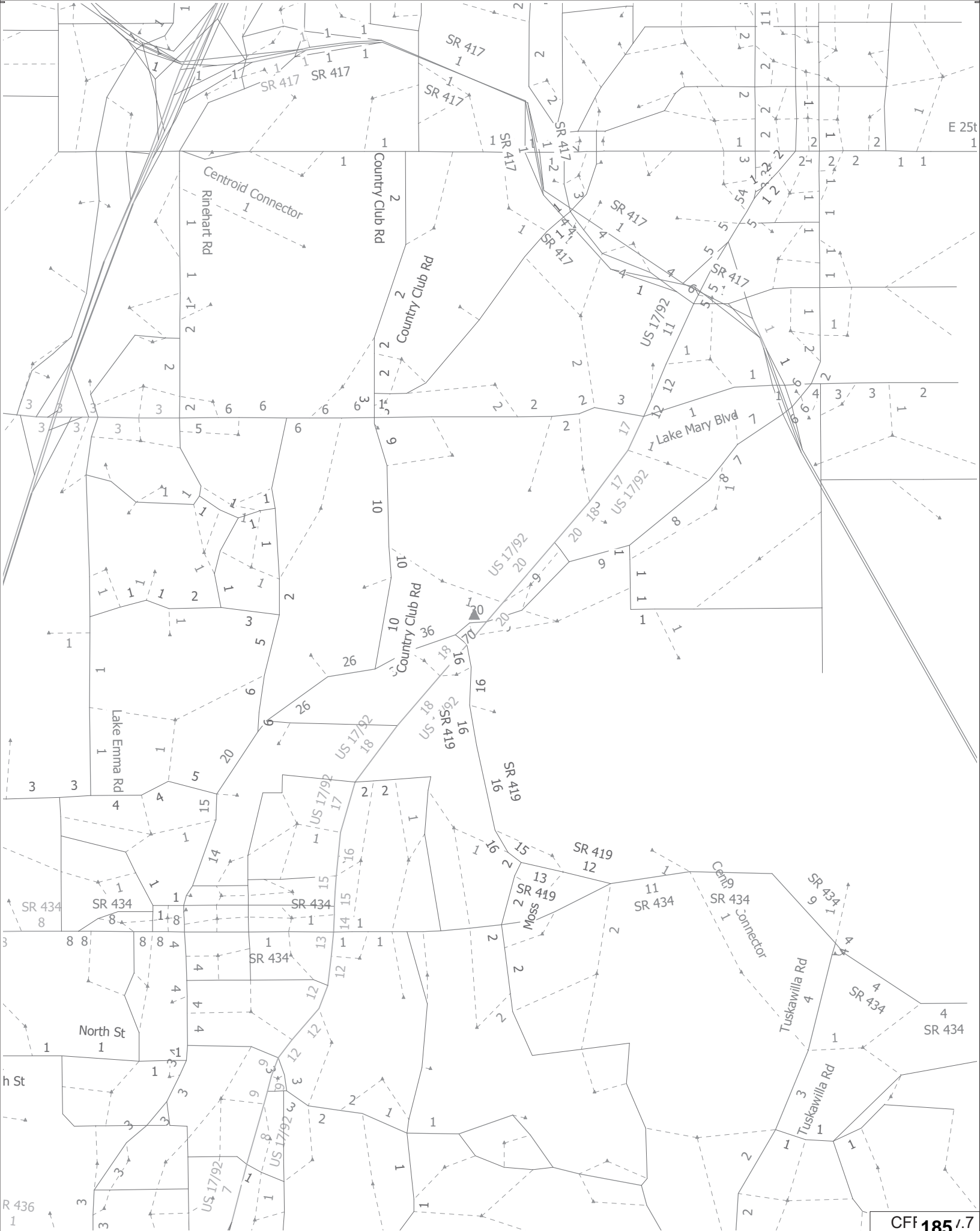
Average Rate	Range of Rates	Standard Deviation
0.73	0.41 - 0.92	0.23

### Data Plot and Equation

*Caution – Small Sample Size*









## **APPENDIX B**

### Traffic Data and Roadway Concurrency Information

## Summary of Roadway Concurrency Information

Traffic Counter ID	Roadway Name	From	To
			Roadway Link Capacity 60000 Committed Trips 50 Net Available Capacity 8775
342	US 17-92	SR 434	CR 427/-SR 419
			Current Traffic Count 32097 Roadway Link Capacity 48000 Committed Trips 105 Net Available Capacity 15798
343	US 17-92	CR 427-SR 419	CR 427
			Current Traffic Count 32097 Roadway Link Capacity 48000 Committed Trips 217 Net Available Capacity 15686
344	US 17-92	CR 427	Lake Mary Blvd
			Current Traffic Count 22744 Roadway Link Capacity 48000 Committed Trips 466

Thursday, December 22, 2022

Page 101 of 146

This information has been provided by Tony Nelson, P.E. at Seminole County Engineering and is current information as of the above referenced date.

## Summary of Roadway Concurrency Information

Traffic Counter ID	Roadway Name	From	To
			Net Available Capacity 7639
059	CR 427	Sanford Ave	Sunland Dr
			Current Traffic Count 24403
			Roadway Link Capacity 42560
			Committed Trips 126
			Net Available Capacity 18031
060	CR 427	Suniland Dr	County Home Rd
			Current Traffic Count 26024
			Roadway Link Capacity 42560
			Committed Trips 1109
			Net Available Capacity 15427
061	CR 427	County Home Rd	US 17-92
			Current Traffic Count 24326
			Roadway Link Capacity 42560
			Committed Trips 2049
			Net Available Capacity 16185

Thursday, December 22, 2022

Page 18 of 146

This information has been provided by Tony Nelson, P.E. at Seminole County Engineering and is current information as of the above referenced date.

## Summary of Roadway Concurrency Information

Traffic Counter ID	Roadway Name	From	To
062	CR 427	US 17-92	Country Club Rd
			Current Traffic Count 20644
			Roadway Link Capacity 42560
			Committed Trips 297
			Net Available Capacity 21619
063	CR 427	Country Club Rd	Longwood Lake Mary
			Current Traffic Count 19210
			Roadway Link Capacity 42560
			Committed Trips 327
			Net Available Capacity 23023
064	CR 427	Longwood Lake Mary	Longwood Hills Rd
			Current Traffic Count 27153
			Roadway Link Capacity 42560
			Committed Trips 831
			Net Available Capacity 14576
065	CR 427	Longwood Hills Rd	SR 434
			Current Traffic Count 29834

Thursday, December 22, 2022

Page 19 of 146

This information has been provided by Tony Nelson, P.E. at Seminole County Engineering and is current information as of the above referenced date.

## Summary of Roadway Concurrency Information

Traffic Counter ID	Roadway Name	From	To
277	SR 415	Celery Ave	SR 46
			Current Traffic Count 25370
			Roadway Link Capacity 18270
			Committed Trips 1196
			Net Available Capacity -8296
278	SR 419	SR 434	Edgemon Ave
			Current Traffic Count 14339
			Roadway Link Capacity 18270
			Committed Trips 0
			Net Available Capacity 3931
279	SR 419	Edgemon Ave	US 17-92
			Current Traffic Count 14892
			Roadway Link Capacity 18270
			Committed Trips 0
			Net Available Capacity 3378
280	SR 426	Hall Rd	Orange County Line
			Current Traffic Count 30422

Thursday, December 22, 2022

Page 82 of 146

This information has been provided by Tony Nelson, P.E. at Seminole County Engineering and is current information as of the above referenced date.

## Summary of Roadway Concurrency Information

Traffic Counter ID	Roadway Name	From	To
259A	SILKWOOD CT	US 17-92	CR 427
			Current Traffic Count 6516
			Roadway Link Capacity 42560
			Committed Trips 0
			Net Available Capacity 36044
289A	SR 434	Beasley Rd	Lake Dr
			Current Traffic Count 40309
			Roadway Link Capacity 60000
			Committed Trips 2317
			Net Available Capacity 17374
309A	SR 434	SR 436	West Town Pkwy
			Current Traffic Count 38380
			Roadway Link Capacity 60000
			Committed Trips 812
			Net Available Capacity 20808
309B	SR 434	West Town Pkwy	Trailwood Dr
			Current Traffic Count 48871

Thursday, December 22, 2022

Page 139 of 146

This information has been provided by Tony Nelson, P.E. at Seminole County Engineering and is current information as of the above referenced date.



## Summary of Roadway Concurrency Information

Traffic Counter ID	Roadway Name	From	To
042	COUNTRY CLUB RD	Broadmoor Rd	Continental Blvd
			Current Traffic Count 6585
			Roadway Link Capacity 19360
			Committed Trips 0
			Net Available Capacity 12775
043	COUNTRY CLUB RD	Continental Blvd	CR 427
			Current Traffic Count 10137
			Roadway Link Capacity 19360
			Committed Trips 0
			Net Available Capacity 9223
044	COUNTY HOME RD	US 17-92	CR 427
			Current Traffic Count 3901
			Roadway Link Capacity 19360
			Committed Trips 0
			Net Available Capacity 15459
045	COUNTYLINE DR	SR 436	Sandlake Rd
			Current Traffic Count 4971

Thursday, December 22, 2022

Page 13 of 146

This information has been provided by Tony Nelson, P.E. at Seminole County Engineering and is current information as of the above referenced date.

## **APPENDIX C**

Existing Intersection Counts, Signal Timings, and FDOT Seasonal Factors

# National Data & Surveying Services

## Intersection Turning Movement Count

**Location:** US 17-92 & Weldon Blvd  
**City:** Lake Mary  
**Control:** Signalized

**Project ID:** 23-130264-001  
**Date:** 9/19/2023

### Data - Total

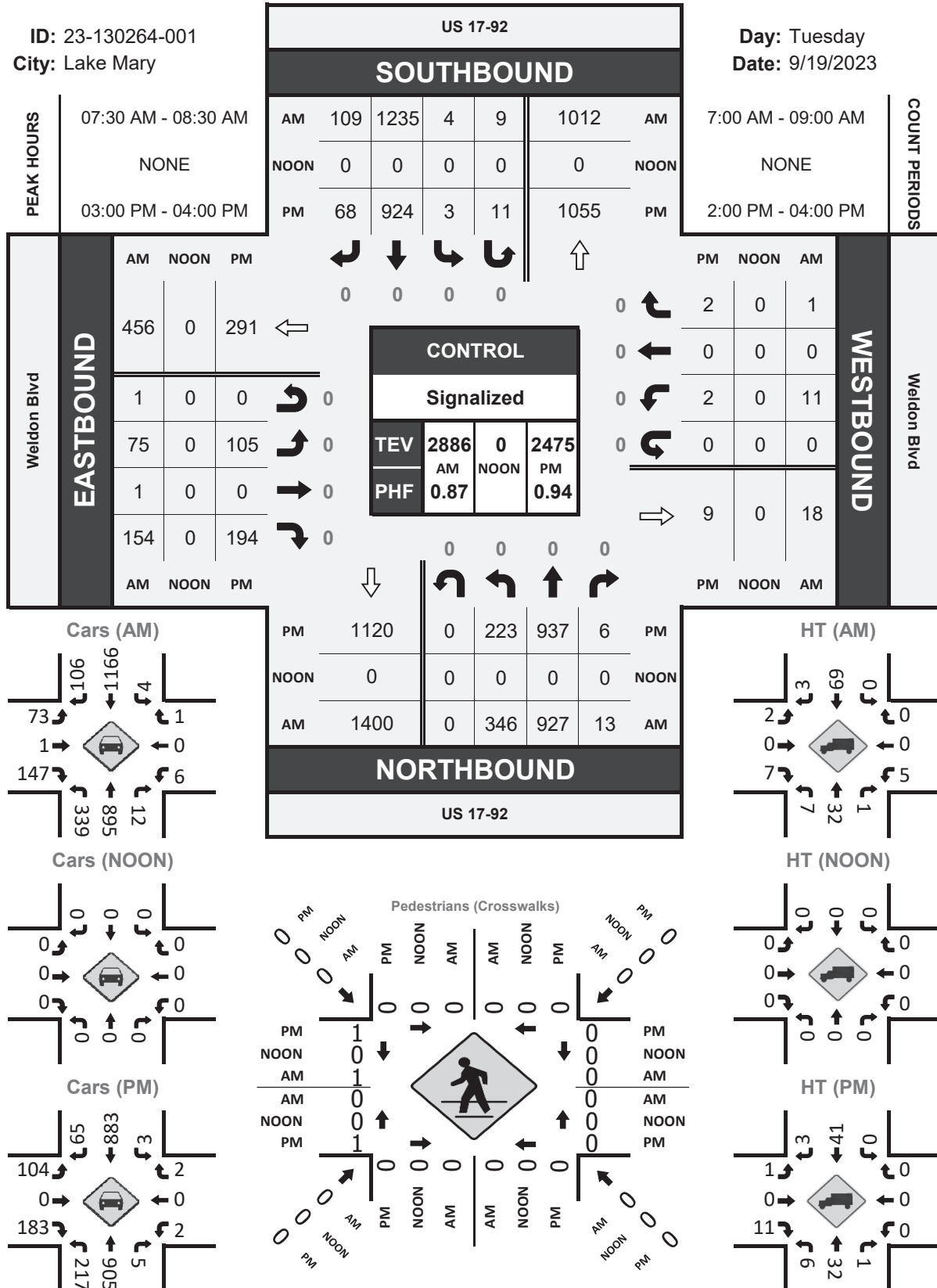
NS/EW Streets:	US 17-92				US 17-92				Weldon Blvd				Weldon Blvd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
7:00 AM	18	183	4	0	1	253	3	0	3	0	28	0	0	0	0	0	493
7:15 AM	48	189	3	0	0	291	21	1	1	0	20	0	1	0	0	0	575
7:30 AM	97	223	0	0	0	302	33	0	19	0	35	0	0	0	0	0	709
7:45 AM	129	285	4	0	3	313	38	2	19	0	31	1	0	0	0	0	825
8:00 AM	58	225	5	0	1	304	24	6	21	0	57	0	7	0	0	0	708
8:15 AM	62	194	4	0	0	316	14	1	16	1	31	0	4	0	1	0	644
8:30 AM	56	201	1	0	0	301	13	2	14	0	22	0	4	0	0	0	614
8:45 AM	87	243	1	0	0	278	11	1	8	0	22	0	1	0	0	0	652
<b>TOTAL VOLUMES :</b>	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
<b>APPROACH %'s :</b>	555	1743	22	0	5	2358	157	13	101	1	246	1	17	0	1	0	5220
	23.92%	75.13%	0.95%	0.00%	0.20%	93.09%	6.20%	0.51%	28.94%	0.29%	70.49%	0.29%	94.44%	0.00%	5.56%	0.00%	
<b>PEAK HR :</b>	07:30 AM - 08:30 AM				4	1235	109	9	75	1	154	1	11	0	1	0	TOTAL
<b>PEAK HR VOL :</b>	346	927	13	0	0.333	0.977	0.717	0.375	0.893	0.250	0.675	0.250	0.393	0.000	0.250	0.000	2886
<b>PEAK HR FACTOR :</b>	0.671	0.813	0.650	0.000		0.953				0.740				0.429			0.875
			0.769														
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
2:00 PM	42	240	1	0	0	194	7	6	16	0	59	0	1	0	1	0	567
2:15 PM	30	214	2	0	2	228	11	9	20	1	32	0	0	0	0	0	549
2:30 PM	40	229	0	0	0	220	17	2	8	0	46	0	1	0	0	0	563
2:45 PM	52	234	0	0	0	242	12	2	19	0	39	0	0	0	1	0	601
3:00 PM	53	209	0	0	2	194	10	2	25	0	43	0	0	0	0	0	538
3:15 PM	64	241	3	0	1	228	21	3	30	0	66	0	2	0	2	0	661
3:30 PM	49	231	0	0	0	278	22	4	19	0	46	0	0	0	0	0	649
3:45 PM	57	256	3	0	0	224	15	2	31	0	39	0	0	0	0	0	627
<b>TOTAL VOLUMES :</b>	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
<b>APPROACH %'s :</b>	387	1854	9	0	5	1808	115	30	168	1	370	0	4	0	4	0	4755
	17.20%	82.40%	0.40%	0.00%	0.26%	92.34%	5.87%	1.53%	31.17%	0.19%	68.65%	0.00%	50.00%	0.00%	50.00%	0.00%	
<b>PEAK HR :</b>	03:00 PM - 04:00 PM				3	924	68	11	105	0	194	0	2	0	2	0	TOTAL
<b>PEAK HR VOL :</b>	223	937	6	0	0.375	0.831	0.773	0.688	0.847	0.000	0.735	0.000	0.250	0.000	0.250	0.000	2475
<b>PEAK HR FACTOR :</b>	0.871	0.915	0.500	0.000		0.827				0.779							0.936
			0.922														

## US 17-92 &amp; Weldon Blvd

## Peak Hour Turning Movement Count

ID: 23-130264-001  
City: Lake Mary

Day: Tuesday  
Date: 9/19/2023





National Data & Surveying Services

Site Code: 23-130264-001

Date: 09/19/2023

Weather: Sunny

City: Lake Mary

County: Seminole

Count Times: 07:00 - 09:00

14:00 - 16:00

Control: Signalized

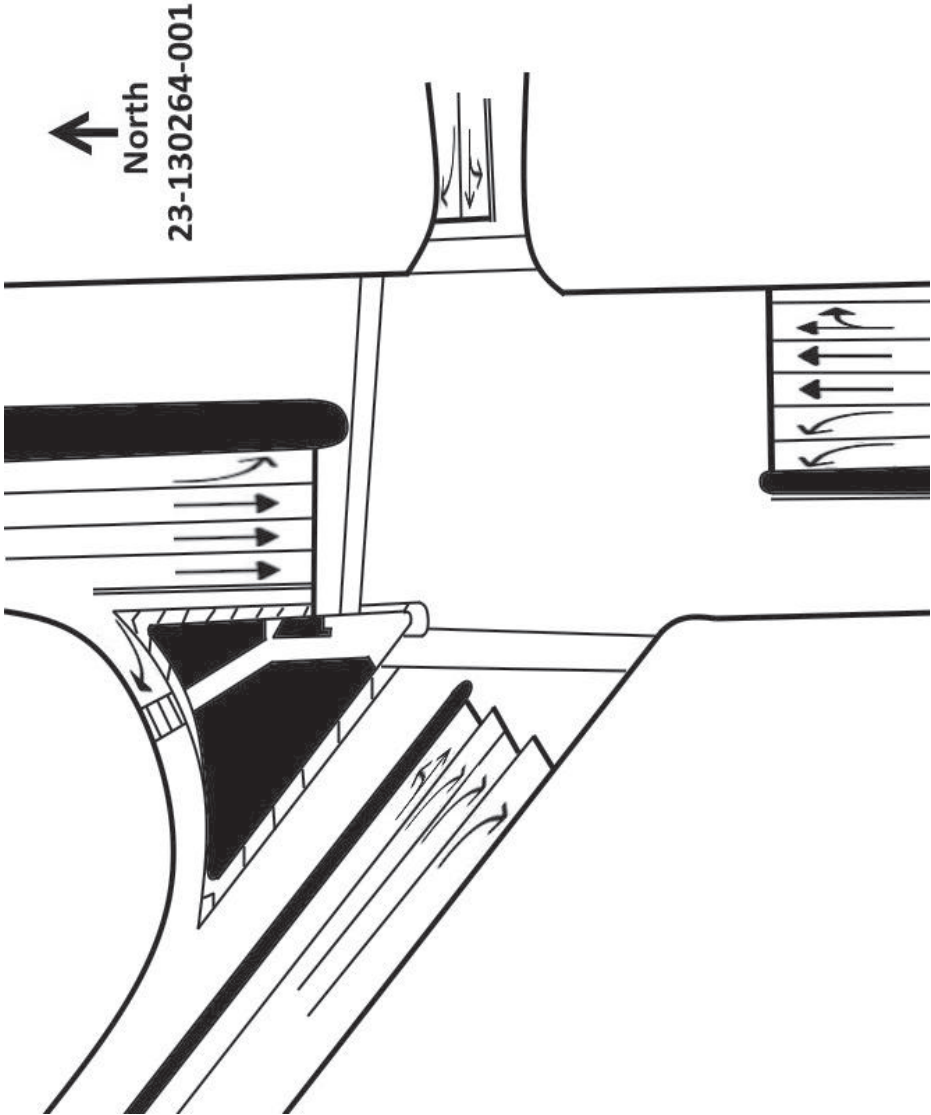
SIGNAL TIMING

PHASES	1	2	3
NL/SL	00:14	00:16	00:22
NT/ST	01:47	01:42	01:33
NL/NT	00:28	00:27	00:28
WL/WT	00:13	00:13	00:26
EL/ET	00:20	00:25	00:22



N/S Street: US 17-92

Speed: 45 MPH



E/W Street: Weldon Blvd

Speed: 35 MPH

# Seminole County Traffic Engineering Timing Sheet

## Intersection: US 1792 @ (20) Weldon Blvd



Name	US 1792		Weldon		US 1792		Weldon		US 1792								Phase Mode	User	Free Action	254				
Direction	NL	ST		WT	SL	NT		ET	NL								Free Seq	1	Syn Green					
Channel	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	InSync		P2P Pattern					
Phase/OL	1	2	3	4	5	6	7	8	9	10	11	12	2	4	6	8	Comm ID	1105	Node #	4304				
Type	OLP	VEH	VEH	VEH	VEH	OLP	VEH	VEH	OLP	OLP	OLP	OLP	PED	PED	PED	PED	Date	July 25, 2023	Done By	SCTEJVidal				
Phase Times																	Alt Phase Times 1							
Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Phase							
Min Green	6	15		6	6	15		6	6								Min Green							
Passage	3	5		3	3	5		3	3								Passage							
Max 1	35	60		20	20	60		20	20								Max 1							
Max 2	35	60		20	20	60		20	20								Max 2							
Yellow Clr	4.8	4.8		3.4	4.8	4.8		4.1	4.8								Yel Clr							
Red Clr	4.3	4.3		3.2	4.3	4.3		3.1	4.3								Red Clr							
Walk		7		7		7											Walk							
Ped Clear		30		34		16											Ped Clear							
Red Revert	3	3		3	3	3		3	3								Alt Phase Times 2							
Added Init																	Phase							
Max Initial																	Min Green							
Max 3 Limit																	Passage							
Max 3 Step																	Max 1							
Time B-4																	Max 2							
Cars B-4																	Yel Clr							
Time to																	Red Clr							
Reduce By																	Walk							
Min Gap																	Ped Clr							
Phase Options																	Alt Phase Opt 1							
Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Phase	1	2	4				
Enable	✓	✓		✓	✓	✓		✓									Max 2			6				
Min Recall		✓				✓											Max Inhibit	✓	✓	✓				
Max Recall																	Cnf Phase			✓				
Ped Recall																	Alt Phase Opt 2							
Soft Recall																	Phase	1	2	4				
Lock Call		✓			✓	✓											Max 2			6				
Flash Ent								✓									Max Inhibit	✓		✓				
Flash Exit		✓				✓											Cnf Phase			✓				
Dual Entry		✓				✓											Alt Phase Opt 3							
Sim Gap		✓				✓											Phase							
Cond Serv																	Max2							
Reservice																	Max Inhibit							
Cnf Phase																	Cnf Phase							
																					FYA	Grn	Yel	Red
Overlap - A	Type		Included Phase														Modifier Phase							
Overlap - B	NORMAL																							
Overlap - C																								
Overlap - D																								
Overlap - E																								
Overlap - F	NORMAL		6 9																				4.8	4.3
Overlap - G																								
Overlap - H																								
Overlap - I	NORMAL		1 8 9																				4.8	4.3
Overlap - J																								
Overlap - K																								
Overlap - L																								
Overlap - M																								
Overlap - N																								
Overlap - O																								
Overlap - P																								



Coordination Splits 1-16																Day Plans 1-8											
Split 1	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Sunday		1	2	3	4	5				
Cycle =180	23	80		25	21	82		22	30								P L A	Hour		4	10	18	19				
Seq =1		✓																Min				30		30			
Mode		MAX				MAX			ENB									Action	99	10	8	9	10				
Split 2	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	N 1	Hour Min Action									
Cycle =120	28	50		17	20	58		25											Hour								
Seq =3						✓													Min								
Mode		MAX				MAX											Action										
Split 3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Monday		1	2	3	4	5	6	7	8	
Cycle =130	21	49		16	21	49		24	20								P L A	Hour		4	6	6	9	12	14	18	
Seq =1		✓																Min				45	15		30	45	
Mode		MAX				MAX			MAX									Action	99	10	2	1	2	3	4	5	
Split 4	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	N 2	Hour Min Action	9								
Cycle =180	40	81		25	21	100		34											Hour	21							
Seq =3						✓													Min								
Mode		MAX				MAX											Action	10									
Split 5	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Tuesday		1	2	3	4	5	6	7	8	
Cycle =120	28	50		17	20	58		25									P L A	Hour		4	6	6	9	12	14	18	
Seq =3						✓												Min				45	15		30	45	
Mode		MAX				MAX												Action	99	10	2	1	2	3	4	5	
Split 6	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	N 3	Hour Min Action	9								
Cycle =110	24	46		18	23	47		22											Hour	21							
Seq =3						✓													Min								
Mode		MAX				MAX											Action	10									
Split 7	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Wednesday		1	2	3	4	5	6	7	8	
Cycle =110	23	50		16	21	52		21									P L A	Hour		4	6	6	9	12	14	18	
Seq =3						✓												Min				45	15		30	45	
Mode		MAX				MAX												Action	99	10	2	1	2	3	4	5	
Split 8	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	N 4	Hour Min Action	9								
Cycle =110	24	46		18	23	47		22											Hour	21							
Seq =3						✓													Min								
Mode		MAX				MAX											Action	10									
Split 9	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Thursday		1	2	3	4	5	6	7	8	
Cycle =110	23	50		16	21	52		21									P L A	Hour		4	6	6	9	12	14	18	
Seq =3						✓												Min				45	15		30	45	
Mode		MAX				MAX												Action	99	10	2	1	2	3	4	5	
Split 10	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	N 5	Hour Min Action	9								
Cycle =100	20	40		20	20	40		20											Hour	21							
Seq =3						✓													Min								
Mode		MAX				MAX											Action	10									
Split 11	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Friday		1	2	3	4	5	6	7	8	
Cycle =_																	P L A	Hour		4	6	6	9	12	14	18	
Seq =_																		Min				45	15		30	45	
Mode																		Action	99	10	2	1	2	3	4	5	
Split 12	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	N 6	Hour Min Action	9								
Cycle =_																			Hour	21							
Seq =_																			Min								
Mode																	Action	10									
Split 13	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Saturday		1	2	3	4	5	6			
Cycle =_																	P L A	Hour		4	8	10	18	22			
Seq =_																		Min									
Mode																		Action	99	10	6	16	7	10			
Split 14	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	N 7	Hour Min Action									
Cycle =_																			Hour								
Seq =_																			Min								
Mode																	Action										
Split 15	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A	Hour Min Action									
Cycle =_																			Hour								
Seq =_																			Min								
Mode																	Action										
Split 16	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	N 8	Hour Min Action									
Cycle =130	23	66		18	25	64		23											Hour								
Seq =1		✓																	Min								
Mode		MAX				MAX											Action										

	Enbl	Track Phase	Gm	Track Overlap	Dwell Phase				Dwl	Dwell Overlap				Exit Phase			
Pre Run 1																	
Pre Run 2																	
Pre Run 3	ON					8				8	9			1	5		
Pre Run 4	ON					4				8				1	5		
Pre Run 5	ON					2	5			8				2	6		
Pre Run 6	ON					1	6			8	1	6		2	6		

### Intersection Notes

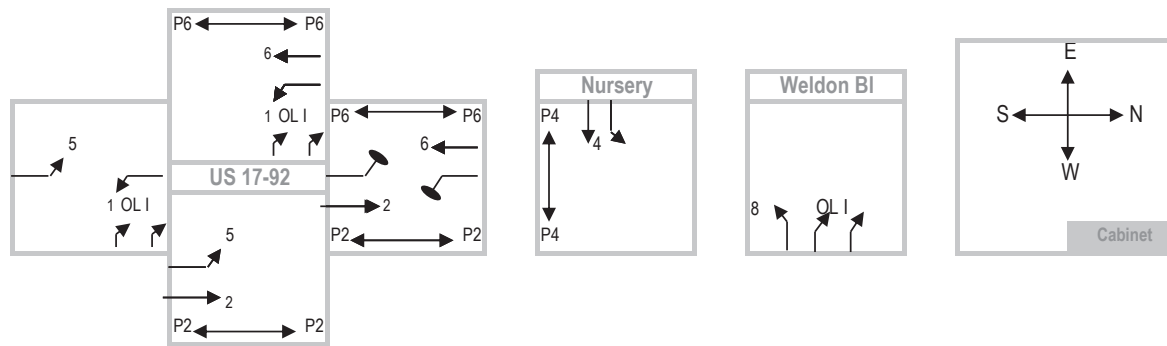
Intersection set up with split sides.  
OL A & F are to double cycle NBLT

Intersection programmed in USER but runs as a QUADSEQ  
Maintstreet LT's are protected and lock Det.  
OL I is for the ph 8 RT.

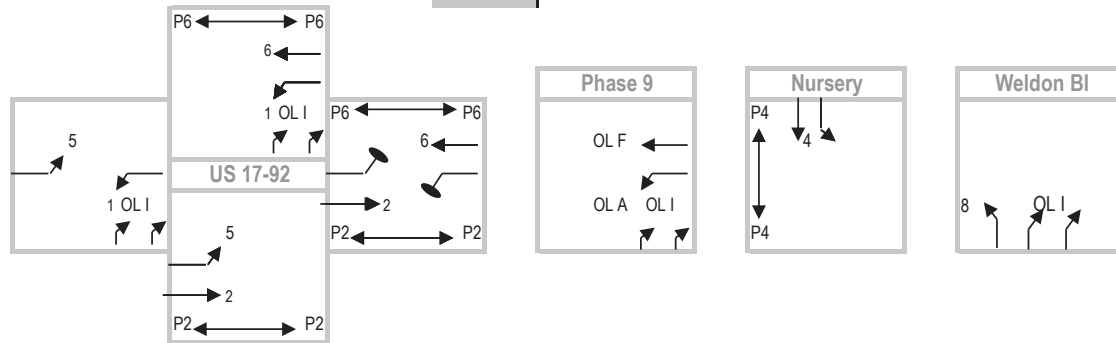
### T.O.D Notes

Intersection retimed May 2022.

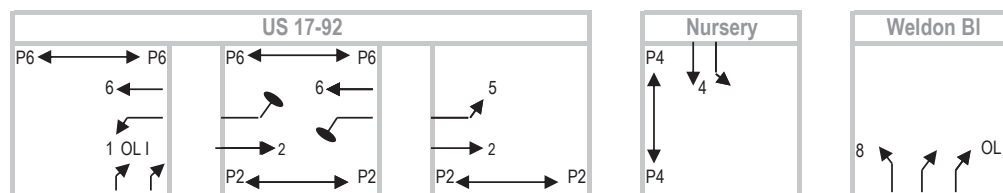
Patterns 17 & 19 are FDOT SR 417 Diversion routes.  
Patterns 23 - 25 used for FDOT flush patterns.  
Patterns 27 to 29 used for FDOT I-4 diversion routes.



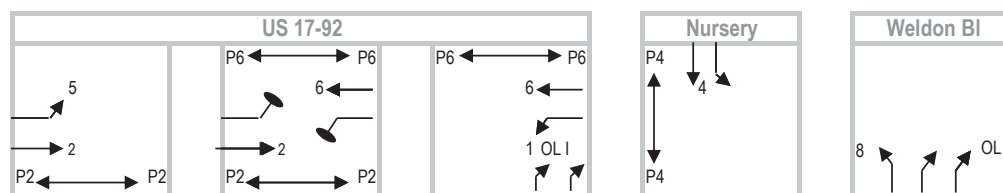
		Seq 1					
Ring 1		1	2	9	4	8	
Ring 2		5	6				



		Seq 1 w/Phase 9					
Ring 1		1	2	9	4	8	
Ring 2		5	6				



		Seq 2					
Ring 1		1	2	9	4	8	
Ring 2		6	5				



		Seq 3					
Ring 1		2	1	4	8	9	
Ring 2		5	6				

# National Data & Surveying Services

## Intersection Turning Movement Count

**Location:** US 17-92 & Seminole Science Charter School Dwy  
**City:** Lake Mary  
**Control:** 1-Way Stop(EB)

**Project ID:** 23-130264-005  
**Date:** 9/19/2023

### Data - Total

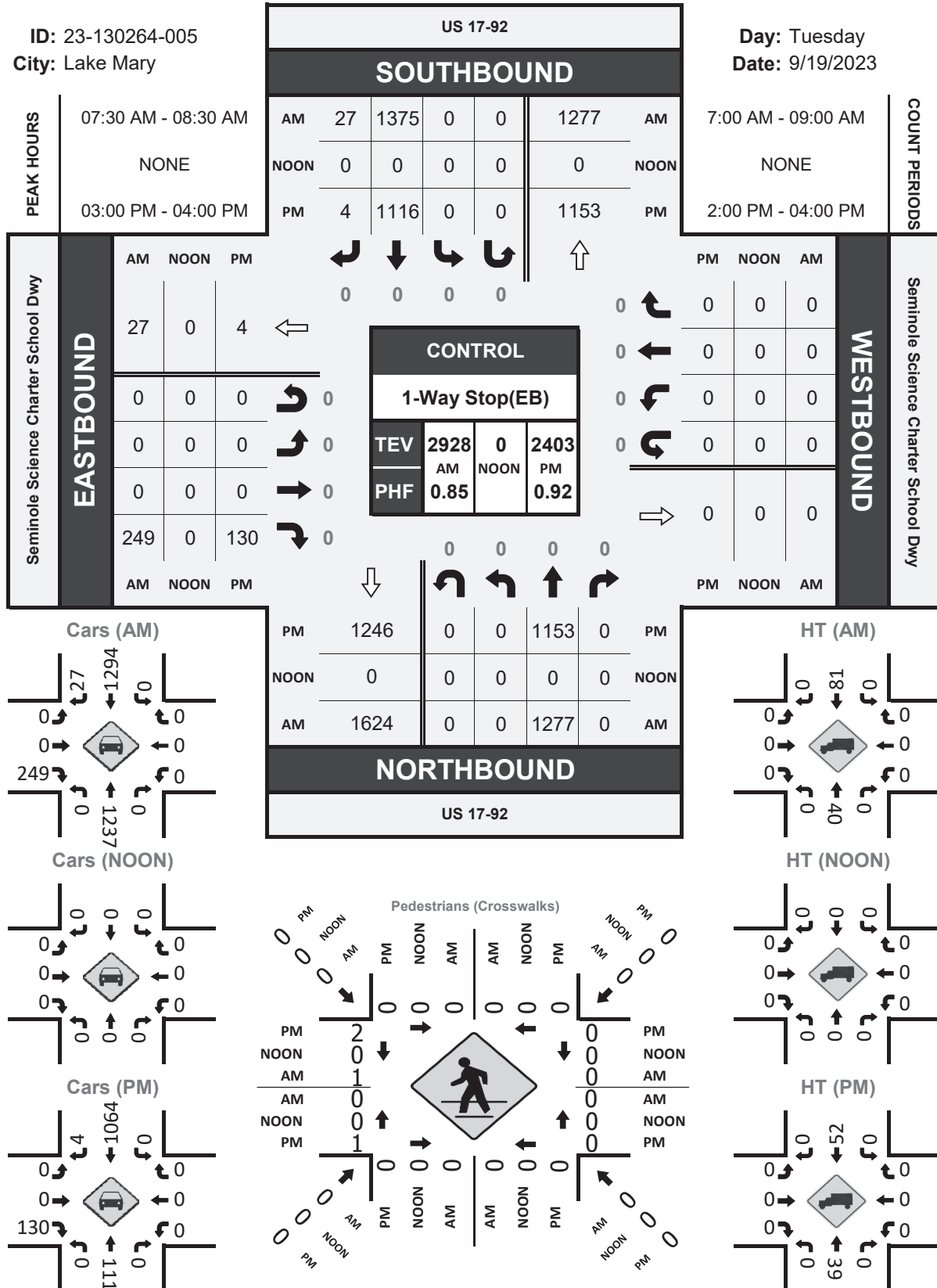
NS/EW Streets:	US 17-92				US 17-92				Seminole Science Charter School Dwy				Seminole Science Charter School Dwy			
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND			
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU
7:00 AM	0	205	0	0	0	277	2	0	0	0	1	0	0	0	0	0
7:15 AM	0	244	0	0	0	309	5	0	0	0	0	0	0	0	0	0
7:30 AM	0	323	0	0	0	319	8	0	0	0	82	0	0	0	0	0
7:45 AM	0	405	0	0	0	335	15	0	0	0	107	0	0	0	0	0
8:00 AM	0	291	0	0	0	370	4	0	0	0	58	0	0	0	0	0
8:15 AM	0	258	0	0	0	351	0	0	0	0	2	0	0	0	0	0
8:30 AM	0	258	0	0	0	326	1	0	0	0	2	0	0	0	0	0
8:45 AM	0	330	0	0	0	294	0	0	0	0	2	0	0	0	0	0
<b>TOTAL VOLUMES :</b>	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU
<b>APPROACH %'s :</b>	0	2314	0	0	0	2581	35	0	0	0	254	0	0	0	0	0
	0.00%	100.00%	0.00%	0.00%	0.00%	98.66%	1.34%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%
<b>PEAK HR :</b>	07:30 AM - 08:30 AM															
<b>PEAK HR VOL :</b>	0	1277	0	0	0	1375	27	0	0	0	249	0	0	0	0	0
<b>PEAK HR FACTOR :</b>	0.000	0.788	0.000	0.000	0.000	0.929	0.450	0.000	0.000	0.000	0.582	0.000	0.000	0.000	0.000	0.000
	0.788				0.937				0.582							
<b>TOTAL</b>																
<b>5184</b>																
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND			
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU
2:00 PM	0	275	0	0	0	253	1	0	0	0	4	0	0	0	0	0
2:15 PM	0	245	0	0	0	252	4	0	0	0	1	0	0	0	0	0
2:30 PM	0	282	0	0	0	266	6	0	0	0	23	0	0	0	0	0
2:45 PM	0	283	0	0	0	274	4	0	0	0	41	0	0	0	0	0
3:00 PM	0	262	0	0	0	236	1	0	0	0	36	0	0	0	0	0
3:15 PM	0	306	0	0	0	298	1	0	0	0	8	0	0	0	0	0
3:30 PM	0	289	0	0	0	323	1	0	0	0	37	0	0	0	0	0
3:45 PM	0	296	0	0	0	259	1	0	0	0	49	0	0	0	0	0
<b>TOTAL VOLUMES :</b>	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU
<b>APPROACH %'s :</b>	0	2238	0	0	0	2161	19	0	0	0	199	0	0	0	0	0
	0.00%	100.00%	0.00%	0.00%	0.00%	99.13%	0.87%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%
<b>PEAK HR :</b>	03:00 PM - 04:00 PM															
<b>PEAK HR VOL :</b>	0	1153	0	0	0	1116	4	0	0	0	130	0	0	0	0	0
<b>PEAK HR FACTOR :</b>	0.000	0.942	0.000	0.000	0.000	0.864	1.000	0.000	0.000	0.000	0.663	0.000	0.000	0.000	0.000	0.000
	0.942				0.864				0.663							
<b>TOTAL</b>																
<b>2403</b>																
<b>0.924</b>																

## US 17-92 &amp; Seminole Science Charter School Dwy

## Peak Hour Turning Movement Count

ID: 23-130264-005  
City: Lake Mary

Day: Tuesday  
Date: 9/19/2023





National Data & Surveying Services

Site Code: 23-130264-005

Date: 09/19/2023

Weather: Sunny

City: Lake Mary

County: Seminole

Count Times: 07:00 - 09:00

14:00 - 16:00

Control: 1-Way Stop(EB)

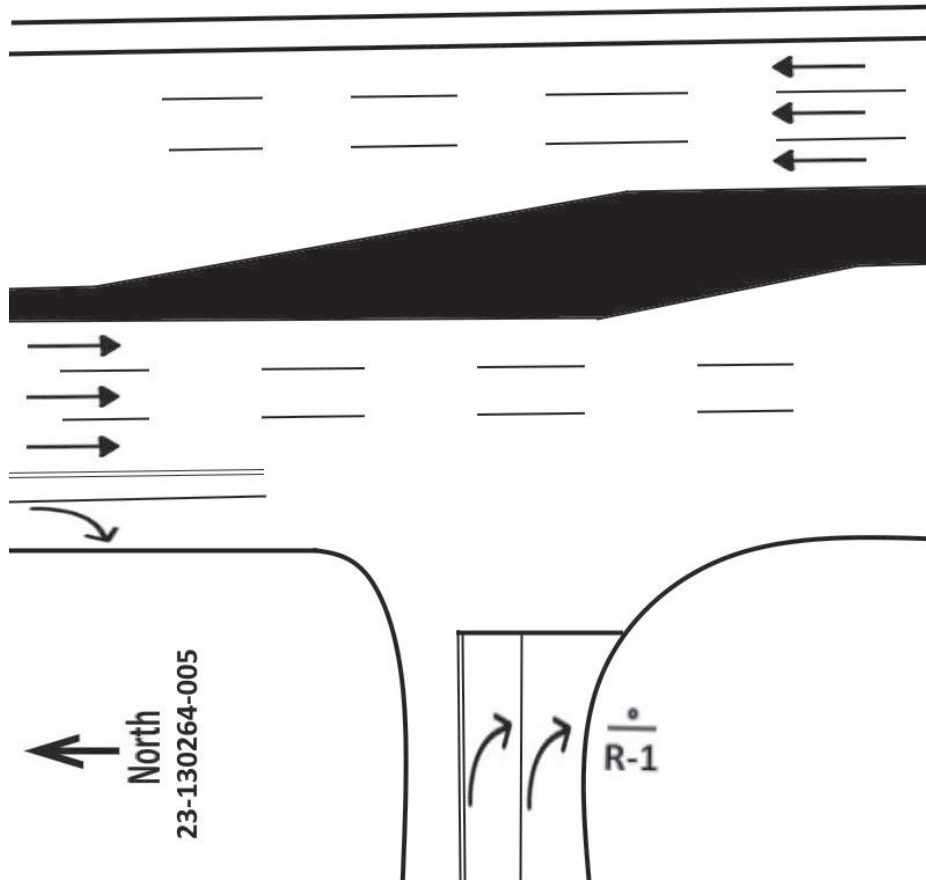


N/S Street: US 17-92

Speed: 45 MPH

E/W Street: Seminole Science Charter School Dwy

Speed: N/A



# National Data & Surveying Services

## Intersection Turning Movement Count

**Location:** US 17-92 & Ronald Reagan Blvd  
**City:** Lake Mary  
**Control:** Signalized

**Project ID:** 23-130264-002  
**Date:** 9/19/2023

### Data - Total

NS/EW Streets:	US 17-92				US 17-92				Ronald Reagan Blvd				Ronald Reagan Blvd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
7:00 AM	2	165	86	3	2	230	48	0	42	55	2	0	181	107	2	0	925
7:15 AM	0	180	97	1	5	255	43	0	57	83	1	0	196	104	3	1	1026
7:30 AM	3	239	130	2	18	304	76	2	71	64	1	0	263	122	12	0	1307
7:45 AM	0	311	106	1	24	314	93	11	75	66	3	1	236	141	12	1	1395
8:00 AM	0	219	80	4	19	335	71	9	50	50	3	0	207	113	8	0	1168
8:15 AM	3	219	83	8	11	289	50	1	35	48	5	0	208	121	11	0	1092
8:30 AM	1	205	125	1	5	280	47	0	42	43	4	0	168	115	4	2	1042
8:45 AM	3	264	97	6	5	239	44	0	60	27	3	0	229	84	8	0	1069
<b>TOTAL VOLUMES :</b>	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
<b>APPROACH %'s :</b>	0.45%	68.15%	30.41%	0.98%	3.14%	79.36%	16.68%	0.81%	48.48%	48.93%	2.47%	0.11%	63.48%	34.11%	2.26%	0.15%	9024
<b>PEAK HR :</b>	07:30 AM - 08:30 AM																TOTAL
<b>PEAK HR VOL :</b>	6	988	399	15	72	1242	290	23	231	228	12	1	914	497	43	1	4962
<b>PEAK HR FACTOR :</b>	0.500	0.794	0.767	0.469	0.750	0.927	0.780	0.523	0.770	0.864	0.600	0.250	0.869	0.881	0.896	0.250	0.889
	0.842				0.920				0.814				0.916				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
2:00 PM	2	217	86	3	11	186	49	0	49	41	3	0	93	55	5	0	800
2:15 PM	1	198	89	5	15	204	44	0	41	50	5	0	102	72	10	0	836
2:30 PM	4	218	124	6	10	217	60	3	57	76	5	0	77	46	6	0	909
2:45 PM	5	210	127	3	20	236	52	3	53	61	2	1	83	42	11	0	909
3:00 PM	3	209	148	2	18	200	55	2	49	66	4	0	83	52	6	1	898
3:15 PM	5	238	170	3	16	232	58	0	55	78	1	0	83	50	9	0	998
3:30 PM	6	235	153	1	11	280	69	0	48	86	1	0	106	56	9	0	1061
3:45 PM	5	229	169	3	23	229	50	2	55	82	1	0	102	61	7	0	1018
<b>TOTAL VOLUMES :</b>	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
<b>APPROACH %'s :</b>	1.08%	60.97%	37.05%	0.90%	5.27%	75.75%	18.56%	0.42%	41.96%	55.67%	2.27%	0.10%	59.41%	35.37%	5.13%	0.08%	7429
<b>PEAK HR :</b>	03:00 PM - 04:00 PM																TOTAL
<b>PEAK HR VOL :</b>	19	911	640	9	68	941	232	4	207	312	7	0	374	219	31	1	3975
<b>PEAK HR FACTOR :</b>	0.792	0.957	0.941	0.750	0.739	0.840	0.841	0.500	0.941	0.907	0.438	0.000	0.882	0.898	0.861	0.250	0.937
	0.949				0.865				0.953				0.914				

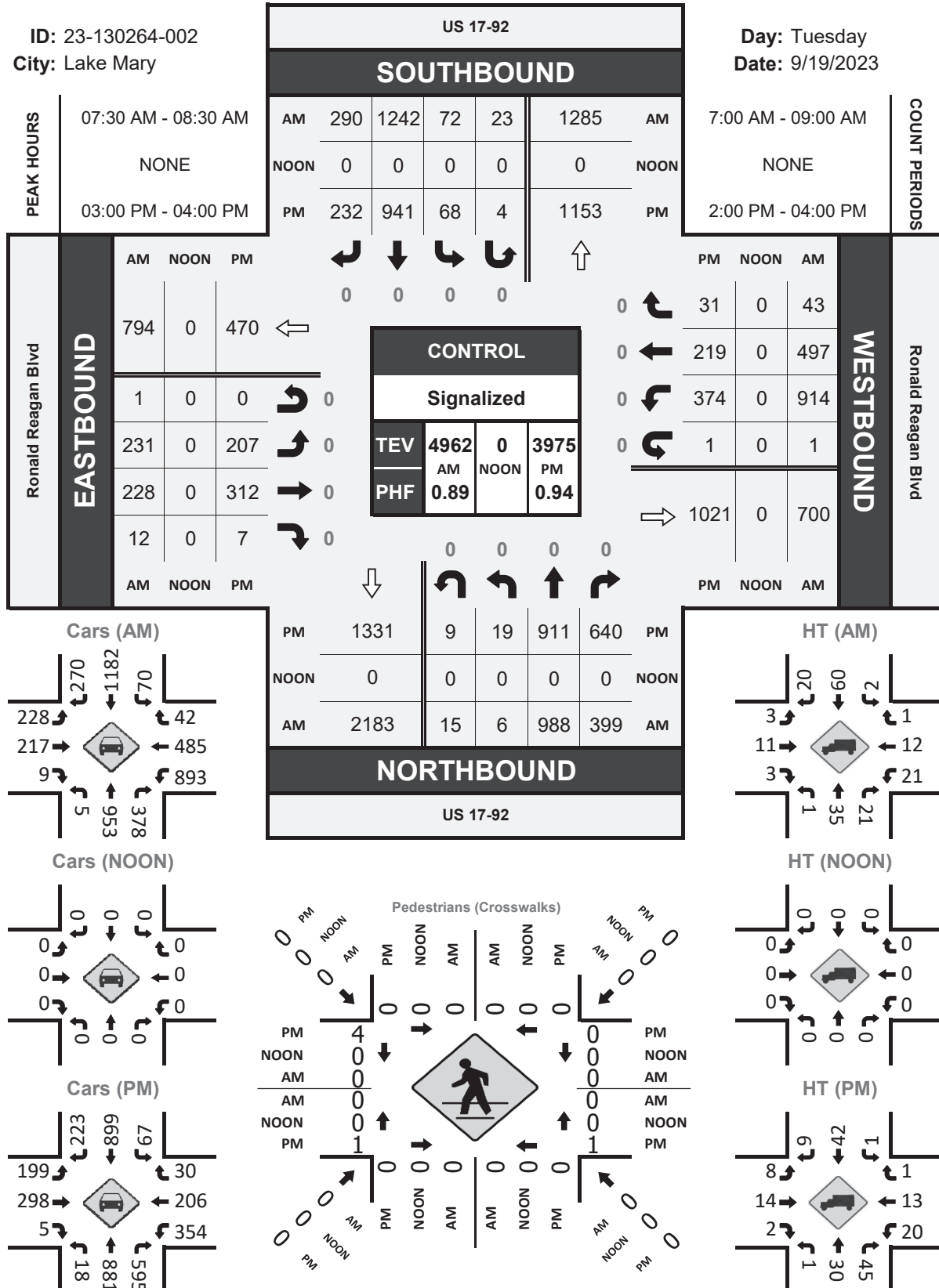


# US 17-92 & Ronald Reagan Blvd

## Peak Hour Turning Movement Count

ID: 23-130264-002  
City: Lake Mary

Day: Tuesday  
Date: 9/19/2023





National Data & Surveying Services

Site Code: 23-130264-002

Date: 09/19/2023

Weather: Sunny

City: Lake Mary

County: Seminole

Count Times: 07:00 - 09:00

14:00 - 16:00

Control: Signalized

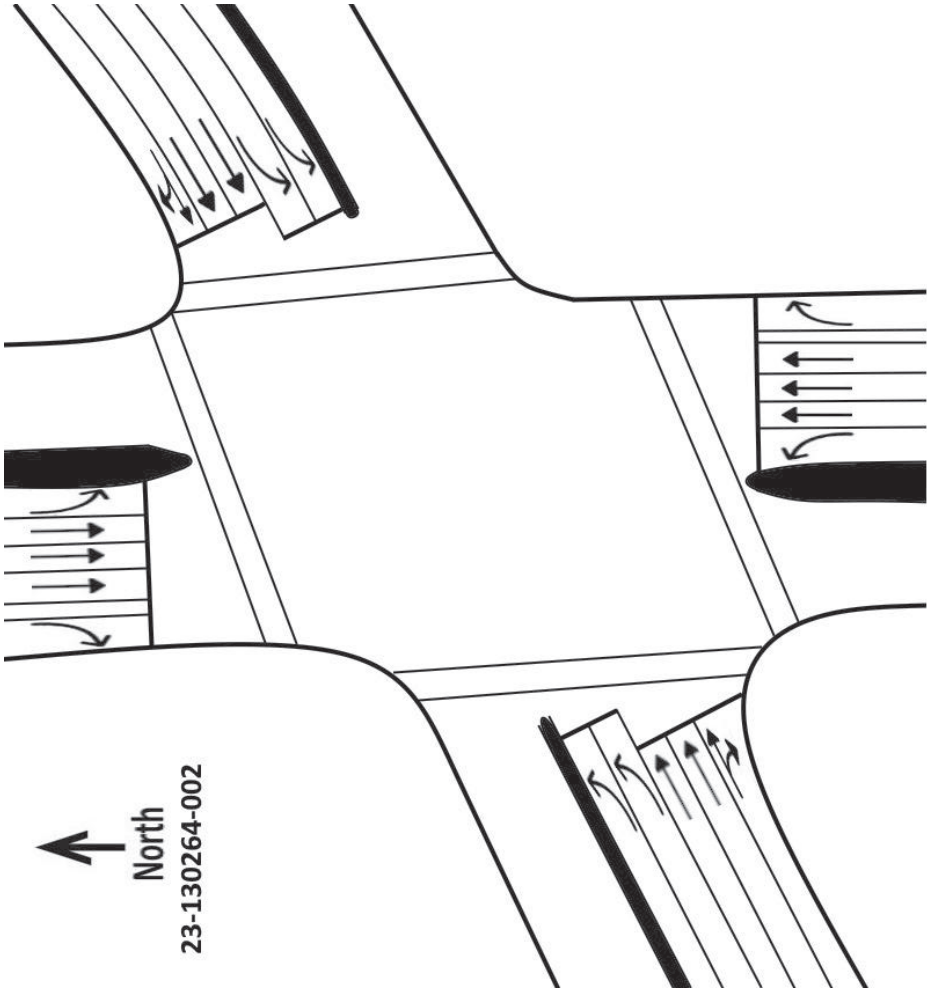
SIGNAL TIMING

PHASES	1	2	3
SL/ST	00:20	00:21	00:13
NT/ST	01:28	01:06	01:14
NL/NT	-	00:22	00:23
EL/WL	00:35	00:27	00:34
WL/WT	-	00:14	00:06
ET/WT	00:35	00:29	00:33



N/S Street: US 17-92

Speed: 45 MPH



North  
23-130264-002

E/W Street: Ronald Reagan Blvd

Speed: 45 MPH

# Seminole County Traffic Engineering Timing Sheet

## Intersection: US 1792 @ (21) CR 427



Name	US 1792		CR 427		US 1792		CR 427										Phase Mode	STD8	Free Action	254	
Direction	NL	ST	EL	WT	SL	NT	WL	ET									Free Seq	1	Syn Green		
Channel	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	InSync		P2P Pattern		
Phase/OL	1	2	3	4	5	6	7	8	9	10	11	12	2	4	6	8	Comm ID	1110	Node #	781	
Type	VEH	VEH	VEH	VEH	VEH	VEH	VEH	VEH	OLP	OLP	OLP	OLP	PED	PED	PED	PED	Date	July 10, 2023	Done By	SCTE\JVidal	
Phase Times																	Alt Phase Times 1				
Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Phase				
Min Green	6	15	6	8	6	15	6	8									Min Green				
Passage	3	5	3	3	3	5	3	3									Passage				
Max 1	30	60	30	50	30	60	35	50									Max 1				
Max 2	30	60	30	50	30	60	30	50									Max 2				
Yellow Clr	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8									Yel Clr				
Red Clr	3.6	3.6	5	5	3.6	3.6	5	5									Red Clr				
Walk		7		7		7		7									Walk				
Ped Clear		41		41		39		42									Ped Clr				
Red Revert	3	3	3	3	3	3	3	3									Alt Phase Times 2				
Added Init																	Phase				
Max Initial																	Min Green				
Max 3 Limit																	Passage				
Max 3 Step																	Max 1				
Time B-4																	Max 2				
Cars B-4																	Yel Clr				
Time to																	Red Clr				
Reduce By																	Walk				
Min Gap																	Ped Clr				
Phase Options																	Alt Phase Opt 1				
Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Phase	1	2	3	
Enable	✓	✓	✓	✓	✓	✓	✓	✓									Max 2				
Min Recall		✓				✓											Max Inhibit	✓	✓	✓	
Max Recall																	Cnf Phase				
Ped Recall																	Alt Phase Opt 2				
Soft Recall																	Phase	1	2	3	
Lock Call	✓	✓	✓		✓	✓	✓										Max 2				
Flash Ent				✓				✓									Max Inhibit		✓		
Flash Exit		✓				✓											Cnf Phase				
Dual Entry		✓		✓		✓		✓									Alt Phase Opt 3				
Sim Gap		✓				✓											Phase				
Cond Serv																	Max2				
Reservice																	Max Inhibit				
Cnf Phase																	Cnf Phase				
Type		Included Phase										Modifier Phase						FYA	Gm	Yel	Red
Overlap - A																					
Overlap - B																					
Overlap - C																					
Overlap - D																					
Overlap - E																					
Overlap - F																					
Overlap - G																					
Overlap - H																					
Overlap - I																					
Overlap - J																					
Overlap - K	NORMAL				3														4.8	5	
Overlap - L																					
Overlap - M																					
Overlap - N																					
Overlap - O																					
Overlap - P																					

Coordination Splits 1-16																	Day Plans 1-8									
Split 1	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Sunday	1	2	3	4	5				
Cycle =180	18	72	39	51	27	63	64	26									P L A N	Hour		4	10	18	19			
Seq =7						✓												Min			30		30			
Mode		MAX				MAX												Action	99	10	8	9	10			
Split 2	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16										
Cycle =120	18	47	20	35	20	45	35	20									1 P L A N	Hour								
Seq =1		✓																Min								
Mode		MIN				MIN												Action								
Split 3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		Monday	1	2	3	4	5	6	7	8
Cycle =130	20	53	26	31	22	51	34	23									P L A N	Hour		4	6	6	9	12	14	18
Seq =1		✓																Min				45	15		30	45
Mode		MIN				MIN												Action	99	10	2	1	2	3	4	5
Split 4	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		A	9							
Cycle =180	23	83	38	36	19	87	40	34									N 2 P L A N	Hour	21							
Seq =3						✓												Min								
Mode		MAX				MAX												Action	10							
Split 5	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		Tuesday	1	2	3	4	5	6	7	8
Cycle =120	20	51	22	27	20	51	25	24									P L A N	Hour		4	6	6	9	12	14	18
Seq =1		✓																Min				45	15		30	45
Mode		MIN				MIN												Action	99	10	2	1	2	3	4	5
Split 6	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		A	9							
Cycle =110	18	40	20	32	18	40	30	22									N 3 P L A N	Hour	21							
Seq =1		✓																Min								
Mode		MIN				MIN												Action	10							
Split 7	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		Wednesday	1	2	3	4	5	6	7	8
Cycle =110	18	39	20	33	18	39	31	22									P L A N	Hour		4	6	6	9	12	14	18
Seq =1		✓																Min				45	15		30	45
Mode		MIN				MIN												Action	99	10	2	1	2	3	4	5
Split 8	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		A	9							
Cycle =110	18	40	20	32	18	40	30	22									N 4 P L A N	Hour	21							
Seq =1		✓																Min								
Mode		MIN				MIN												Action	10							
Split 9	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		Thursday	1	2	3	4	5	6	7	8
Cycle =110	18	39	20	33	18	39	31	22									P L A N	Hour		4	6	6	9	12	14	18
Seq =1		✓																Min				45	15		30	45
Mode		MIN				MIN												Action	99	10	2	1	2	3	4	5
Split 10	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		A	9							
Cycle =100	20	37	21	22	20	37	21	22									N 5 P L A N	Hour	21							
Seq =1		✓																Min								
Mode		MAX				MAX												Action	10							
Split 11	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		Friday	1	2	3	4	5	6	7	8
Cycle =_																	P L A N	Hour		4	6	6	9	12	14	18
Seq =_																		Min				45	15		30	45
Mode																		Action	99	10	2	1	2	3	4	5
Split 12	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		A	9							
Cycle =_																	N 6 P L A N	Hour	21							
Seq =_																		Min								
Mode																		Action	10							
Split 13	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		Saturday	1	2	3	4	5	6		
Cycle =_																	P L A N	Hour		4	8	10	18	22		
Seq =_																		Min								
Mode																		Action	99	10	6	16	7	10		
Split 14	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		A								
Cycle =_																	N 7 P L A N	Hour								
Seq =_																		Min								
Mode																		Action								
Split 15	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16			Hour							
Cycle =_																	P L A N	Min								
Seq =_																		Action								
Mode																		A								
Split 16	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		N	Hour							
Cycle =130	18	56	23	33	18	56	34	22									8	Min								
Seq =1		✓																Action								
Mode		MIN				MIN																				

	Enbl	Track Phase	Grn	Track Overlap	Dwell Phase				Dwl	Dwell Overlap				Exit Phase			
Pre Run 1																	
Pre Run 2																	
Pre Run 3	ON					3	8			8				4	8		
Pre Run 4	ON					4	7			8				4	8		
Pre Run 5	ON					2	5			8				2	6		
Pre Run 6	ON					1	6			8				2	6		

### Intersection Notes

Intersection setup with concurrent sides  
All LT's are protected and Lock Det  
OL K I is programmed for 2R.

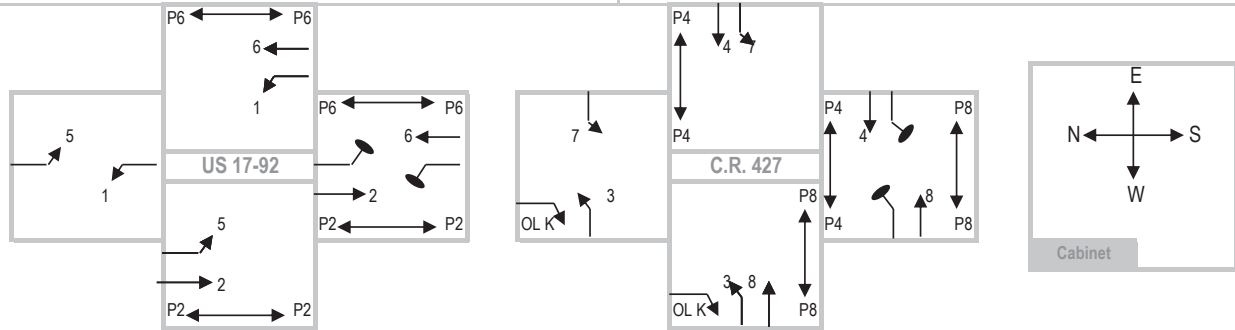
### T.O.D Notes

Intersection retimed May 2022.

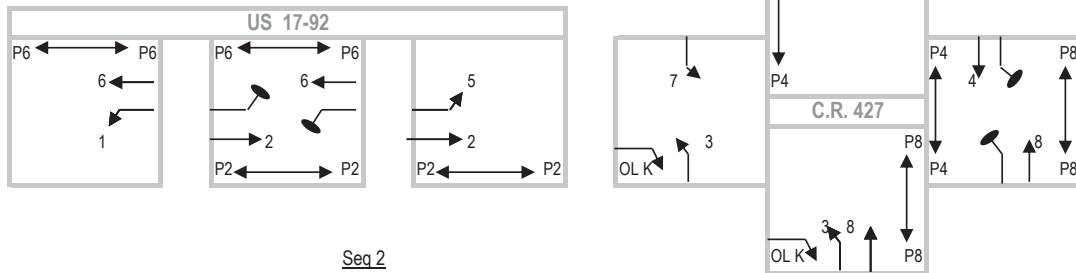
Patterns 17 and 19 are used for 417 Diversion routes.

Patterns 23 - 25 used for flush routes.

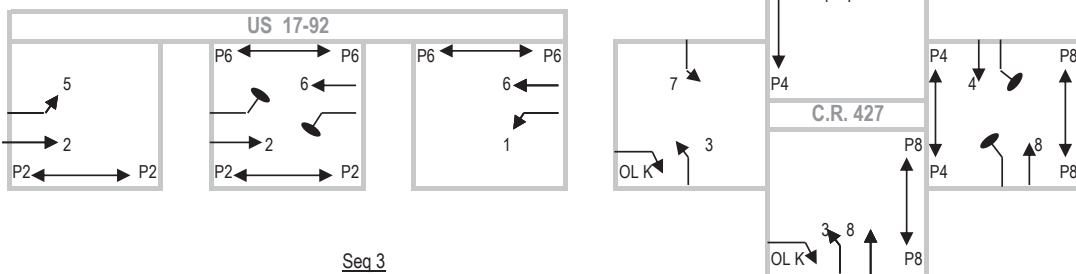
Patterns 27 to 29 used for I-4 Diversion routes.



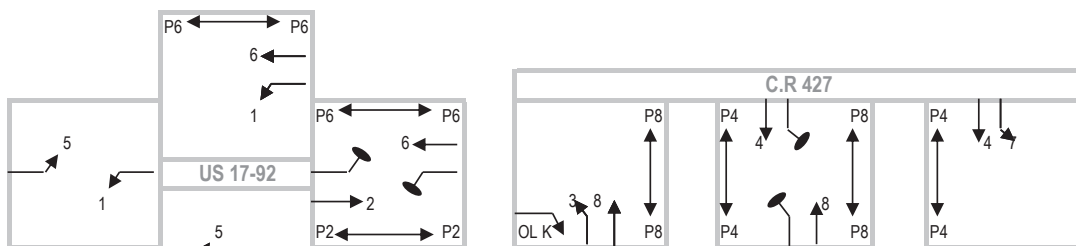
Seq 1				
Ring 1	1	2	3	4
Ring 2	5	6	7	8



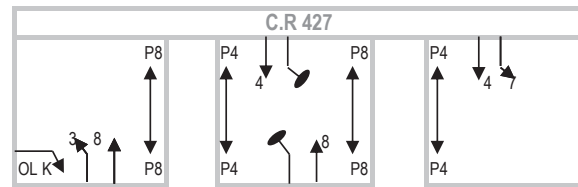
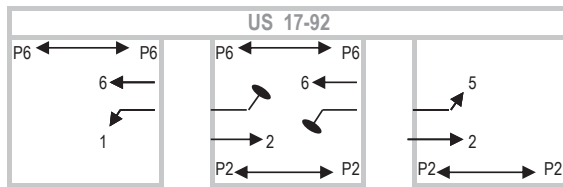
Seq 2				
Ring 1	1	2	3	4
Ring 2	6	5	7	8



Seq 3				
Ring 1	2	1	3	4
Ring 2	5	6	7	8

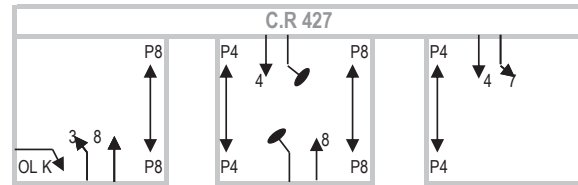
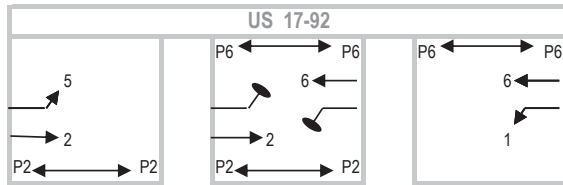


Seq 5				
Ring 1	1	2	3	4
Ring 2	5	6	8	7



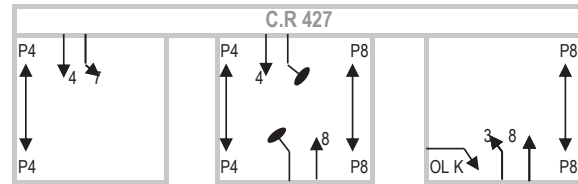
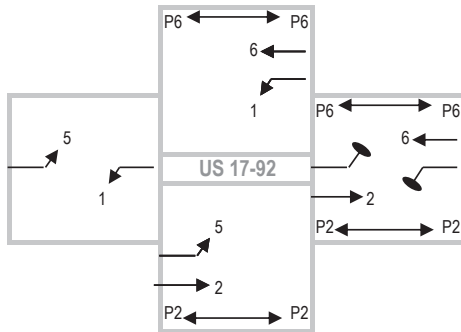
Seq 6

Ring 1	1	2	3	4
Ring 2	6	5	8	7



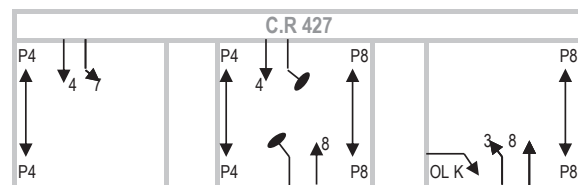
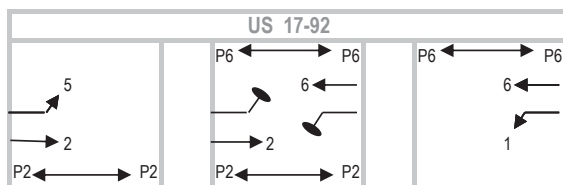
Seq 7

Ring 1	2	1	3	4
Ring 2	5	6	8	7



Seq 9

Ring 1	1	2	4	3
Ring 2	5	6	7	8



Seq 11

Ring 1	2	1	4	3
Ring 2	5	6	7	8



# National Data & Surveying Services

## Intersection Turning Movement Count

**Location:** US 17-92 & Silkwood Ct  
**City:** Lake Mary  
**Control:** Signalized

**Project ID:** 23-130264-004  
**Date:** 9/19/2023

### Data - Total

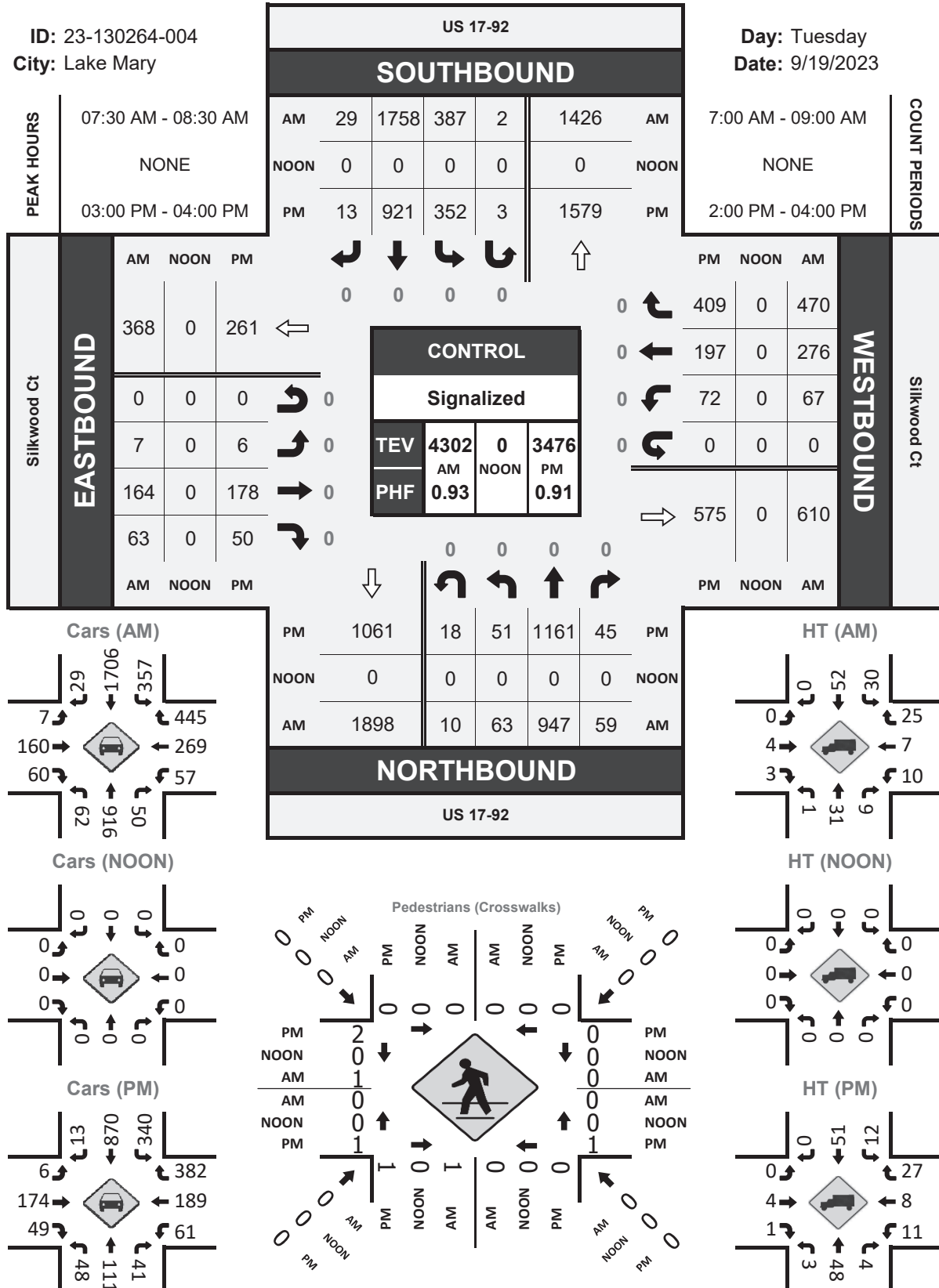
NS/EW Streets:	US 17-92				US 17-92				Silkwood Ct				Silkwood Ct				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
7:00 AM	12	144	11	0	62	341	7	0	1	43	20	0	9	42	88	0	780
7:15 AM	5	204	10	3	79	354	5	0	0	33	16	0	8	63	98	0	878
7:30 AM	15	245	12	4	72	440	6	0	1	36	19	0	18	77	126	0	1071
7:45 AM	10	281	16	3	109	439	7	1	1	26	15	0	19	84	140	0	1151
8:00 AM	12	199	14	1	120	451	7	0	3	57	19	0	13	54	112	0	1062
8:15 AM	26	222	17	2	86	428	9	1	2	45	10	0	17	61	92	0	1018
8:30 AM	18	225	10	4	71	385	13	2	3	28	15	0	16	67	102	0	959
8:45 AM	13	246	4	8	83	362	7	1	2	25	11	0	11	72	121	0	966
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	111	1766	94	25	682	3200	61	5	13	293	125	0	111	520	879	0	7885
	5.56%	88.48%	4.71%	1.25%	17.27%	81.05%	1.55%	0.13%	3.02%	67.98%	29.00%	0.00%	7.35%	34.44%	58.21%	0.00%	
PEAK HR :	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL :	63	947	59	10	387	1758	29	2	7	164	63	0	67	276	470	0	4302
PEAK HR FACTOR :	0.606	0.843	0.868	0.625	0.806	0.975	0.806	0.500	0.583	0.719	0.829	0.000	0.882	0.821	0.839	0.000	0.934
	0.870				0.941				0.741				0.836				
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
2:00 PM	8	203	16	3	52	212	7	1	1	33	9	0	8	36	83	0	672
2:15 PM	21	215	14	2	91	195	8	3	1	39	8	0	7	31	73	0	708
2:30 PM	14	260	12	3	73	215	5	1	1	43	18	0	8	31	76	0	760
2:45 PM	9	238	15	3	85	209	7	0	1	48	11	0	11	41	102	0	780
3:00 PM	16	281	11	4	84	190	4	1	1	51	9	0	15	38	83	0	788
3:15 PM	8	292	3	4	78	213	4	1	1	41	10	0	11	44	106	0	816
3:30 PM	13	285	15	5	95	280	1	0	1	39	13	0	28	54	121	0	950
3:45 PM	14	303	16	5	95	238	4	1	3	47	18	0	18	61	99	0	922
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	103	2077	102	29	653	1752	40	8	10	341	96	0	106	336	743	0	6396
	4.46%	89.87%	4.41%	1.25%	26.62%	71.42%	1.63%	0.33%	2.24%	76.29%	21.48%	0.00%	8.95%	28.35%	62.70%	0.00%	
PEAK HR :	03:00 PM - 04:00 PM																TOTAL
PEAK HR VOL :	51	1161	45	18	352	921	13	3	6	178	50	0	72	197	409	0	3476
PEAK HR FACTOR :	0.797	0.958	0.703	0.900	0.926	0.822	0.813	0.750	0.500	0.873	0.694	0.000	0.643	0.807	0.845	0.000	0.915
	0.943				0.857				0.860				0.835				

## US 17-92 &amp; Silkwood Ct

## Peak Hour Turning Movement Count

ID: 23-130264-004  
City: Lake Mary

Day: Tuesday  
Date: 9/19/2023





National Data & Surveying Services

Site Code: 23-130264-004

Date: 09/19/2023

Weather: Sunny

City: Longwood

County: Seminole

Count Times: 07:00 - 09:00

14:00 - 16:00

Control: Signalized

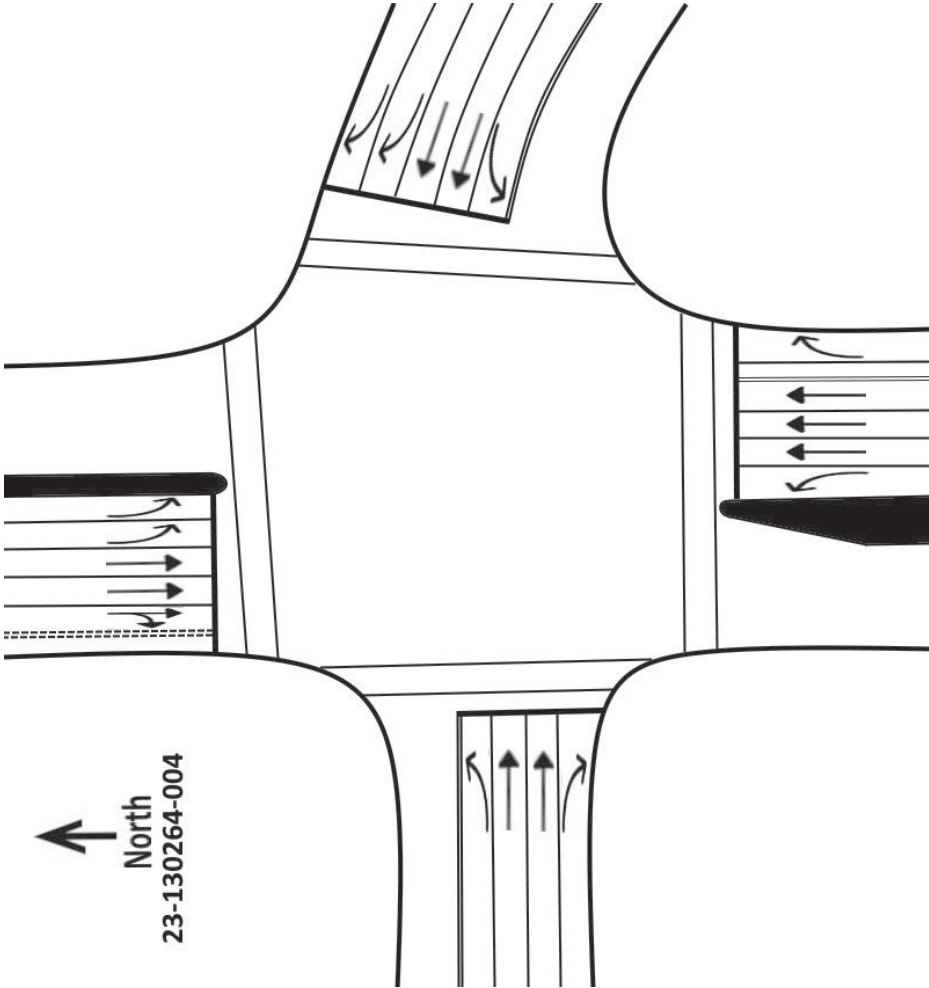
SIGNAL TIMING

PHASES	1	2	3
NL/SL	00:14	00:26	00:23
SL/ST	00:22	00:13	00:22
NT/ST	02:13	01:53	01:43
WL/WT	00:19	-	-
ET/WT	00:30	00:32	00:33



N/S Street: US 17-92

Speed: 45 MPH



E/W Street: Silkwood Ct

Speed: 45 MPH

# Seminole County Traffic Engineering Timing Sheet

## Intersection: US 1792 @ (22) SR 419



Name	US 1792		SR 419		US 1792		SR 419										Phase Mode	STD8	Free Action	254															
Direction	SL	NT	WL	ET	NL	ST	EL	WT									Free Seq	1	Syn Green																
Channel	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	InSync		P2P Pattern																
Phase/OL	1	2	3	4	5	6	7	8	9	10	11	12	2	4	6	8	Comm ID	1115	Node #	4299															
Type	VEH	VEH	OLP	VEH	VEH	VEH	OLP	VEH	OLP	OLP	OLP	OLP	PED	PED	PED	PED	Date	July 25, 2023	Done By	SCTEJVidal															
Phase Times																	Alt Phase Times 1																		
Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Phase				8														
Min Green	6	15	6	8	6	15	6	8									Min Green				8														
Passage	3	5	3	3	3	5	3	3									Passage				10														
Max 1	30	70	30	50	30	70	30	50									Max 1				50														
Max 2	30	60	30	50	30	60	30	50									Max 2				50														
Yellow Clr	4.8	4.8	4	4	4.8	4.8	4	4									Yel Clr				4														
Red Clr	3.6	3.6	3.3	3.3	3.6	3.6	3.3	3.3									Red Clr				3.3														
Walk		7		7		7		7									Walk				7														
Ped Clear		31		38		29		37									Ped Clr				37														
Red Revert	3	3	3	3	3	3	3	3									Alt Phase Times 2																		
Added Init																	Phase																		
Max Initial																	Min Green																		
Max 3 Limit																	Passage																		
Max 3 Step																	Max 1																		
Time B-4																	Max 2																		
Cars B-4																	Yel Clr																		
Time to																	Red Clr																		
Reduce By																	Walk																		
Min Gap																	Ped Clr																		
Phase Options																	Alt Phase Opt 1																		
Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Phase	1	2	3	4	5	6	7	8										
Enable	✓	✓	✓	✓	✓	✓	✓	✓									Max 2																		
Min Recall		✓				✓											Max Inhibit	✓	✓	✓	✓	✓	✓	✓	✓										
Max Recall																	Cnf Phase																		
Ped Recall																	Alt Phase Opt 2																		
Soft Recall																	Phase	1	2	3	4	5	6	7	8										
Lock Call	✓	✓			✓	✓											Max 2																		
Flash Ent				✓				✓									Max Inhibit		✓			✓													
Flash Exit		✓				✓											Cnf Phase																		
Dual Entry		✓		✓		✓		✓									Alt Phase Opt 3																		
Sim Gap		✓				✓											Phase																		
Cond Serv																	Max2																		
Reservice																	Max Inhibit																		
Cnf Phase																	Cnf Phase																		
Type		Included Phase															Modifier Phase															FYA Grn Yel Red			
Overlap - A																																			
Overlap - B																																			
Overlap - C	FYA-4	3															4															3 4 3.3			
Overlap - D																																			
Overlap - E																																			
Overlap - F																																			
Overlap - G	FYA-4	7															8															3 4 3.3			
Overlap - H																																			
Overlap - I																																			
Overlap - J																																			
Overlap - K																																			
Overlap - L																																			
Overlap - M																																			
Overlap - N																																			
Overlap - O																																			
Overlap - P																																			

Coordination Splits 1-16																Day Plans 1-8											
Split 1	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Sunday		1	2	3	4	5				
Cycle =180	38	78	25	39	23	93	21	43									P	Hour		4	10	18	19				
Seq =6		✓																Min			30		30				
Mode		MAX				MAX												L	Action	99	10	8	9	10			
Split 2	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A										
Cycle =120	26	48	19	27	26	48	19	27										N	Hour								
Seq =3						✓												Min									
Mode		MAX				MAX											1	Action									
Split 3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Monday		1	2	3	4	5	6	7	8	
Cycle =130	33	48	17	32	21	60	17	32									P	Hour		4	6	6	9	12	14	18	
Seq =3						✓												Min				45	15		30	45	
Mode		MAX				MAX												L	Action	99	10	2	1	2	3	4	5
Split 4	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A		9								
Cycle =180	40	82	17	41	29	93	17	41										N	Hour	21							
Seq =5		✓																Min									
Mode		MAX				MAX											2	Action	10								
Split 5	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Tuesday		1	2	3	4	5	6	7	8	
Cycle =120	26	48	19	27	26	48	19	27									P	Hour		4	6	6	9	12	14	18	
Seq =3						✓												Min				45	15		30	45	
Mode		MAX				MAX												L	Action	99	10	2	1	2	3	4	5
Split 6	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A		9								
Cycle =110	27	38	19	26	23	42	17	28										N	Hour	21							
Seq =3						✓												Min									
Mode		MAX				MAX											3	Action	10								
Split 7	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Wednesday		1	2	3	4	5	6	7	8	
Cycle =110	25	42	19	24	20	47	17	26									P	Hour		4	6	6	9	12	14	18	
Seq =3						✓												Min				45	15		30	45	
Mode		MAX				MAX												L	Action	99	10	2	1	2	3	4	5
Split 8	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A		9								
Cycle =110	27	38	19	26	23	42	17	28										N	Hour	21							
Seq =3						✓												Min									
Mode		MAX				MAX											4	Action	10								
Split 9	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Thursday		1	2	3	4	5	6	7	8	
Cycle =110	25	42	19	24	20	47	17	26									P	Hour		4	6	6	9	12	14	18	
Seq =3						✓												Min				45	15		30	45	
Mode		MAX				MAX												L	Action	99	10	2	1	2	3	4	5
Split 10	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A		9								
Cycle =100	20	33	20	27	20	33	25	22										N	Hour	21							
Seq =3						✓												Min									
Mode		MAX				MAX											5	Action	10								
Split 11	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Friday		1	2	3	4	5	6	7	8	
Cycle =_																	P	Hour		4	6	6	9	12	14	18	
Seq =_																		Min				45	15		30	45	
Mode																		L	Action	99	10	2	1	2	3	4	5
Split 12	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A		9								
Cycle =_																		N	Hour	21							
Seq =_																		Min									
Mode																	6	Action	10								
Split 13	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Saturday		1	2	3	4	5	6			
Cycle =_																	P	Hour		4	8	10	18	22			
Seq =_																		Min									
Mode																		L	Action	99	10	6	16	7	10		
Split 14	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A										
Cycle =_																		N	Hour								
Seq =_																		Min									
Mode																	7	Action									
Split 15	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16											
Cycle =_																	P	Hour									
Seq =_																		Min									
Mode																		L	Action								
Split 16	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A										
Cycle =130	24	55	17	34	24	55	17	34										N	Hour								
Seq =3						✓												Min									
Mode		MAX				MAX												Action									

	Enbl	Track Phase	Gm	Track Overlap	Dwell Phase				Dwl	Dwell Overlap				Exit Phase			
Pre Run 1																	
Pre Run 2																	
Pre Run 3	ON					3	8			8	3			4	8		
Pre Run 4	ON					4	7			8	7			4	8		
Pre Run 5	ON					2	5			8				2	6		
Pre Run 6	ON					1	6			8				2	6		

### Intersection Notes

Intersection setup with concurrent sides.  
Mainstreet LT's are protected and are Lock Det.  
Sidestreet LT's are FYA and are Det. Switched.

Phase 8 No Right Turn blank out signs hardwired to phase 7 Oct 2021 per plan.

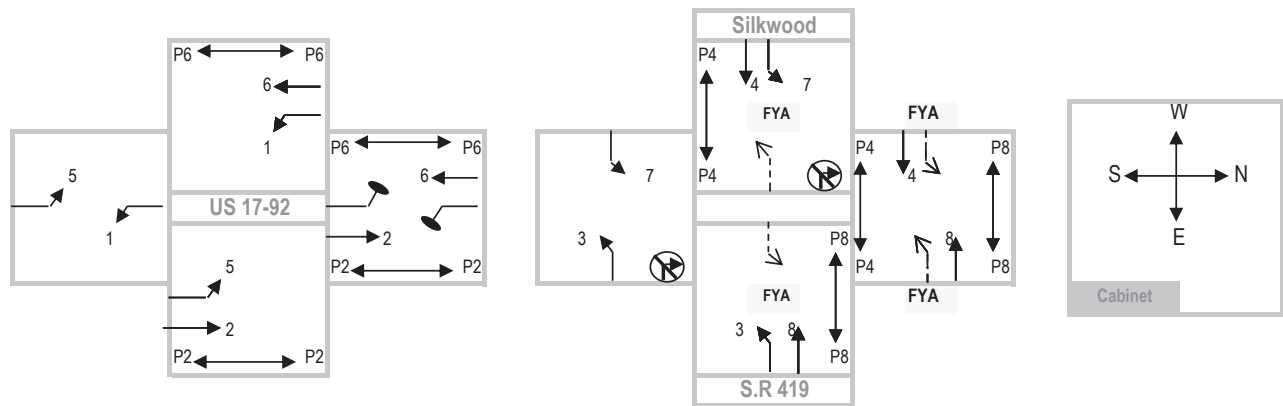
### T.O.D Notes

Intersection retimed May 2022.  
Alt Time 1 used with patterns 1 & 2 to increase ext. time to help coord. 427/Silkwood.

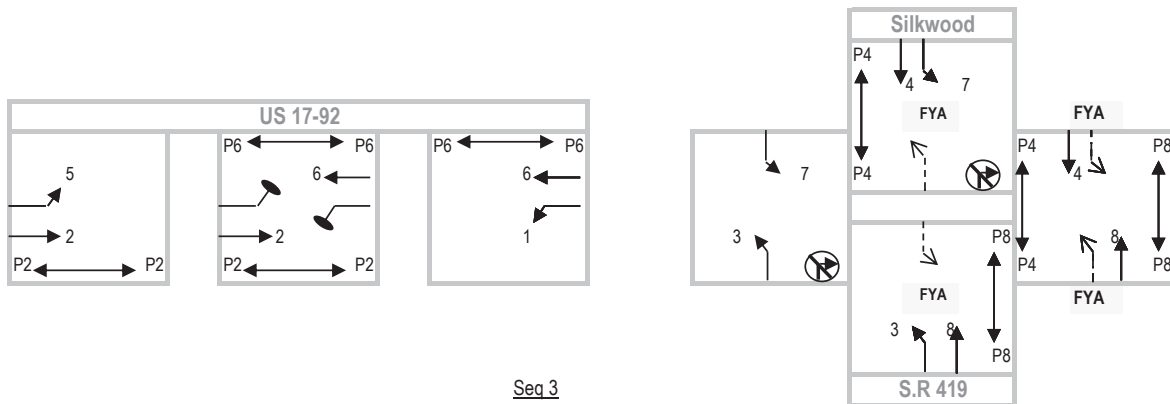
Patterns 17 & 19 used for FDOT 417 Diversion routes.

Patterns 23 -25 used for FDOT flush routes.

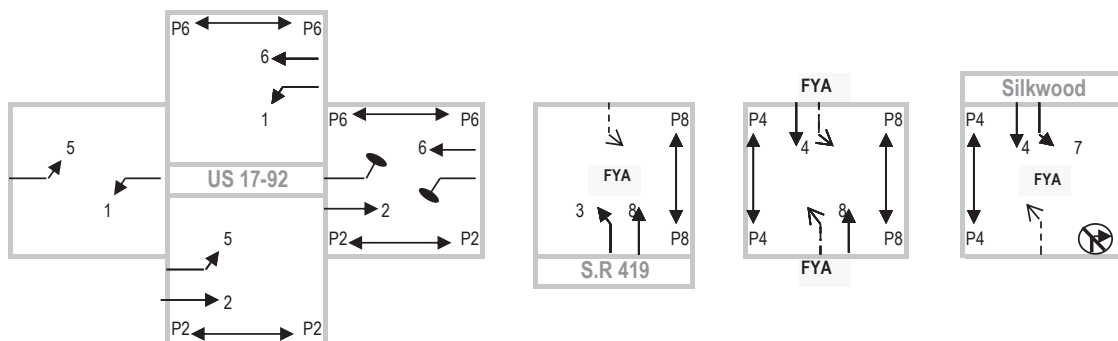
Patterns 27 to 29 used for FDOT I-4 diversion routes.



	Seq 1			
Ring 1	1	2	3	4
Ring 2	5	6	7	8



	Seq 3			
Ring 1	2	1	3	4
Ring 2	5	6	7	8



	Seq 5			
Ring 1	1	2	3	4
Ring 2	5	6	8	7



**Location:** Ronald Reagan Blvd & Silkwood Ct  
**City:** Lake Mary  
**Control:** Signalized

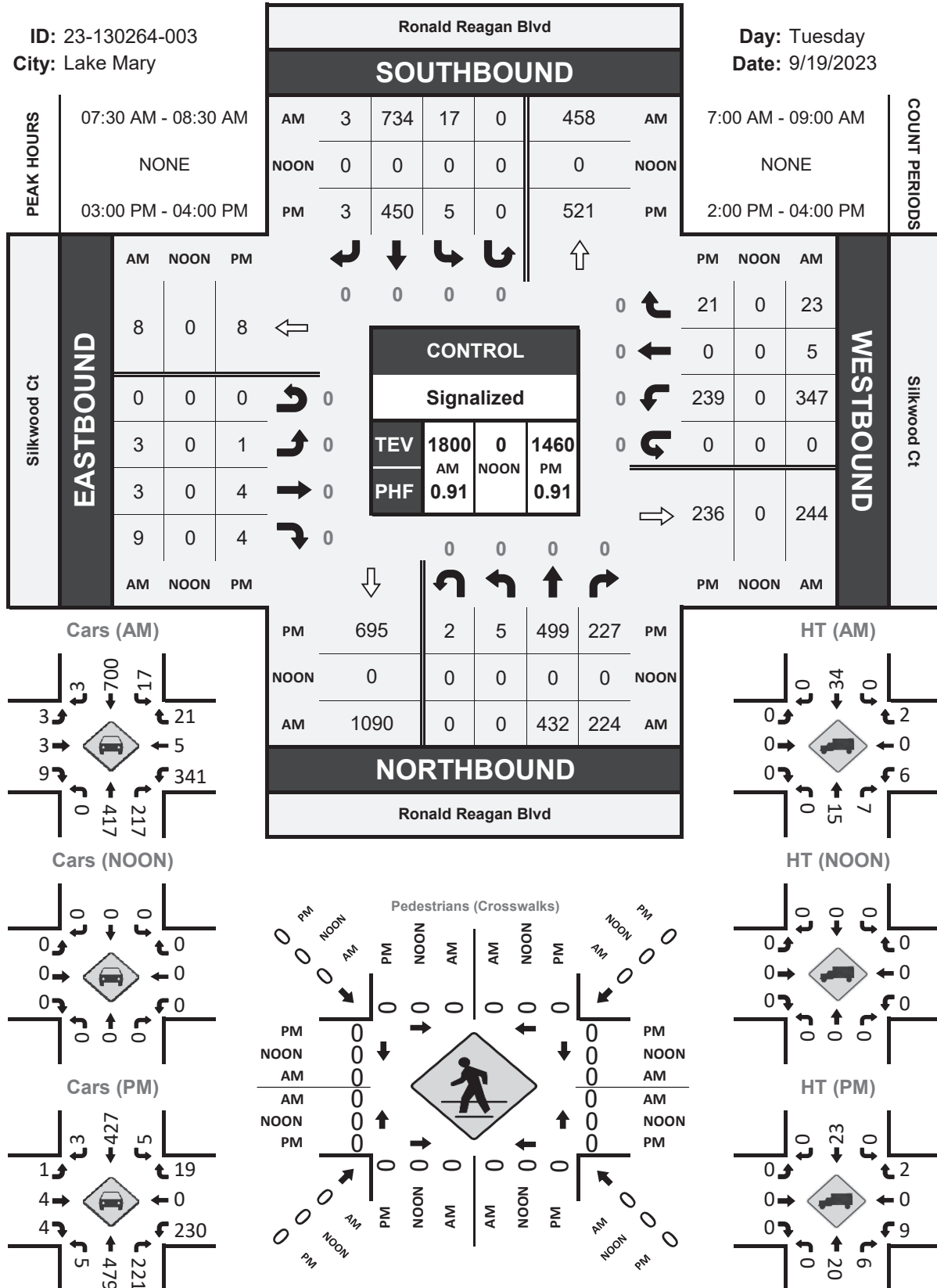
Control: Signalized													Data - Total													Date: 9/19/2023				
NS/EW Streets:		Ronald Reagan Blvd				Ronald Reagan Blvd				Silkwood Ct				Silkwood Ct																
AM		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND																
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TOTAL												
		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU													
7:00 AM		0	106	62	0	2	147	0	0	0	0	0	0	55	0	5	0	377												
7:15 AM		0	115	43	1	2	138	0	0	1	3	2	0	72	0	7	0	384												
7:30 AM		0	131	55	0	3	184	0	0	1	1	1	0	93	0	4	0	473												
7:45 AM		0	123	44	0	5	214	1	0	1	0	4	0	92	2	8	0	494												
8:00 AM		0	93	72	0	7	187	1	0	0	2	3	0	72	1	4	0	442												
8:15 AM		0	85	53	0	2	149	1	0	1	0	1	0	90	2	7	0	391												
8:30 AM		1	83	40	0	3	163	0	0	1	3	1	0	87	0	10	0	392												
8:45 AM		0	91	36	1	3	136	0	0	2	1	3	0	76	1	8	0	358												
TOTAL VOLUMES :		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL												
APPROACH %'s :		0.08%	66.96%	32.79%	0.16%	2.00%	97.77%	0.22%	0.00%	21.88%	31.25%	46.88%	0.00%	91.52%	0.86%	7.61%	0.00%	3311												
PEAK HR :		07:30 AM - 08:30 AM																TOTAL												
PEAK HR VOL :		0	432	224	0	17	734	3	0	3	3	9	0	347	5	23	0	1800												
PEAK HR FACTOR :		0.000	0.824	0.778	0.000	0.607	0.857	0.750	0.000	0.750	0.375	0.563	0.000	0.933	0.625	0.719	0.000	0.911												
		0.882				0.857				0.750				0.919																
PM		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND																
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TOTAL												
		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU													
2:00 PM		1	87	41	0	1	96	1	0	0	1	0	0	49	1	2	0	280												
2:15 PM		1	91	61	1	3	119	1	1	0	2	0	0	51	0	3	0	332												
2:30 PM		1	139	64	0	0	114	0	0	0	2	2	0	54	3	1	0	380												
2:45 PM		0	128	57	0	0	93	2	0	0	1	2	0	52	0	4	0	339												
3:00 PM		0	127	60	1	1	98	1	0	0	1	0	0	56	0	5	0	350												
3:15 PM		1	103	44	0	1	114	0	0	0	1	0	0	46	0	5	0	315												
3:30 PM		3	138	55	1	2	120	2	0	1	1	2	0	64	0	6	0	394												
3:45 PM		1	131	68	0	1	118	0	0	1	1	2	0	73	0	5	0	401												
TOTAL VOLUMES :		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL												
APPROACH %'s :		0.57%	67.19%	32.03%	0.21%	1.01%	98.09%	0.79%	0.11%	5.88%	47.06%	47.06%	0.00%	92.71%	0.83%	6.46%	0.0													

# Ronald Reagan Blvd & Silkwood Ct

## Peak Hour Turning Movement Count

ID: 23-130264-003  
City: Lake Mary

Day: Tuesday  
Date: 9/19/2023





National Data & Surveying Services

Site Code: 23-130264-003

Date: 09/19/2023

Weather: Sunny

City: Lake Mary

County: Seminole

Count Times: 07:00 - 09:00

14:00 - 16:00

Control: Signalized

#### SIGNAL TIMING

PHASES	1	2	3
NT/ST	00:45	01:16	00:43
WL/WT	00:19	00:23	00:13

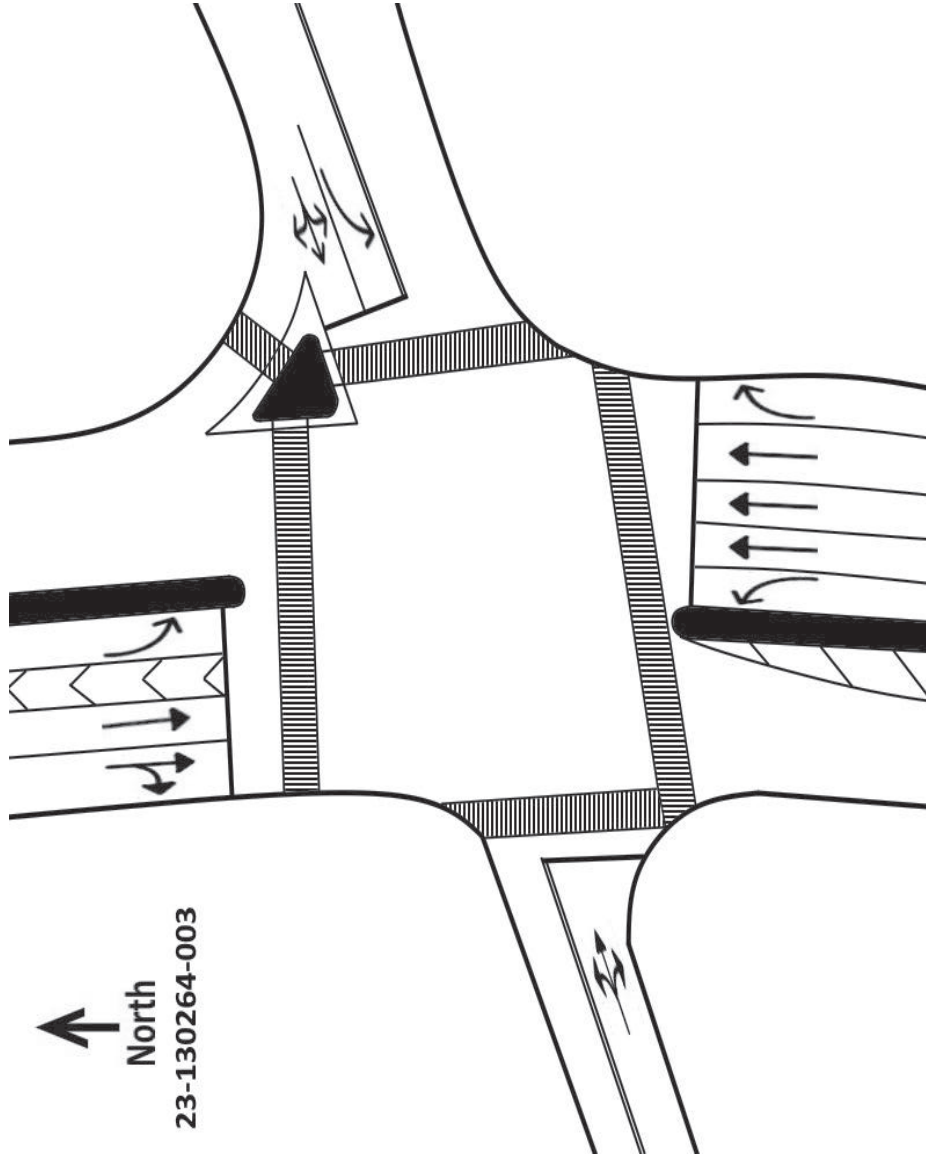


N/S Street: **Ronald Reagan Blvd**

Speed: **45 MPH**

E/W Street: **Silkwood Ct**

Speed: **45 MPH**



# Seminole County Traffic Engineering Timing Sheet

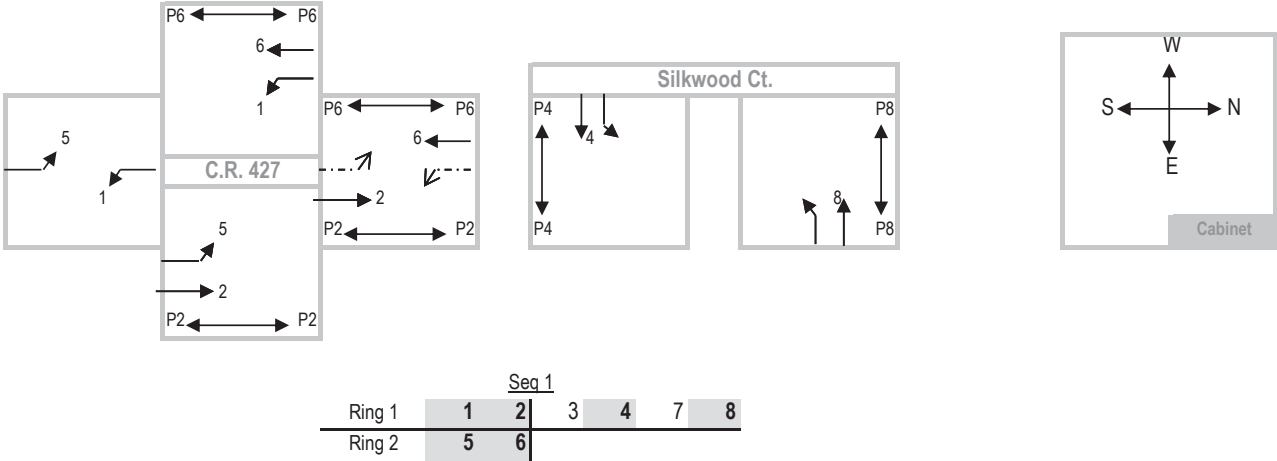
## Intersection: CR 427 @ (03) Silkwood Ct



Name	CR 427		Silkwood		CR 427		Silkwood										Phase Mode	QSeq	Free Action	254				
Direction	SL	NT		ET	NL	ST		WT									Free Seq	1	Syn Green					
Channel	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	InSync		P2P Pattern					
Phase/OL	1	2	3	4	5	6	7	8	9	10	11	12	2	4	6	8	Comm ID	1900	Node #	11471				
Type	VEH	VEH	VEH	VEH	VEH	VEH	VEH	VEH	OLP	OLP	OLP	OLP	PED	PED	PED	PED	Date	May 2, 2023	Done By	SCTEJVidal				
Phase Times																	Alt Phase Times 1							
Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Phase							
Min Green	6	15		8	6	15		8									Min Green							
Passage	3	4		3	3	4		3									Passage							
Max 1	30	35		30	20	35		55									Max 1							
Max 2	30	35		30	20	35		55									Max 2							
Yellow Clr	4.8	4.8		3.4	4.8	4.8		3.7									Yel Clr							
Red Clr	2.5	2		3.2	2	2		3.2									Red Clr							
Walk		7		7		7		12									Walk							
Ped Clear		28		34		18		38									Ped Clr							
Red Revert	3	3		3	3	3		3									Alt Phase Times 2							
Added Init																	Phase							
Max Initial																	Min Green							
Max 3 Limit																	Passage							
Max 3 Step																	Max 1							
Time B-4																	Max 2							
Cars B-4																	Yel Clr							
Time to																	Red Clr							
Reduce By																	Walk							
Min Gap																	Ped Clr							
Phase Options																	Alt Phase Opt 1							
Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Phase	1	2	4				
Enable	✓	✓		✓	✓	✓		✓									Max 2			5				
Min Recall		✓				✓											Max Inhibit	✓	✓	✓				
Max Recall																	Cnf Phase			6				
Ped Recall																	Alt Phase Opt 2							
Soft Recall																	Phase	1	2	4				
Lock Call		✓				✓											Max 2			5				
Flash Ent								✓									Max Inhibit	✓		✓				
Flash Exit		✓				✓											Cnf Phase			6				
Dual Entry		✓				✓											Alt Phase Opt 3							
Sim Gap		✓				✓											Phase							
Cond Serv																	Max2							
Reservice																	Max Inhibit							
Cnf Phase																	Cnf Phase							
Type	Included Phase																Modifier Phase				FYA	Gm	Yel	Red
Overlap - A																								
Overlap - B																								
Overlap - C																								
Overlap - D																								
Overlap - E																								
Overlap - F																								
Overlap - G																								
Overlap - H																								
Overlap - I																								
Overlap - J																								
Overlap - K																								
Overlap - L																								
Overlap - M																								
Overlap - N																								
Overlap - O																								
Overlap - P																								

Coordination Splits 1-16																	Day Plans 1-8									
Split 1	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Sunday	1								
Cycle =90	17	30		19	16	31		24									P	Hour								
Seq =1		✓																Min								
Mode		MAX				MAX		MIN										Action	254							
Split 2	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		L								
Cycle =_																	A									
Seq =_																	N	Hour								
Mode																	1	Min								
																		Action								
Split 3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Monday	1	2	3	4	5				
Cycle =_																	P	Hour		7	9	16	18			
Seq =_																		Min								
Mode																		Action	254	1	254	4	254			
																		L								
Split 4	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A									
Cycle =90	17	29		19	16	30		25									N	Hour								
Seq =1		✓																Min								
Mode		MAX				MAX		MIN									2	Action								
Split 5	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Tuesday	1	2	3	4	5				
Cycle =_																	P	Hour		7	9	16	18			
Seq =_																		Min								
Mode																		Action	254	1	254	4	254			
																		L								
Split 6	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A									
Cycle =_																	N	Hour								
Seq =_																		Min								
Mode																	3	Action								
Split 7	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Wednesday	1	2	3	4	5				
Cycle =_																	P	Hour		7	9	16	18			
Seq =_																		Min								
Mode																		Action	254	1	254	4	254			
																		L								
Split 8	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A									
Cycle =_																	N	Hour								
Seq =_																		Min								
Mode																	4	Action								
Split 9	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Thursday	1	2	3	4	5				
Cycle =_																	P	Hour		7	9	16	18			
Seq =_																		Min								
Mode																		Action	254	1	254	4	254			
																		L								
Split 10	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A									
Cycle =_																	N	Hour								
Seq =_																		Min								
Mode																	5	Action								
Split 11	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Friday	1	2	3	4	5				
Cycle =_																	P	Hour		7	9	16	18			
Seq =_																		Min								
Mode																		Action	254	1	254	4	254			
																		L								
Split 12	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A									
Cycle =_																	N	Hour								
Seq =_																		Min								
Mode																	6	Action								
Split 13	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Saturday	1								
Cycle =_																	P	Hour								
Seq =_																		Min								
Mode																		Action	254							
																		L								
Split 14	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A									
Cycle =_																	N	Hour								
Seq =_																		Min								
Mode																	7	Action								
Split 15	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16										
Cycle =_																	P	Hour								
Seq =_																		Min								
Mode																		Action								
																		L								
Split 16	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A									
Cycle =_																	N	Hour								
Seq =_																		Min								
Mode																	8	Action								

	Enbl	Track Phase					Gm	Track Overlap					Dwell Phase					Dwl	Dwell Overlap					Exit Phase			
Pre Run 1																											
Pre Run 2																											
Pre Run 3																											
Pre Run 4																											
Pre Run 5	ON											2	5											2	6		
Pre Run 6	ON											1	6											2	6		
Intersection Notes													T.O.D Notes														
Intersection set up with split sides. Mainstreet LT's are Det Switched.													Signal retimed May 2022 with US 17-92. Signal runs coordination AM and PM peak weekdays.  Patterns 27 to 29 used for I-4 diversion routes.														





# National Data & Surveying Services

## Intersection Turning Movement Count

**Location:** Weldon Blvd & Science Charter School Dwy/Publix Super Market Dwy  
**City:** Lake Mary  
**Control:** 2-Way Stop(EB/WB)

**Project ID:** 24-130149-001  
**Date:** 4/30/2024

### Data - Total

NS/EW Streets:	Weldon Blvd				Weldon Blvd				Science Charter School Dwy/Publix Super Market Dwy				Science Charter School Dwy/Publix Super Market Dwy				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	44
7:15 AM	6	12	1	0	0	19	0	0	0	1	2	0	3	0	0	0	92
7:30 AM	38	15	7	0	4	16	7	0	0	0	3	0	1	1	0	0	191
7:45 AM	79	23	7	0	3	31	16	0	7	0	16	0	8	0	1	0	284
8:00 AM	125	33	8	0	5	37	47	0	11	0	14	0	2	0	2	0	170
8:15 AM	37	32	7	0	4	28	8	0	9	2	24	0	13	0	6	0	92
8:30 AM	7	26	1	0	2	32	1	0	2	0	8	0	7	0	6	0	92
8:45 AM	7	37	0	0	3	30	3	0	5	0	3	0	3	0	1	0	53
	9	15	2	0	0	16	1	1	0	0	6	0	2	1	0	0	
<b>TOTAL VOLUMES :</b>	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
<b>APPROACH %'s :</b>	308	193	33	0	21	209	83	1	34	3	76	0	39	2	16	0	1018
	57.68%	36.14%	6.18%	0.00%	6.69%	66.56%	26.43%	0.32%	30.09%	2.65%	67.26%	0.00%	68.42%	3.51%	28.07%	0.00%	
<b>PEAK HR :</b>	07:30 AM - 08:30 AM																TOTAL
<b>PEAK HR VOL :</b>	248	114	23	0	14	128	72	0	29	2	62	0	30	0	15	0	737
<b>PEAK HR FACTOR :</b>	0.496	0.864	0.719	0.000	0.700	0.865	0.383	0.000	0.659	0.250	0.646	0.000	0.577	0.000	0.625	0.000	0.649
	0.580				0.601				0.664				0.592				

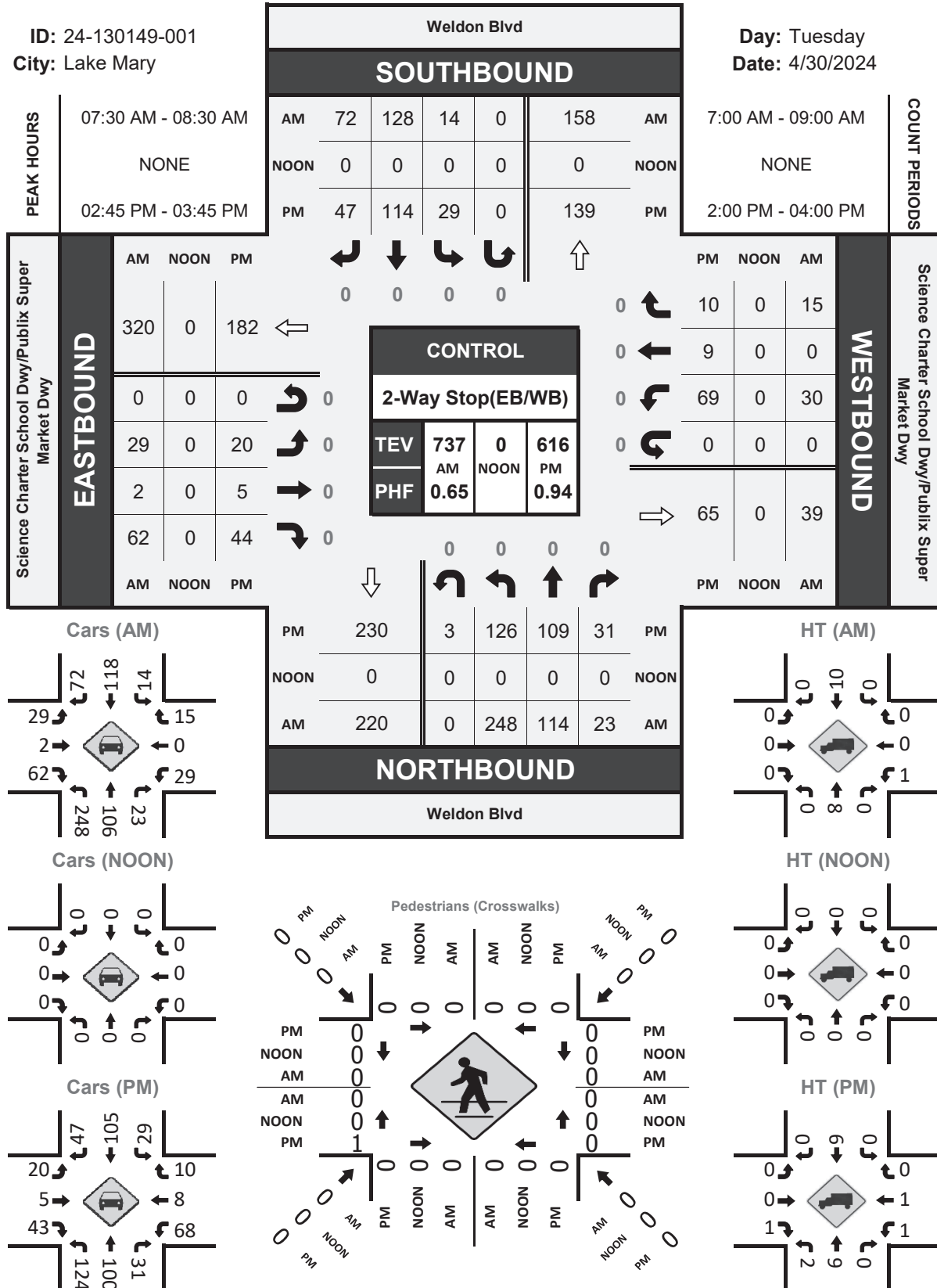
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	101
2:15 PM	9	21	9	0	10	25	1	0	2	0	7	0	14	1	2	0	109
2:30 PM	16	20	8	0	5	25	7	1	3	0	10	0	9	2	3	0	129
2:45 PM	31	26	3	0	8	24	7	0	2	3	9	0	12	2	2	0	163
3:00 PM	30	26	9	2	5	27	17	0	5	2	18	0	17	3	2	0	153
3:15 PM	23	33	5	0	11	32	5	0	7	3	7	0	19	3	5	0	150
3:30 PM	33	31	13	0	8	20	14	0	2	0	8	0	17	2	2	0	150
3:45 PM	40	19	4	1	5	35	11	0	6	0	11	0	16	1	1	0	132
	28	30	2	1	9	23	8	0	5	1	10	0	12	0	3	0	
<b>TOTAL VOLUMES :</b>	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
<b>APPROACH %'s :</b>	210	206	53	4	61	211	70	1	32	9	80	0	116	14	20	0	1087
	44.40%	43.55%	11.21%	0.85%	17.78%	61.52%	20.41%	0.29%	26.45%	7.44%	66.12%	0.00%	77.33%	9.33%	13.33%	0.00%	
<b>PEAK HR :</b>	02:45 PM - 03:45 PM																TOTAL
<b>PEAK HR VOL :</b>	126	109	31	3	29	114	47	0	20	5	44	0	69	9	10	0	616
<b>PEAK HR FACTOR :</b>	0.788	0.826	0.596	0.375	0.659	0.814	0.691	0.000	0.714	0.417	0.611	0.000	0.908	0.750	0.500	0.000	0.945
	0.873				0.931				0.690				0.815				

## Weldon Blvd &amp; Science Charter School Dwy/Publix Super Market Dwy

## Peak Hour Turning Movement Count

ID: 24-130149-001  
City: Lake Mary

Day: Tuesday  
Date: 4/30/2024





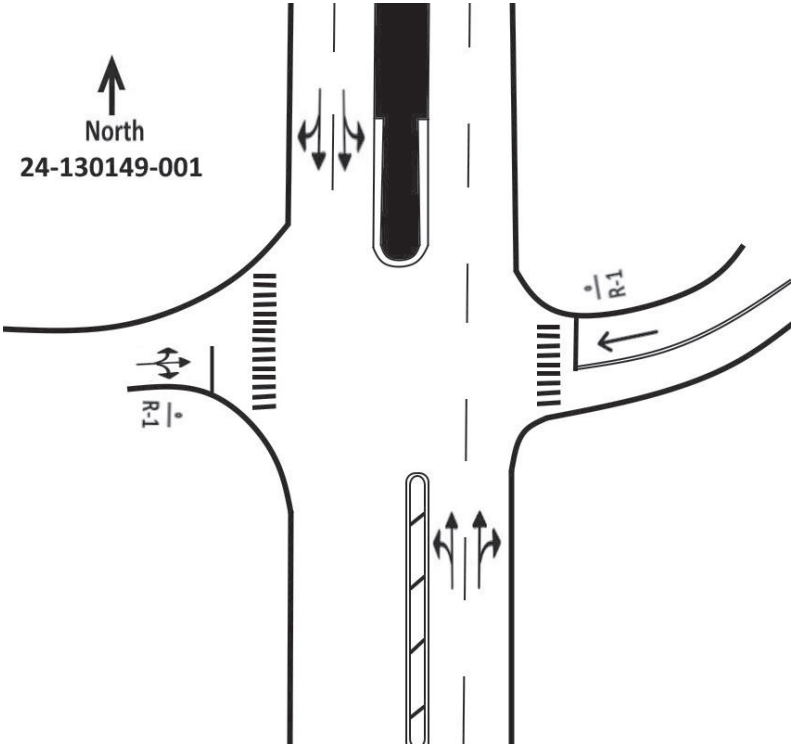
National Data & Surveying Services

Site Code: 24-130149-001  
Date: 04/30/2024  
Weather: Sunny  
City: Lake Mary  
County: Seminole  
Count Times: 07:00 - 09:00  
14:00 - 16:00  
Control: 2-Way Stop(EB/WB)



N/S Street: Weldon Blvd

Speed: 35 MPH



E/W Street: Science Charter School Dwy/Publix Super Market Dwy

Speed: N/A

2022 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL  
 CATEGORY: 7700 SEMINOLE COUNTYWIDE

WEEK	DATES	SF	MOCF: 0.93 PSCF
1	01/01/2022 - 01/01/2022	1.00	1.08
2	01/02/2022 - 01/08/2022	1.03	1.11
3	01/09/2022 - 01/15/2022	1.05	1.13
4	01/16/2022 - 01/22/2022	1.03	1.11
5	01/23/2022 - 01/29/2022	1.01	1.09
6	01/30/2022 - 02/05/2022	0.98	1.05
7	02/06/2022 - 02/12/2022	0.96	1.03
* 8	02/13/2022 - 02/19/2022	0.94	1.01
* 9	02/20/2022 - 02/26/2022	0.93	1.00
*10	02/27/2022 - 03/05/2022	0.93	1.00
*11	03/06/2022 - 03/12/2022	0.92	0.99
*12	03/13/2022 - 03/19/2022	0.91	0.98
*13	03/20/2022 - 03/26/2022	0.92	0.99
*14	03/27/2022 - 04/02/2022	0.92	0.99
*15	04/03/2022 - 04/09/2022	0.93	1.00
*16	04/10/2022 - 04/16/2022	0.93	1.00
*17	04/17/2022 - 04/23/2022	0.94	1.01
*18	04/24/2022 - 04/30/2022	0.94	1.01
*19	05/01/2022 - 05/07/2022	0.95	1.02
*20	05/08/2022 - 05/14/2022	0.95	1.02
21	05/15/2022 - 05/21/2022	0.96	1.03
22	05/22/2022 - 05/28/2022	0.97	1.04
23	05/29/2022 - 06/04/2022	0.98	1.05
24	06/05/2022 - 06/11/2022	0.99	1.06
25	06/12/2022 - 06/18/2022	1.00	1.08
26	06/19/2022 - 06/25/2022	1.00	1.08
27	06/26/2022 - 07/02/2022	1.00	1.08
28	07/03/2022 - 07/09/2022	0.99	1.06
29	07/10/2022 - 07/16/2022	0.99	1.06
30	07/17/2022 - 07/23/2022	0.99	1.06
31	07/24/2022 - 07/30/2022	0.98	1.05
32	07/31/2022 - 08/06/2022	0.98	1.05
33	08/07/2022 - 08/13/2022	0.97	1.04
34	08/14/2022 - 08/20/2022	0.97	1.04
35	08/21/2022 - 08/27/2022	0.99	1.06
36	08/28/2022 - 09/03/2022	1.01	1.09
37	09/04/2022 - 09/10/2022	1.02	1.10
38	09/11/2022 - 09/17/2022	1.04	1.12
39	09/18/2022 - 09/24/2022	1.10	1.18
40	09/25/2022 - 10/01/2022	1.16	1.25
41	10/02/2022 - 10/08/2022	1.22	1.31
42	10/09/2022 - 10/15/2022	1.28	1.38
43	10/16/2022 - 10/22/2022	1.23	1.32
44	10/23/2022 - 10/29/2022	1.18	1.27
45	10/30/2022 - 11/05/2022	1.14	1.23
46	11/06/2022 - 11/12/2022	1.09	1.17
47	11/13/2022 - 11/19/2022	1.04	1.12
48	11/20/2022 - 11/26/2022	1.03	1.11
49	11/27/2022 - 12/03/2022	1.02	1.10
50	12/04/2022 - 12/10/2022	1.01	1.09
51	12/11/2022 - 12/17/2022	1.00	1.08
52	12/18/2022 - 12/24/2022	1.03	1.11
53	12/25/2022 - 12/31/2022	1.05	1.13

\* PEAK SEASON

23-FEB-2023 09:11:22

830UPD































5\_7700\_PKSEASON.TXT

## **APPENDIX D**

### Existing Intersection Capacity Worksheets

Lanes, Volumes, Timings  
5: US 17-92 & Retail Dwy/Weldon Blvd

Existing AM  
10/19/2023

												
Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWU	SWL	SWT
Lane Configurations						  	  	  			  	  
Traffic Volume (vph)	12	0	1	84	1	169	381	1020	14	10	4	1359
Future Volume (vph)	12	0	1	84	1	169	381	1020	14	10	4	1359
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		660	560		0		235	
Storage Lanes	0		1	0		2	2		0		1	
Taper Length (ft)	25			25			25				25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	0.76	0.97	0.91	0.91	0.91	1.00	0.91
Frt			0.850			0.850		0.998				0.988
Flt Protected		0.950			0.953		0.950				0.950	
Satd. Flow (prot)	0	1271	1615	0	1758	3507	3433	5023	0	0	1805	4846
Flt Permitted		0.950			0.953		0.950				0.950	
Satd. Flow (perm)	0	1271	1615	0	1758	3507	3433	5023	0	0	1805	4846
Right Turn on Red			Yes			Yes			Yes			
Satd. Flow (RTOR)			191			192		2				9
Link Speed (mph)		35			35			45				45
Link Distance (ft)		226			1030			615				2339
Travel Time (s)		4.4			20.1			9.3				35.4
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles (%)	42%	0%	0%	3%	0%	5%	2%	3%	8%	0%	0%	6%
Adj. Flow (vph)	14	0	1	95	1	192	433	1159	16	11	5	1544
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	14	1	0	96	192	433	1175	0	0	16	1680
Turn Type	Split	NA	Perm	Split	NA	pm+ov	Prot	NA		Prot	Prot	NA
Protected Phases	4	4		8	8	1	1	6		5	5	2
Permitted Phases			4			8						
Detector Phase	4	4	4	8	8	1	1	6		5	5	2
Switch Phase												
Minimum Initial (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	15.0		6.0	6.0	15.0
Minimum Split (s)	24.6	24.6	24.6	25.2	25.2	15.1	15.1	27.1		15.1	15.1	27.1
Total Split (s)	25.0	25.0	25.0	22.0	22.0	53.0	53.0	82.0		21.0	21.0	80.0
Total Split (%)	13.9%	13.9%	13.9%	12.2%	12.2%	29.4%	29.4%	45.6%		11.7%	11.7%	44.4%
Maximum Green (s)	18.4	18.4	18.4	14.8	14.8	43.9	43.9	72.9		11.9	11.9	70.9
Yellow Time (s)	3.4	3.4	3.4	4.1	4.1	4.8	4.8	4.8		4.8	4.8	4.8
All-Red Time (s)	3.2	3.2	3.2	3.1	3.1	4.3	4.3	4.3		4.3	4.3	4.3
Lost Time Adjust (s)		0.0	0.0		0.0	0.0	0.0	0.0			0.0	0.0
Total Lost Time (s)		6.6	6.6		7.2	9.1	9.1	9.1			9.1	9.1
Lead/Lag						Lead	Lead	Lag		Lead	Lead	Lag
Lead-Lag Optimize?						Yes	Yes	Yes		Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	5.0		3.0	3.0	5.0
Recall Mode	None	None	None	None	None	None	None	Max		None	None	C-Max
Walk Time (s)	7.0	7.0	7.0	7.0	7.0			7.0				7.0
Flash Dont Walk (s)	11.0	11.0	11.0	11.0	11.0			11.0				11.0
Pedestrian Calls (#/hr)	0	0	0	0	0			0				0
Act Effect Green (s)		7.7	7.7		15.3	50.7	28.3	128.9			7.3	101.8
Actuated g/C Ratio		0.04	0.04		0.08	0.28	0.16	0.72			0.04	0.57
v/c Ratio		0.26	0.00		0.65	0.17	0.80	0.33			0.22	0.61
Control Delay		94.2	0.0		98.8	5.0	75.9	11.4			90.1	29.5
Queue Delay		0.0	0.0		0.0	0.0	0.0	0.0			0.0	0.0

Scenario 1 8:31 am 10/19/2023 Baseline

Synchro 11 Report  
Page 2



Lanes, Volumes, Timings  
5: US 17-92 & Retail Dwy/Weldon Blvd

Existing AM  
10/19/2023















Lane Group	SWR
Lane Configurations	
Traffic Volume (vph)	120
Future Volume (vph)	120
Ideal Flow (vphpl)	1900
Storage Length (ft)	0
Storage Lanes	0
Taper Length (ft)	
Lane Util. Factor	0.91
Frt	
Flt Protected	
Satd. Flow (prot)	0
Flt Permitted	
Satd. Flow (perm)	0
Right Turn on Red	Yes
Satd. Flow (RTOR)	
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Peak Hour Factor	0.88
Heavy Vehicles (%)	3%
Adj. Flow (vph)	136
Shared Lane Traffic (%)	
Lane Group Flow (vph)	0
Turn Type	
Protected Phases	
Permitted Phases	
Detector Phase	
Switch Phase	
Minimum Initial (s)	
Minimum Split (s)	
Total Split (s)	
Total Split (%)	
Maximum Green (s)	
Yellow Time (s)	
All-Red Time (s)	
Lost Time Adjust (s)	
Total Lost Time (s)	
Lead/Lag	
Lead-Lag Optimize?	
Vehicle Extension (s)	
Recall Mode	
Walk Time (s)	
Flash Dont Walk (s)	
Pedestrian Calls (#/hr)	
Act Effct Green (s)	
Actuated g/C Ratio	
v/c Ratio	
Control Delay	
Queue Delay	

Scenario 1 8:31 am 10/19/2023 Baseline

Synchro 11 Report  
Page 3

Lanes, Volumes, Timings  
5: US 17-92 & Retail Dwy/Weldon Blvd

Existing AM  
10/19/2023

												
Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWU	SWL	SWT
Total Delay		94.2	0.0		98.8	5.0	75.9	11.4			90.1	29.5
LOS		F	A		F	A	E	B			F	C
Approach Delay		87.9			36.3			28.8				30.0
Approach LOS		F			D			C				C
Queue Length 50th (ft)		16	0		112	0	275	140			19	500
Queue Length 95th (ft)		43	0		172	23	328	209			47	635
Internal Link Dist (ft)		146			950			535				2259
Turn Bay Length (ft)						660	560				235	
Base Capacity (vph)		129	336		162	1414	837	3597			119	2745
Starvation Cap Reductn		0	0		0	0	0	0			0	0
Spillback Cap Reductn		0	0		0	0	0	0			0	0
Storage Cap Reductn		0	0		0	0	0	0			0	0
Reduced v/c Ratio		0.11	0.00		0.59	0.14	0.52	0.33			0.13	0.61

Intersection Summary

Area Type: Other

Cycle Length: 180

Actuated Cycle Length: 180

Offset: 87 (48%), Referenced to phase 2:SWT, Start of Green

Natural Cycle: 125

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.80

Intersection Signal Delay: 30.2







Intersection LOS: C

Intersection Capacity Utilization 72.3%

ICU Level of Service C

Analysis Period (min) 15

Splits and Phases: 5: US 17-92 & Retail Dwy/Weldon Blvd































 Ø1	 Ø2 (R)	 Ø4	 Ø8
53 s	30 s	25 s	22 s
 Ø5	 Ø6		
21 s	82 s		



Lane Group	SWR
Total Delay	
LOS	
Approach Delay	
Approach LOS	
Queue Length 50th (ft)	
Queue Length 95th (ft)	
Internal Link Dist (ft)	
Turn Bay Length (ft)	
Base Capacity (vph)	
Starvation Cap Reductn	
Spillback Cap Reductn	
Storage Cap Reductn	
Reduced v/c Ratio	
Intersection Summary	

Lanes, Volumes, Timings  
5: US 17-92 & Retail Dwy/Weldon Blvd

Existing PM  
10/19/2023

												
Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWU	SWL	SWT
Lane Configurations						  	  	  			  	  
Traffic Volume (vph)	2	0	2	116	0	213	245	1031	7	12	3	1016
Future Volume (vph)	2	0	2	116	0	213	245	1031	7	12	3	1016
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		660	560		0		235	
Storage Lanes	0		1	0		2	2		0		1	
Taper Length (ft)	25			25			25				25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	0.76	0.97	0.91	0.91	0.91	1.00	0.91
Frt			0.850			0.850		0.999				0.990
Flt Protected		0.950			0.950		0.950				0.950	
Satd. Flow (prot)	0	1805	1615	0	1787	3474	3400	5027	0	0	1805	4938
Flt Permitted		0.950			0.950		0.950				0.950	
Satd. Flow (perm)	0	1805	1615	0	1787	3474	3400	5027	0	0	1805	4938
Right Turn on Red			Yes			Yes			Yes			
Satd. Flow (RTOR)			191			227		1				8
Link Speed (mph)		35			35			45				45
Link Distance (ft)		226			1030			615				2339
Travel Time (s)		4.4			20.1			9.3				35.4
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	0%	0%	0%	1%	0%	6%	3%	3%	17%	0%	0%	4%
Adj. Flow (vph)	2	0	2	123	0	227	261	1097	7	13	3	1081
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	2	2	0	123	227	261	1104	0	0	16	1161
Turn Type	Split	NA	Perm	Split	NA	pm+ov	Prot	NA		Prot	Prot	NA
Protected Phases	4	4		8	8	1	1	6		5	5	2
Permitted Phases			4			8						
Detector Phase	4	4	4	8	8	1	1	6		5	5	2
Switch Phase												
Minimum Initial (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	15.0		6.0	6.0	15.0
Minimum Split (s)	24.6	24.6	24.6	25.2	25.2	15.1	15.1	27.1		15.1	15.1	27.1
Total Split (s)	25.0	25.0	25.0	34.0	34.0	40.0	40.0	100.0		21.0	21.0	81.0
Total Split (%)	13.9%	13.9%	13.9%	18.9%	18.9%	22.2%	22.2%	55.6%		11.7%	11.7%	45.0%
Maximum Green (s)	18.4	18.4	18.4	26.8	26.8	30.9	30.9	90.9		11.9	11.9	71.9
Yellow Time (s)	3.4	3.4	3.4	4.1	4.1	4.8	4.8	4.8		4.8	4.8	4.8
All-Red Time (s)	3.2	3.2	3.2	3.1	3.1	4.3	4.3	4.3		4.3	4.3	4.3
Lost Time Adjust (s)		0.0	0.0		0.0	0.0	0.0	0.0			0.0	0.0
Total Lost Time (s)		6.6	6.6		7.2	9.1	9.1	9.1			9.1	9.1
Lead/Lag						Lead	Lead	Lag		Lead	Lead	Lag
Lead-Lag Optimize?						Yes	Yes	Yes		Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	5.0		3.0	3.0	5.0
Recall Mode	None	None	None	None	None	None	None	Max		None	None	C-Max
Walk Time (s)	7.0	7.0	7.0	7.0	7.0			7.0				7.0
Flash Dont Walk (s)	11.0	11.0	11.0	11.0	11.0			11.0				11.0
Pedestrian Calls (#/hr)	0	0	0	0	0			0				0
Act Effect Green (s)		6.1	6.1		17.7	44.0	19.1	133.1			7.3	115.2
Actuated g/C Ratio		0.03	0.03		0.10	0.24	0.11	0.74			0.04	0.64
v/c Ratio		0.03	0.01		0.70	0.22	0.72	0.30			0.22	0.37
Control Delay		85.0	0.0		98.8	5.4	87.9	7.6			90.1	16.9
Queue Delay		0.0	0.0		0.0	0.0	0.0	0.0			0.0	0.0

Scenario 1 8:31 am 10/19/2023 Baseline

Synchro 11 Report  
Page 2

Lanes, Volumes, Timings  
5: US 17-92 & Retail Dwy/Weldon Blvd

Existing PM  
10/19/2023















Lane Group	SWR
Lane Configurations	
Traffic Volume (vph)	75
Future Volume (vph)	75
Ideal Flow (vphpl)	1900
Storage Length (ft)	0
Storage Lanes	0
Taper Length (ft)	
Lane Util. Factor	0.91
Frnt	
Flt Protected	
Satd. Flow (prot)	0
Flt Permitted	
Satd. Flow (perm)	0
Right Turn on Red	Yes
Satd. Flow (RTOR)	
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Peak Hour Factor	0.94
Heavy Vehicles (%)	4%
Adj. Flow (vph)	80
Shared Lane Traffic (%)	
Lane Group Flow (vph)	0
Turn Type	
Protected Phases	
Permitted Phases	
Detector Phase	
Switch Phase	
Minimum Initial (s)	
Minimum Split (s)	
Total Split (s)	
Total Split (%)	
Maximum Green (s)	
Yellow Time (s)	
All-Red Time (s)	
Lost Time Adjust (s)	
Total Lost Time (s)	
Lead/Lag	
Lead-Lag Optimize?	
Vehicle Extension (s)	
Recall Mode	
Walk Time (s)	
Flash Dont Walk (s)	
Pedestrian Calls (#/hr)	
Act Effct Green (s)	
Actuated g/C Ratio	
v/c Ratio	
Control Delay	
Queue Delay	

Scenario 1 8:31 am 10/19/2023 Baseline

Synchro 11 Report  
Page 3

Lanes, Volumes, Timings  
5: US 17-92 & Retail Dwy/Weldon Blvd

Existing PM  
10/19/2023

												
Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWU	SWL	SWT
Total Delay		85.0	0.0		98.8	5.4	87.9	7.6			90.1	16.9
LOS		F	A		F	A	F	A			F	B
Approach Delay		42.5			38.2			23.0				17.9
Approach LOS		D			D			C				B
Queue Length 50th (ft)		2	0		143	0	164	123			19	215
Queue Length 95th (ft)		13	0		215	28	219	139			48	347
Internal Link Dist (ft)		146			950			535				2259
Turn Bay Length (ft)						660	560				235	
Base Capacity (vph)		184	336		266	1233	583	3718			119	3163
Starvation Cap Reductn		0	0		0	0	0	0			0	0
Spillback Cap Reductn		0	0		0	0	0	0			0	0
Storage Cap Reductn		0	0		0	0	0	0			0	0
Reduced v/c Ratio		0.01	0.01		0.46	0.18	0.45	0.30			0.13	0.37

Intersection Summary

Area Type: Other

Cycle Length: 180

Actuated Cycle Length: 180

Offset: 28 (16%), Referenced to phase 2:SWT, Start of Green

Natural Cycle: 95

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.72

Intersection Signal Delay: 22.8







Intersection LOS: C

Intersection Capacity Utilization 63.2%

ICU Level of Service B

Analysis Period (min) 15

Splits and Phases: 5: US 17-92 & Retail Dwy/Weldon Blvd

 Ø1	 Ø2 (R)	 Ø4	 Ø8
40 s	31 s	25 s	34 s
 Ø5	 Ø6		
21 s	100 s		





Lane Group	SWR
Total Delay	
LOS	
Approach Delay	
Approach LOS	
Queue Length 50th (ft)	
Queue Length 95th (ft)	
Internal Link Dist (ft)	
Turn Bay Length (ft)	
Base Capacity (vph)	
Starvation Cap Reductn	
Spillback Cap Reductn	
Storage Cap Reductn	
Reduced v/c Ratio	
Intersection Summary	

# Lanes, Volumes, Timings

## 3: US 17-92 & School Dwy

Existing AM  
10/19/2023



Lane Group	SEL	SER	NEL	NET	SWT	SWR
Lane Configurations						
Traffic Volume (vph)	0	274	0	1405	1513	30
Future Volume (vph)	0	274	0	1405	1513	30
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0	0			170
Storage Lanes	0	2	0			0
Taper Length (ft)	25		25			
Lane Util. Factor	1.00	0.88	1.00	0.91	0.86	0.86
Frt		0.850			0.997	
Flt Protected						
Satd. Flow (prot)	0	2842	0	5036	6154	0
Flt Permitted						
Satd. Flow (perm)	0	2842	0	5036	6154	0
Link Speed (mph)	30			45	45	
Link Distance (ft)	395			439	615	
Travel Time (s)	9.0			6.7	9.3	
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Heavy Vehicles (%)	0%	0%	0%	3%	6%	0%
Adj. Flow (vph)	0	322	0	1653	1780	35
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	322	0	1653	1815	0
Sign Control	Stop			Free	Free	

### Intersection Summary

Area Type: Other

Control Type: Unsignalized

Intersection Capacity Utilization 38.7%

ICU Level of Service A

Analysis Period (min) 15

HCM 2000 SIGNING SETTINGS	SEL	SER	NEL	NET	SWT	SWR
Lanes and Sharing (#RL)						
Traffic Volume (vph)	0	274	0	1405	1513	30
Future Volume (vph)	0	274	0	1405	1513	30
Sign Control	Stop	—	—	Free	Free	—
Median Width (ft)	0	—	—	28	28	—
TWLT Median	<input type="checkbox"/>	—	—	<input type="checkbox"/>	<input type="checkbox"/>	—
Right Turn Channelized	—	None	—	None	—	None
Critical Gap, tC (s)	—	6.9	—	—	—	—
Follow Up Time, tF (s)	—	3.3	—	—	—	—
Volume to Capacity Ratio	—	0.19	—	0.32	0.30	0.17
Control Delay (s)	—	10.1	—	0.0	0.0	0.0
Level of Service	—	B	—	A	A	A
Queue Length 95th (ft)	—	17	—	0	0	0
Approach Delay (s)	10.1	—	—	0.0	0.0	—

Lanes, Volumes, Timings  
3: US 17-92 & School Dwy

Existing PM  
10/19/2023



Lane Group	SEL	SER	NEL	NET	SWT	SWR
Lane Configurations		↑↑		↑↑↑	↑↑↑	↑↑
Traffic Volume (vph)	0	143	0	1268	1228	4
Future Volume (vph)	0	143	0	1268	1228	4
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0	0			170
Storage Lanes	0	2	0			0
Taper Length (ft)	25		25			
Lane Util. Factor	1.00	0.88	1.00	0.91	0.86	0.86
Frt		0.850				
Flt Protected						
Satd. Flow (prot)	0	2842	0	5036	6226	0
Flt Permitted						
Satd. Flow (perm)	0	2842	0	5036	6226	0
Link Speed (mph)	30			45	45	
Link Distance (ft)	395			439	615	
Travel Time (s)	9.0			6.7	9.3	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	0%	0%	0%	3%	5%	0%
Adj. Flow (vph)	0	155	0	1378	1335	4
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	155	0	1378	1339	0
Sign Control	Stop			Free	Free	

Intersection Summary

Area Type: Other

Control Type: Unsignalized

Intersection Capacity Utilization 29.5%





















ICU Level of Service A

Analysis Period (min) 15

HCM 2000 SIGNING SETTINGS	SEL	SER	NEL	NET	SWT	SWR
∞ Lanes and Sharing (#RL)		↑↑		↑↑↑	↑↑↑	↑↑
∞ Traffic Volume (vph)	0	143	0	1268	1228	4
∞ Future Volume (vph)	0	143	0	1268	1228	4
∞ Sign Control	Stop	—	—	Free	Free	—
∞ Median Width (ft)	0	—	—	28	28	—
∞ TWLTL Median	<input type="checkbox"/>	—	—	<input type="checkbox"/>	<input type="checkbox"/>	—
∞ Right Turn Channelized	—	None	—	None	—	None
∞ Critical Gap, tC (s)	—	6.9	—	—	—	—
∞ Follow Up Time, tF (s)	—	3.3	—	—	—	—
∞ Volume to Capacity Ratio	—	0.08	—	0.27	0.22	0.11
∞ Control Delay (s)	—	8.9	—	0.0	0.0	0.0
∞ Level of Service	—	A	—	A	A	A
∞ Queue Length 95th (ft)	—	6	—	0	0	0
∞ Approach Delay (s)	8.9	—	—	0.0	0.0	—

Lanes, Volumes, Timings  
9: US 17-92 & Ronald Reagan Blvd

Existing AM  
10/19/2023







												
Lane Group	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NEU	NEL	NET	NER	SWU
Lane Configurations												
Traffic Volume (vph)	255	251	13	1	1005	547	47	17	7	1087	439	25
Future Volume (vph)	255	251	13	1	1005	547	47	17	7	1087	439	25
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	530		0		550		0		225		700	
Storage Lanes	2		0		2		0		1		1	
Taper Length (ft)	25				25				25			
Lane Util. Factor	0.97	0.91	0.91	0.91	0.97	0.91	0.91	0.91	1.00	0.91	1.00	0.91
Frt		0.992				0.988					0.850	
Flt Protected	0.950				0.950				0.950			
Satd. Flow (prot)	3467	4854	0	0	3433	5024	0	0	1719	4988	1538	0
Flt Permitted	0.950				0.950				0.950			
Satd. Flow (perm)	3467	4854	0	0	3433	5024	0	0	1719	4988	1538	0
Right Turn on Red			Yes				Yes				Yes	
Satd. Flow (RTOR)		4				7					493	
Link Speed (mph)		45				45				45		
Link Distance (ft)		1499				1569				1219		
Travel Time (s)		22.7				23.8				18.5		
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Heavy Vehicles (%)	1%	5%	25%	2%	2%	2%	2%	5%	5%	4%	5%	2%
Adj. Flow (vph)	287	282	15	1	1129	615	53	19	8	1221	493	28
Shared Lane Traffic (%)												
Lane Group Flow (vph)	287	297	0	0	1130	668	0	0	27	1221	493	0
Turn Type	Prot	NA		Prot	Prot	NA		Prot	Prot	NA	Perm	Prot
Protected Phases	3	8		7	7	4		1	1	6		5
Permitted Phases											6	
Detector Phase	3	8		7	7	4		1	1	6	6	5
Switch Phase												
Minimum Initial (s)	6.0	8.0		6.0	6.0	8.0		6.0	6.0	15.0	15.0	6.0
Minimum Split (s)	15.8	27.8		15.8	15.8	27.8		14.4	14.4	26.4	26.4	14.4
Total Split (s)	39.0	26.0		64.0	64.0	51.0		18.0	18.0	63.0	63.0	27.0
Total Split (%)	21.7%	14.4%		35.6%	35.6%	28.3%		10.0%	10.0%	35.0%	35.0%	15.0%
Maximum Green (s)	29.2	16.2		54.2	54.2	41.2		9.6	9.6	54.6	54.6	18.6
Yellow Time (s)	4.8	4.8		4.8	4.8	4.8		4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	5.0	5.0		5.0	5.0	5.0		3.6	3.6	3.6	3.6	3.6
Lost Time Adjust (s)	0.0	0.0			0.0	0.0			0.0	0.0	0.0	
Total Lost Time (s)	9.8	9.8			9.8	9.8			8.4	8.4	8.4	
Lead/Lag	Lead	Lag		Lead	Lead	Lag		Lead	Lead	Lag	Lag	Lead
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0		3.0	3.0	5.0	5.0	3.0
Recall Mode	None	None		None	None	None		None	None	C-Max	C-Max	None
Walk Time (s)		7.0				7.0				7.0	7.0	
Flash Dont Walk (s)		11.0				11.0				11.0	11.0	
Pedestrian Calls (#/hr)		0				0				0	0	
Act Effct Green (s)	20.3	15.1			54.2	49.0			8.1	58.2	58.2	
Actuated g/C Ratio	0.11	0.08			0.30	0.27			0.04	0.32	0.32	
v/c Ratio	0.73	0.72			1.09	0.49			0.36	0.76	0.59	
Control Delay	81.4	97.1			114.1	56.1			109.9	42.9	7.1	
Queue Delay	0.0	0.0			0.0	0.0			0.0	0.0	0.0	

Scenario 1 8:31 am 10/19/2023 Baseline

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Lanes, Volumes, Timings  
9: US 17-92 & Ronald Reagan Blvd

Existing AM  
10/19/2023













			
Lane Group	SWL	SWT	SWR
Lane Configurations			
Traffic Volume (vph)	79	1366	319
Future Volume (vph)	79	1366	319
Ideal Flow (vphpl)	1900	1900	1900
Storage Length (ft)	275		490
Storage Lanes	1		1
Taper Length (ft)	25		
Lane Util. Factor	1.00	0.91	1.00
Frt			0.850
Flt Protected	0.950		
Satd. Flow (prot)	1770	4940	1509
Flt Permitted	0.950		
Satd. Flow (perm)	1770	4940	1509
Right Turn on Red			Yes
Satd. Flow (RTOR)			233
Link Speed (mph)		45	
Link Distance (ft)		439	
Travel Time (s)		6.7	
Peak Hour Factor	0.89	0.89	0.89
Heavy Vehicles (%)	2%	5%	7%
Adj. Flow (vph)	89	1535	358
Shared Lane Traffic (%)			
Lane Group Flow (vph)	117	1535	358
Turn Type	Prot	NA	pm+ov
Protected Phases	5	2	3
Permitted Phases			2
Detector Phase	5	2	3
Switch Phase			
Minimum Initial (s)	6.0	15.0	6.0
Minimum Split (s)	14.4	26.4	15.8
Total Split (s)	27.0	72.0	39.0
Total Split (%)	15.0%	40.0%	21.7%
Maximum Green (s)	18.6	63.6	29.2
Yellow Time (s)	4.8	4.8	4.8
All-Red Time (s)	3.6	3.6	5.0
Lost Time Adjust (s)	0.0	0.0	0.0
Total Lost Time (s)	8.4	8.4	9.8
Lead/Lag	Lead	Lag	Lead
Lead-Lag Optimize?	Yes	Yes	Yes
Vehicle Extension (s)	3.0	5.0	3.0
Recall Mode	None	Max	None
Walk Time (s)		7.0	
Flash Dont Walk (s)		11.0	
Pedestrian Calls (#/hr)		0	
Act Effct Green (s)	16.0	69.1	97.8
Actuated g/C Ratio	0.09	0.38	0.54
v/c Ratio	0.75	0.81	0.39
Control Delay	125.4	34.6	3.0
Queue Delay	0.0	0.0	0.0

Scenario 1 8:31 am 10/19/2023 Baseline

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Lanes, Volumes, Timings  
9: US 17-92 & Ronald Reagan Blvd

Existing AM  
10/19/2023

												
Lane Group	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NEU	NEL	NET	NER	SWU
Total Delay	81.4	97.1			114.1	56.1			109.9	42.9	7.1	
LOS	F	F			F	E			F	D	A	
Approach Delay		89.4				92.6				33.8		
Approach LOS		F				F				C		
Queue Length 50th (ft)	178	125			~772	240			33	266	10	
Queue Length 95th (ft)	234	157			#893	294			m66	337	109	
Internal Link Dist (ft)		1419				1489				1139		
Turn Bay Length (ft)	530				550				225		700	
Base Capacity (vph)	562	440			1033	1372			91	1614	830	
Starvation Cap Reductn	0	0			0	0			0	0	0	
Spillback Cap Reductn	0	0			0	0			0	0	0	
Storage Cap Reductn	0	0			0	0			0	0	0	
Reduced v/c Ratio	0.51	0.68			1.09	0.49			0.30	0.76	0.59	

Intersection Summary

Area Type: Other

Cycle Length: 180

Actuated Cycle Length: 180

Offset: 100 (56%), Referenced to phase 6:NET, Start of Green

Natural Cycle: 145

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.09

Intersection Signal Delay: 56.5

Intersection LOS: E

Intersection Capacity Utilization 98.6%

ICU Level of Service F

Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.









Queue shown is maximum after two cycles.

# 95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 9: US 17-92 & Ronald Reagan Blvd

			
Ø1	Ø2	Ø3	Ø4
18 s	72 s	39 s	51 s
			
Ø5	Ø6 (R)	Ø7	Ø8
27 s	63 s	64 s	26 s



Lanes, Volumes, Timings  
9: US 17-92 & Ronald Reagan Blvd





















Existing AM  
10/19/2023



Lane Group	SWL	SWT	SWR
Total Delay	125.4	34.6	3.0
LOS	F	C	A
Approach Delay	34.3		
Approach LOS	C		
Queue Length 50th (ft)	119	617	49
Queue Length 95th (ft)	216	460	0
Internal Link Dist (ft)	359		
Turn Bay Length (ft)	275	490	
Base Capacity (vph)	182	1895	989
Starvation Cap Reductn	0	0	0
Spillback Cap Reductn	0	0	0
Storage Cap Reductn	0	0	0
Reduced v/c Ratio	0.64	0.81	0.36
Intersection Summary			

Lanes, Volumes, Timings  
9: US 17-92 & Ronald Reagan Blvd

Existing PM  
10/19/2023

												
Lane Group	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NEU	NEL	NET	NER	SWU
Lane Configurations												
Traffic Volume (vph)	228	343	8	1	411	241	34	10	21	1002	704	4
Future Volume (vph)	228	343	8	1	411	241	34	10	21	1002	704	4
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	530		0		550		0		225		700	
Storage Lanes	2		0		2		0		1		1	
Taper Length (ft)	25				25				25			
Lane Util. Factor	0.97	0.91	0.91	0.91	0.97	0.91	0.91	0.91	1.00	0.91	1.00	0.91
Frt		0.996				0.982					0.850	
Flt Protected	0.950				0.950				0.950			
Satd. Flow (prot)	3367	4893	0	0	3335	4822	0	0	1736	5036	1509	0
Flt Permitted	0.950				0.950				0.950			
Satd. Flow (perm)	3367	4893	0	0	3335	4822	0	0	1736	5036	1509	0
Right Turn on Red			Yes				Yes				Yes	
Satd. Flow (RTOR)		2				12					526	
Link Speed (mph)		45				45				45		
Link Distance (ft)		1499				1569				1219		
Travel Time (s)		22.7				23.8				18.5		
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	4%	5%	29%	5%	5%	6%	3%	4%	4%	3%	7%	1%
Adj. Flow (vph)	243	365	9	1	437	256	36	11	22	1066	749	4
Shared Lane Traffic (%)												
Lane Group Flow (vph)	243	374	0	0	438	292	0	0	33	1066	749	0
Turn Type	Prot	NA		Prot	Prot	NA		Prot	Prot	NA	Perm	Prot
Protected Phases	3	8		7	7	4		1	1	6		5
Permitted Phases											6	
Detector Phase	3	8		7	7	4		1	1	6	6	5
Switch Phase												
Minimum Initial (s)	6.0	8.0		6.0	6.0	8.0		6.0	6.0	15.0	15.0	6.0
Minimum Split (s)	15.8	27.8		15.8	15.8	27.8		14.4	14.4	26.4	26.4	14.4
Total Split (s)	38.0	34.0		40.0	40.0	36.0		23.0	23.0	87.0	87.0	19.0
Total Split (%)	21.1%	18.9%		22.2%	22.2%	20.0%		12.8%	12.8%	48.3%	48.3%	10.6%
Maximum Green (s)	28.2	24.2		30.2	30.2	26.2		14.6	14.6	78.6	78.6	10.6
Yellow Time (s)	4.8	4.8		4.8	4.8	4.8		4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	5.0	5.0		5.0	5.0	5.0		3.6	3.6	3.6	3.6	3.6
Lost Time Adjust (s)	0.0	0.0			0.0	0.0			0.0	0.0	0.0	
Total Lost Time (s)	9.8	9.8			9.8	9.8			8.4	8.4	8.4	
Lead/Lag	Lead	Lag		Lead	Lead	Lag		Lead	Lead	Lag	Lag	Lead
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0		3.0	3.0	5.0	5.0	3.0
Recall Mode	None	None		None	None	None		None	None	C-Max	C-Max	None
Walk Time (s)		7.0				7.0				7.0	7.0	
Flash Dont Walk (s)		11.0				11.0				11.0	11.0	
Pedestrian Calls (#/hr)		0				0				0	0	
Act Effct Green (s)	18.3	18.9			27.5	28.2			8.9	84.5	84.5	
Actuated g/C Ratio	0.10	0.10			0.15	0.16			0.05	0.47	0.47	
v/c Ratio	0.71	0.72			0.86	0.38			0.39	0.45	0.76	
Control Delay	92.6	77.9			91.2	66.4			121.5	15.1	13.4	
Queue Delay	0.0	0.0			0.0	0.0			0.0	0.0	1.0	

Scenario 1 8:31 am 10/19/2023 Baseline

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Lanes, Volumes, Timings  
9: US 17-92 & Ronald Reagan Blvd

Existing PM  
10/19/2023















Lane Group	SWL	SWT	SWR
Lane Configurations			
Traffic Volume (vph)	75	1035	255
Future Volume (vph)	75	1035	255
Ideal Flow (vphpl)	1900	1900	1900
Storage Length (ft)	275		490
Storage Lanes	1		1
Taper Length (ft)	25		
Lane Util. Factor	1.00	0.91	1.00
Frt			0.850
Flt Protected	0.950		
Satd. Flow (prot)	1787	4988	1553
Flt Permitted	0.950		
Satd. Flow (perm)	1787	4988	1553
Right Turn on Red			Yes
Satd. Flow (RTOR)			271
Link Speed (mph)		45	
Link Distance (ft)		439	
Travel Time (s)		6.7	
Peak Hour Factor	0.94	0.94	0.94
Heavy Vehicles (%)	1%	4%	4%
Adj. Flow (vph)	80	1101	271
Shared Lane Traffic (%)			
Lane Group Flow (vph)	84	1101	271
Turn Type	Prot	NA	pm+ov
Protected Phases	5	2	3
Permitted Phases			2
Detector Phase	5	2	3
Switch Phase			
Minimum Initial (s)	6.0	15.0	6.0
Minimum Split (s)	14.4	26.4	15.8
Total Split (s)	19.0	83.0	38.0
Total Split (%)	10.6%	46.1%	21.1%
Maximum Green (s)	10.6	74.6	28.2
Yellow Time (s)	4.8	4.8	4.8
All-Red Time (s)	3.6	3.6	5.0
Lost Time Adjust (s)	0.0	0.0	0.0
Total Lost Time (s)	8.4	8.4	9.8
Lead/Lag	Lead	Lag	Lead
Lead-Lag Optimize?	Yes	Yes	Yes
Vehicle Extension (s)	3.0	5.0	3.0
Recall Mode	None	Max	None
Walk Time (s)		7.0	
Flash Dont Walk (s)		11.0	
Pedestrian Calls (#/hr)		0	
Act Effct Green (s)	12.7	91.1	117.8
Actuated g/C Ratio	0.07	0.51	0.65
v/c Ratio	0.67	0.44	0.24
Control Delay	130.2	19.2	1.1
Queue Delay	0.0	0.0	0.0

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Lanes, Volumes, Timings  
9: US 17-92 & Ronald Reagan Blvd

Existing PM  
10/19/2023

												
Lane Group	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NEU	NEL	NET	NER	SWU
Total Delay	92.6	77.9			91.2	66.4			121.5	15.1	14.4	
LOS	F	E			F	E			F	B	B	
Approach Delay		83.7				81.3				16.7		
Approach LOS		F				F				B		
Queue Length 50th (ft)	125	158			262	109			41	105	240	
Queue Length 95th (ft)	208	118			326	144			m76	131	363	
Internal Link Dist (ft)		1419				1489				1139		
Turn Bay Length (ft)	530				550				225		700	
Base Capacity (vph)	527	659			559	778			140	2363	987	
Starvation Cap Reductn	0	0			0	0			0	0	79	
Spillback Cap Reductn	0	0			0	0			0	0	0	
Storage Cap Reductn	0	0			0	0			0	0	0	
Reduced v/c Ratio	0.46	0.57			0.78	0.38			0.24	0.45	0.82	

Intersection Summary

Area Type: Other

Cycle Length: 180

Actuated Cycle Length: 180

Offset: 15 (8%), Referenced to phase 6:NET, Start of Green

Natural Cycle: 105

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.86

Intersection Signal Delay: 37.5

Intersection LOS: D

Intersection Capacity Utilization 97.5%

ICU Level of Service F









Analysis Period (min) 15

# 95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 9: US 17-92 & Ronald Reagan Blvd

			
Ø1	Ø2	Ø3	Ø4
23 s	83 s	38 s	36 s
			
Ø5	Ø6 (R)	Ø7	Ø8
19 s	87 s	40 s	34 s

Lanes, Volumes, Timings  
9: US 17-92 & Ronald Reagan Blvd























Existing PM  
10/19/2023



Lane Group	SWL	SWT	SWR
Total Delay	130.2	19.2	1.1
LOS	F	B	A
Approach Delay	22.2		
Approach LOS	C		
Queue Length 50th (ft)	92	311	18
Queue Length 95th (ft)	#192	151	0
Internal Link Dist (ft)	359		
Turn Bay Length (ft)	275	490	
Base Capacity (vph)	127	2523	1180
Starvation Cap Reductn	0	0	0
Spillback Cap Reductn	0	0	0
Storage Cap Reductn	0	0	0
Reduced v/c Ratio	0.66	0.44	0.23
Intersection Summary			

Lanes, Volumes, Timings  
12: US 17-92 & Silkwood Ct

Existing AM  
10/19/2023

												
Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEU	NEL	NET	NER	SWU	SWL
Lane Configurations												
Traffic Volume (vph)	8	180	69	74	304	517	11	69	1042	65	2	426
Future Volume (vph)	8	180	69	74	304	517	11	69	1042	65	2	426
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	375		295	615		480		390		415		825
Storage Lanes	1		1	1		2		1		1		2
Taper Length (ft)	25			25				25				25
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	0.88	0.91	1.00	0.91	1.00	0.91	0.97
Frt			0.850			0.850				0.850		
Flt Protected	0.950			0.950				0.950				0.950
Satd. Flow (prot)	1805	3539	1538	1570	3505	2707	0	1787	5036	1404	0	3242
Flt Permitted	0.554			0.409				0.950				0.950
Satd. Flow (perm)	1053	3539	1538	676	3505	2707	0	1787	5036	1404	0	3242
Right Turn on Red			Yes			Yes				Yes		
Satd. Flow (RTOR)			179			556				172		
Link Speed (mph)		45			45				45			
Link Distance (ft)		606			1106				2903			
Travel Time (s)		9.2			16.8				44.0			
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	0%	2%	5%	15%	3%	5%	1%	1%	3%	15%	8%	8%
Adj. Flow (vph)	9	194	74	80	327	556	12	74	1120	70	2	458
Shared Lane Traffic (%)												
Lane Group Flow (vph)	9	194	74	80	327	556	0	86	1120	70	0	460
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Prot	Prot	NA	Perm	Prot	Prot
Protected Phases	7	4		3	8		5	5	2		1	1
Permitted Phases	4		4	8		8				2		
Detector Phase	7	4	4	3	8	8	5	5	2	2	1	1
Switch Phase												
Minimum Initial (s)	6.0	8.0	8.0	6.0	8.0	8.0	6.0	6.0	15.0	15.0	6.0	6.0
Minimum Split (s)	13.3	25.3	25.3	25.3	25.3	25.3	14.4	14.4	26.4	26.4	14.4	14.4
Total Split (s)	21.0	39.0	39.0	25.0	43.0	43.0	23.0	23.0	78.0	78.0	38.0	38.0
Total Split (%)	11.7%	21.7%	21.7%	13.9%	23.9%	23.9%	12.8%	12.8%	43.3%	43.3%	21.1%	21.1%
Maximum Green (s)	13.7	31.7	31.7	17.7	35.7	35.7	14.6	14.6	69.6	69.6	29.6	29.6
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	3.3	3.3	3.3	3.3	3.3	3.3	3.6	3.6	3.6	3.6	3.6	3.6
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0		0.0
Total Lost Time (s)	7.3	7.3	7.3	7.3	7.3	7.3		8.4	8.4	8.4		8.4
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lead	Lag	Lag	Lead	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	5.0	5.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	None	None	C-Max	C-Max	None	None
Walk Time (s)		7.0	7.0	7.0	7.0	7.0			7.0	7.0		
Flash Dont Walk (s)		11.0	11.0	11.0	11.0	11.0			11.0	11.0		
Pedestrian Calls (#/hr)		0	0	0	0	0			0	0		
Act Effect Green (s)	22.2	15.8	15.8	36.2	30.5	30.5		14.0	88.6	88.6		31.0
Actuated g/C Ratio	0.12	0.09	0.09	0.20	0.17	0.17		0.08	0.49	0.49		0.17
v/c Ratio	0.06	0.63	0.25	0.40	0.55	0.60		0.62	0.45	0.09		0.82
Control Delay	56.5	87.2	2.6	64.5	72.4	7.5		99.0	32.0	0.2		87.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0		0.0



Scenario 1 8:31 am 10/19/2023 Baseline

Synchro 11 Report  
Page 12



Lanes, Volumes, Timings  
12: US 17-92 & Silkwood Ct

Existing AM  
10/19/2023













		
Lane Group	SWT	SWR
Lane Configurations	↑↑↑	↑
Traffic Volume (vph)	1934	32
Future Volume (vph)	1934	32
Ideal Flow (vphpl)	1900	1900
Storage Length (ft)		0
Storage Lanes		0
Taper Length (ft)		
Lane Util. Factor	0.91	0.91
Frt	0.998	
Flt Protected		
Satd. Flow (prot)	5028	0
Flt Permitted		
Satd. Flow (perm)	5028	0
Right Turn on Red		Yes
Satd. Flow (RTOR)	2	
Link Speed (mph)	45	
Link Distance (ft)	1219	
Travel Time (s)	18.5	
Peak Hour Factor	0.93	0.93
Heavy Vehicles (%)	3%	0%
Adj. Flow (vph)	2080	34
Shared Lane Traffic (%)		
Lane Group Flow (vph)	2114	0
Turn Type	NA	
Protected Phases	6	
Permitted Phases		
Detector Phase	6	
Switch Phase		
Minimum Initial (s)	15.0	
Minimum Split (s)	26.4	
Total Split (s)	93.0	
Total Split (%)	51.7%	
Maximum Green (s)	84.6	
Yellow Time (s)	4.8	
All-Red Time (s)	3.6	
Lost Time Adjust (s)	0.0	
Total Lost Time (s)	8.4	
Lead/Lag	Lag	
Lead-Lag Optimize?	Yes	
Vehicle Extension (s)	5.0	
Recall Mode	Max	
Walk Time (s)	7.0	
Flash Dont Walk (s)	11.0	
Pedestrian Calls (#/hr)	0	
Act Effct Green (s)	105.7	
Actuated g/C Ratio	0.59	
v/c Ratio	0.72	
Control Delay	29.4	
Queue Delay	0.0	

Scenario 1 8:31 am 10/19/2023 Baseline

Synchro 11 Report  
Page 13

Lanes, Volumes, Timings  
12: US 17-92 & Silkwood Ct

Existing AM  
10/19/2023

												
Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEU	NEL	NET	NER	SWU	SWL
Total Delay	56.5	87.2	2.6	64.5	72.4	7.5		99.0	32.0	0.2		87.4
LOS	E	F	A	E	E	A		F	C	A		F
Approach Delay		63.6			34.3				34.8			
Approach LOS		E			C				C			
Queue Length 50th (ft)	8	119	0	81	182	0		100	311	0		296
Queue Length 95th (ft)	24	143	3	128	245	58		162	415	0		m321
Internal Link Dist (ft)		526			1026				2823			
Turn Bay Length (ft)	375		295	615		480		390		415		825
Base Capacity (vph)	229	623	418	223	695	982		156	2479	778		580
Starvation Cap Reductn	0	0	0	0	0	0		0	0	0		0
Spillback Cap Reductn	0	0	0	0	0	0		0	0	0		0
Storage Cap Reductn	0	0	0	0	0	0		0	0	0		0
Reduced v/c Ratio	0.04	0.31	0.18	0.36	0.47	0.57		0.55	0.45	0.09		0.79

Intersection Summary

Area Type: Other

Cycle Length: 180

Actuated Cycle Length: 180

Offset: 112 (62%), Referenced to phase 2:NET, Start of Green

Natural Cycle: 125

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.82

Intersection Signal Delay: 38.8

Intersection LOS: D









Intersection Capacity Utilization 82.6%

ICU Level of Service E

Analysis Period (min) 15

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 12: US 17-92 & Silkwood Ct























 Ø1	 Ø2 (R)	 Ø3	 Ø4
38 s	78 s	25 s	39 s
 Ø5	 Ø6	 Ø7	 Ø8
23 s	93 s	21 s	43 s



Lane Group	SWT	SWR
Total Delay	29.4	
LOS	C	
Approach Delay	39.8	
Approach LOS	D	
Queue Length 50th (ft)	410	
Queue Length 95th (ft)	m588	
Internal Link Dist (ft)	1139	
Turn Bay Length (ft)		
Base Capacity (vph)	2953	
Starvation Cap Reductn	0	
Spillback Cap Reductn	0	
Storage Cap Reductn	0	
Reduced v/c Ratio	0.72	
Intersection Summary		

Lanes, Volumes, Timings  
12: US 17-92 & Silkwood Ct

Existing PM  
10/19/2023



												
Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEU	NEL	NET	NER	SWU	SWL
Lane Configurations												
Traffic Volume (vph)	7	196	55	79	217	450	20	56	1277	50	3	387
Future Volume (vph)	7	196	55	79	217	450	20	56	1277	50	3	387
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	375		295	615		480		390		415		825
Storage Lanes	1		1	1		2		1		1		2
Taper Length (ft)	25			25				25				25
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	0.88	0.91	1.00	0.91	1.00	0.91	0.97
Frt			0.850			0.850				0.850		
Flt Protected	0.950			0.950				0.950				0.950
Satd. Flow (prot)	1805	3539	1583	1570	3471	2656	0	1736	4988	1482	0	3400
Flt Permitted	0.605			0.396				0.950				0.950
Satd. Flow (perm)	1150	3539	1583	654	3471	2656	0	1736	4988	1482	0	3400
Right Turn on Red			Yes			Yes				Yes		
Satd. Flow (RTOR)			179			489				172		
Link Speed (mph)		45			45				45			
Link Distance (ft)		606			1106				2903			
Travel Time (s)		9.2			16.8				44.0			
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	0%	2%	2%	15%	4%	7%	4%	4%	4%	9%	3%	3%
Adj. Flow (vph)	8	213	60	86	236	489	22	61	1388	54	3	421
Shared Lane Traffic (%)												
Lane Group Flow (vph)	8	213	60	86	236	489	0	83	1388	54	0	424
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Prot	Prot	NA	Perm	Prot	Prot
Protected Phases	7	4		3	8		5	5	2		1	1
Permitted Phases	4		4	8		8				2		
Detector Phase	7	4	4	3	8	8	5	5	2	2	1	1
Switch Phase												
Minimum Initial (s)	6.0	8.0	8.0	6.0	8.0	8.0	6.0	6.0	15.0	15.0	6.0	6.0
Minimum Split (s)	13.3	25.3	25.3	25.3	25.3	25.3	14.4	14.4	26.4	26.4	14.4	14.4
Total Split (s)	17.0	41.0	41.0	17.0	41.0	41.0	29.0	29.0	82.0	82.0	40.0	40.0
Total Split (%)	9.4%	22.8%	22.8%	9.4%	22.8%	22.8%	16.1%	16.1%	45.6%	45.6%	22.2%	22.2%
Maximum Green (s)	9.7	33.7	33.7	9.7	33.7	33.7	20.6	20.6	73.6	73.6	31.6	31.6
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	3.3	3.3	3.3	3.3	3.3	3.3	3.6	3.6	3.6	3.6	3.6	3.6
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0		0.0
Total Lost Time (s)	7.3	7.3	7.3	7.3	7.3	7.3		8.4	8.4	8.4		8.4
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lead	Lag	Lag	Lead	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	5.0	5.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	None	None	C-Max	C-Max	None	None
Walk Time (s)		7.0	7.0	7.0	7.0	7.0			7.0	7.0		
Flash Dont Walk (s)		11.0	11.0	11.0	11.0	11.0			11.0	11.0		
Pedestrian Calls (#/hr)		0	0	0	0	0			0	0		
Act Effect Green (s)	23.1	16.7	16.7	31.6	27.7	27.7		13.9	94.8	94.8		27.6
Actuated g/C Ratio	0.13	0.09	0.09	0.18	0.15	0.15		0.08	0.53	0.53		0.15
v/c Ratio	0.05	0.65	0.19	0.53	0.44	0.59		0.62	0.53	0.06		0.81
Control Delay	57.0	86.0	1.7	75.0	72.6	8.4		99.4	29.8	0.1		89.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0		0.0

Scenario 1 8:31 am 10/19/2023 Baseline

Synchro 11 Report  
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Lanes, Volumes, Timings  
12: US 17-92 & Silkwood Ct

Existing PM  
10/19/2023













		
Lane Group	SWT	SWR
Lane Configurations	↑↑↑	↑
Traffic Volume (vph)	1013	14
Future Volume (vph)	1013	14
Ideal Flow (vphpl)	1900	1900
Storage Length (ft)		0
Storage Lanes		0
Taper Length (ft)		
Lane Util. Factor	0.91	0.91
Frt	0.998	
Flt Protected		
Satd. Flow (prot)	4887	0
Flt Permitted		
Satd. Flow (perm)	4887	0
Right Turn on Red		Yes
Satd. Flow (RTOR)	1	
Link Speed (mph)	45	
Link Distance (ft)	1219	
Travel Time (s)	18.5	
Peak Hour Factor	0.92	0.92
Heavy Vehicles (%)	6%	0%
Adj. Flow (vph)	1101	15
Shared Lane Traffic (%)		
Lane Group Flow (vph)	1116	0
Turn Type	NA	
Protected Phases	6	
Permitted Phases		
Detector Phase	6	
Switch Phase		
Minimum Initial (s)	15.0	
Minimum Split (s)	26.4	
Total Split (s)	93.0	
Total Split (%)	51.7%	
Maximum Green (s)	84.6	
Yellow Time (s)	4.8	
All-Red Time (s)	3.6	
Lost Time Adjust (s)	0.0	
Total Lost Time (s)	8.4	
Lead/Lag	Lag	
Lead-Lag Optimize?	Yes	
Vehicle Extension (s)	5.0	
Recall Mode	Max	
Walk Time (s)	7.0	
Flash Dont Walk (s)	11.0	
Pedestrian Calls (#/hr)	0	
Act Effct Green (s)	108.5	
Actuated g/C Ratio	0.60	
v/c Ratio	0.38	
Control Delay	17.0	
Queue Delay	0.0	

Scenario 1 8:31 am 10/19/2023 Baseline

Synchro 11 Report  
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Lanes, Volumes, Timings  
12: US 17-92 & Silkwood Ct

Existing PM  
10/19/2023

												
Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEU	NEL	NET	NER	SWU	SWL
Total Delay	57.0	86.0	1.7	75.0	72.6	8.4		99.4	29.8	0.1		89.1
LOS	E	F	A	E	E	A		F	C	A		F
Approach Delay		67.2			34.1				32.6			
Approach LOS		E			C				C			
Queue Length 50th (ft)	8	131	1	89	130	0		97	386	0		273
Queue Length 95th (ft)	23	155	2	142	188	60		157	495	0		334
Internal Link Dist (ft)		526			1026				2823			
Turn Bay Length (ft)	375		295	615		480		390		415		825
Base Capacity (vph)	203	662	441	163	649	894		198	2628	862		604
Starvation Cap Reductn	0	0	0	0	0	0		0	0	0		0
Spillback Cap Reductn	0	0	0	0	0	0		0	0	0		0
Storage Cap Reductn	0	0	0	0	0	0		0	0	0		0
Reduced v/c Ratio	0.04	0.32	0.14	0.53	0.36	0.55		0.42	0.53	0.06		0.70

Intersection Summary

Area Type: Other

Cycle Length: 180

Actuated Cycle Length: 180

Offset: 18 (10%), Referenced to phase 2:NET, Start of Green

Natural Cycle: 115

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.81

Intersection Signal Delay: 36.8









Intersection LOS: D

Intersection Capacity Utilization 82.7%

ICU Level of Service E

Analysis Period (min) 15

Splits and Phases: 12: US 17-92 & Silkwood Ct

 Ø1	 Ø2 (R)	 Ø3	 Ø4
40 s	32 s	17 s	41 s
 Ø5	 Ø6	 Ø7	 Ø8
29 s	93 s	17 s	41 s




























Lane Group	SWT	SWR
Total Delay	17.0	
LOS	B	
Approach Delay	36.9	
Approach LOS	D	
Queue Length 50th (ft)	187	
Queue Length 95th (ft)	204	
Internal Link Dist (ft)	1139	
Turn Bay Length (ft)		
Base Capacity (vph)	2946	
Starvation Cap Reductn	0	
Spillback Cap Reductn	0	
Storage Cap Reductn	0	
Reduced v/c Ratio	0.38	
Intersection Summary		



Lanes, Volumes, Timings  
11: Silkwood Ct & Ronald Reagan Blvd

Existing AM  
10/19/2023













												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations		  			 			 			 	
Traffic Volume (vph)	0	475	246	19	807	3	3	3	10	382	6	25
Future Volume (vph)	0	475	246	19	807	3	3	3	10	382	6	25
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	425		130	315		0	0		0	0		0
Storage Lanes	1		1	1		0	0		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.91	1.00	1.00	0.95	0.95	1.00	1.00	1.00	0.95	0.95	1.00
Frt			0.850		0.999			0.913			0.982	
Flt Protected				0.950				0.991		0.950	0.959	
Satd. Flow (prot)	1900	5036	1568	1805	3435	0	0	1719	0	1681	1654	0
Flt Permitted				0.378				0.991		0.950	0.959	
Satd. Flow (perm)	1900	5036	1568	718	3435	0	0	1719	0	1681	1654	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			270					11			7	
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		1273			1499			217			606	
Travel Time (s)		19.3			22.7			3.3			9.2	
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles (%)	0%	3%	3%	0%	5%	0%	0%	0%	0%	2%	0%	9%
Adj. Flow (vph)	0	522	270	21	887	3	3	3	11	420	7	27
Shared Lane Traffic (%)										46%		
Lane Group Flow (vph)	0	522	270	21	890	0	0	17	0	227	227	0
Turn Type	pm+pt	NA	Perm	pm+pt	NA		Split	NA		Split	NA	
Protected Phases	5	2		1	6		4	4		8	8	
Permitted Phases	2		2	6								
Detector Phase	5	2	2	1	6		4	4		8	8	
Switch Phase												
Minimum Initial (s)	6.0	15.0	15.0	6.0	15.0		8.0	8.0		8.0	8.0	
Minimum Split (s)	12.8	24.8	24.8	13.3	24.8		24.6	24.6		24.9	24.9	
Total Split (s)	16.0	30.0	30.0	17.0	31.0		19.0	19.0		24.0	24.0	
Total Split (%)	17.8%	33.3%	33.3%	18.9%	34.4%		21.1%	21.1%		26.7%	26.7%	
Maximum Green (s)	9.2	23.2	23.2	9.7	24.2		12.4	12.4		17.1	17.1	
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8		3.4	3.4		3.7	3.7	
All-Red Time (s)	2.0	2.0	2.0	2.5	2.0		3.2	3.2		3.2	3.2	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0			0.0		0.0	0.0	
Total Lost Time (s)	6.8	6.8	6.8	7.3	6.8			6.6		6.9	6.9	
Lead/Lag	Lead	Lag	Lag	Lead	Lag							
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes							
Vehicle Extension (s)	3.0	4.0	4.0	3.0	4.0		3.0	3.0		3.0	3.0	
Recall Mode	None	C-Max	C-Max	None	Max		None	None		Min	Min	
Walk Time (s)		7.0	7.0		7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)		11.0	11.0		11.0		11.0	11.0		11.0	11.0	
Pedestrian Calls (#/hr)		0	0		0		0	0		0	0	
Act Effect Green (s)		47.6	47.6	52.7	53.2			8.0		17.3	17.3	
Actuated g/C Ratio		0.53	0.53	0.59	0.59			0.09		0.19	0.19	
v/c Ratio		0.20	0.28	0.04	0.44			0.10		0.70	0.70	
Control Delay		15.6	4.2	8.1	10.1			25.7		72.6	71.4	
Queue Delay		0.0	0.0	0.0	0.0			0.0		0.0	0.0	

Scenario 1 8:31 am 10/19/2023 Baseline

Synchro 11 Report  
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Lanes, Volumes, Timings  
11: Silkwood Ct & Ronald Reagan Blvd

Existing AM  
10/19/2023

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	SEL	SET	SER	NWL	NWT	NWR
Total Delay		15.6	4.2	8.1	10.1			25.7		72.6	71.4	
LOS		B	A	A	B			C		E	E	
Approach Delay		11.7			10.1			25.7			72.0	
Approach LOS		B			B			C			E	
Queue Length 50th (ft)		37	0	2	57			3		271	268	
Queue Length 95th (ft)		117	56	m10	180			23		367	364	
Internal Link Dist (ft)		1193			1419			137			526	
Turn Bay Length (ft)			130	315								
Base Capacity (vph)		2661	956	537	2030			246		351	351	
Starvation Cap Reductn		0	0	0	0			0		0	0	
Spillback Cap Reductn		0	0	0	0			0		0	0	
Storage Cap Reductn		0	0	0	0			0		0	0	
Reduced v/c Ratio		0.20	0.28	0.04	0.44			0.07		0.65	0.65	

Intersection Summary

Area Type: Other

Cycle Length: 90

Actuated Cycle Length: 90

Offset: 41 (46%), Referenced to phase 2:EBTL, Start of Green

Natural Cycle: 90

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.70

Intersection Signal Delay: 23.7

Intersection LOS: C







Intersection Capacity Utilization 52.0%

ICU Level of Service A

Analysis Period (min) 15





















m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 11: Silkwood Ct & Ronald Reagan Blvd

			
Ø1	Ø2 (R)	Ø4	Ø8
17 s	30 s	19 s	24 s
			
Ø5	Ø6		
16 s	31 s		

Lanes, Volumes, Timings  
11: Silkwood Ct & Ronald Reagan Blvd

Existing PM  
10/19/2023

												
Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	WBR	SEL	SET	SER	NWL	NWT
Lane Configurations												
Traffic Volume (vph)	2	6	549	250	6	495	3	1	4	4	263	0
Future Volume (vph)	2	6	549	250	6	495	3	1	4	4	263	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)		425		130	315		0	0		0	0	
Storage Lanes		1		1	1		0	0		0	1	
Taper Length (ft)		25			25			25			25	
Lane Util. Factor	0.91	1.00	0.91	1.00	1.00	0.95	0.95	1.00	1.00	1.00	0.95	0.95
Frt				0.850		0.999			0.940			0.976
Flt Protected		0.950			0.950				0.994		0.950	0.960
Satd. Flow (prot)	0	1805	4988	1568	1805	3436	0	0	1775	0	1649	1611
Flt Permitted		0.436			0.409				0.994		0.950	0.960
Satd. Flow (perm)	0	828	4988	1568	777	3436	0	0	1775	0	1649	1611
Right Turn on Red				Yes			Yes			Yes		
Satd. Flow (RTOR)				275		1			4			208
Link Speed (mph)			45			45			45			45
Link Distance (ft)			1273			1499			217			606
Travel Time (s)			19.3			22.7			3.3			9.2
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles (%)	0%	0%	4%	3%	0%	5%	0%	0%	0%	0%	4%	0%
Adj. Flow (vph)	2	7	603	275	7	544	3	1	4	4	289	0
Shared Lane Traffic (%)											45%	
Lane Group Flow (vph)	0	9	603	275	7	547	0	0	9	0	159	155
Turn Type	custom	pm+pt	NA	Perm	pm+pt	NA		Split	NA		Split	NA
Protected Phases		5	2		1	6		4	4		8	8
Permitted Phases	5	2		2	6							
Detector Phase	5	5	2	2	1	6		4	4		8	8
Switch Phase												
Minimum Initial (s)	6.0	6.0	15.0	15.0	6.0	15.0		8.0	8.0		8.0	8.0
Minimum Split (s)	12.8	12.8	24.8	24.8	13.3	24.8		24.6	24.6		24.9	24.9
Total Split (s)	16.0	16.0	29.0	29.0	17.0	30.0		19.0	19.0		25.0	25.0
Total Split (%)	17.8%	17.8%	32.2%	32.2%	18.9%	33.3%		21.1%	21.1%		27.8%	27.8%
Maximum Green (s)	9.2	9.2	22.2	22.2	9.7	23.2		12.4	12.4		18.1	18.1
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.8		3.4	3.4		3.7	3.7
All-Red Time (s)	2.0	2.0	2.0	2.0	2.5	2.0		3.2	3.2		3.2	3.2
Lost Time Adjust (s)		0.0	0.0	0.0	0.0	0.0			0.0		0.0	0.0
Total Lost Time (s)		6.8	6.8	6.8	7.3	6.8			6.6		6.9	6.9
Lead/Lag	Lead	Lead	Lag	Lag	Lead	Lag						
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes						
Vehicle Extension (s)	3.0	3.0	4.0	4.0	3.0	4.0		3.0	3.0		3.0	3.0
Recall Mode	None	None	C-Max	C-Max	None	Max		None	None		Min	Min
Walk Time (s)			7.0	7.0		7.0		7.0	7.0		7.0	7.0
Flash Dont Walk (s)			11.0	11.0		11.0		11.0	11.0		11.0	11.0
Pedestrian Calls (#/hr)			0	0		0		0	0		0	0
Act Effect Green (s)		58.1	56.8	56.8	57.6	56.9			8.0		13.9	13.9
Actuated g/C Ratio		0.65	0.63	0.63	0.64	0.63			0.09		0.15	0.15
v/c Ratio		0.02	0.19	0.25	0.01	0.25			0.06		0.63	0.37
Control Delay		9.2	10.0	3.0	18.3	19.4			31.0		62.0	27.8
Queue Delay		0.0	0.0	0.0	0.0	0.0			0.0		0.0	0.0

Scenario 1 8:31 am 10/19/2023 Baseline













Synchro 11 Report  
Page 10



Lane Group	NWR
Lane Configurations	
Traffic Volume (vph)	23
Future Volume (vph)	23
Ideal Flow (vphpl)	1900
Storage Length (ft)	0
Storage Lanes	0
Taper Length (ft)	
Lane Util. Factor	1.00
Fr t	
Flt Protected	
Satd. Flow (prot)	0
Flt Permitted	
Satd. Flow (perm)	0
Right Turn on Red	Yes
Satd. Flow (RTOR)	
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Peak Hour Factor	0.91
Heavy Vehicles (%)	10%
Adj. Flow (vph)	25
Shared Lane Traffic (%)	
Lane Group Flow (vph)	0
Turn Type	
Protected Phases	
Permitted Phases	
Detector Phase	
Switch Phase	
Minimum Initial (s)	
Minimum Split (s)	
Total Split (s)	
Total Split (%)	
Maximum Green (s)	
Yellow Time (s)	
All-Red Time (s)	
Lost Time Adjust (s)	
Total Lost Time (s)	
Lead/Lag	
Lead-Lag Optimize?	
Vehicle Extension (s)	
Recall Mode	
Walk Time (s)	
Flash Dont Walk (s)	
Pedestrian Calls (#/hr)	
Act Effct Green (s)	
Actuated g/C Ratio	
v/c Ratio	
Control Delay	
Queue Delay	

Lanes, Volumes, Timings  
11: Silkwood Ct & Ronald Reagan Blvd

Existing PM  
10/19/2023

												
Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	WBR	SEL	SET	SER	NWL	NWT
Total Delay		9.2	10.0	3.0	18.3	19.4			31.0		62.0	27.8
LOS		A	B	A	B	B			C		E	C
Approach Delay			7.8			19.4			31.0			45.1
Approach LOS			A			B			C			D
Queue Length 50th (ft)		1	37	0	4	171			3		200	122
Queue Length 95th (ft)		11	127	53	m13	241			17		285	208
Internal Link Dist (ft)			1193			1419			137			526
Turn Bay Length (ft)		425		130	315							
Base Capacity (vph)		639	3148	1091	614	2171			248		335	493
Starvation Cap Reductn		0	0	0	0	0			0		0	0
Spillback Cap Reductn		0	0	0	0	0			0		0	0
Storage Cap Reductn		0	0	0	0	0			0		0	0
Reduced v/c Ratio		0.01	0.19	0.25	0.01	0.25			0.04		0.47	0.31

Intersection Summary

Area Type: Other

Cycle Length: 90

Actuated Cycle Length: 90

Offset: 38 (42%), Referenced to phase 2:EBTL, Start of Green

Natural Cycle: 90

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.63

Intersection Signal Delay: 18.2

Intersection LOS: B







Intersection Capacity Utilization 44.4%

ICU Level of Service A

Analysis Period (min) 15

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 11: Silkwood Ct & Ronald Reagan Blvd

 Ø1	 Ø2 (R)	 Ø4	 Ø8
17 s	29 s	19 s	25 s
 Ø5	 Ø6		
16 s	30 s		



Lane Group	NWR
Total Delay	
LOS	
Approach Delay	
Approach LOS	
Queue Length 50th (ft)	
Queue Length 95th (ft)	
Internal Link Dist (ft)	
Turn Bay Length (ft)	
Base Capacity (vph)	
Starvation Cap Reductn	
Spillback Cap Reductn	
Storage Cap Reductn	
Reduced v/c Ratio	
Intersection Summary	

Intersection												
Int Delay, s/veh	10.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕			↕			↕			↕		
Traffic Vol, veh/h	29	2	62	30	0	15	248	114	23	14	128	72
Future Vol, veh/h	29	2	62	30	0	15	248	114	23	14	128	72
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	65	65	65	65	65	65	65	65	65	65	65	65
Heavy Vehicles, %	0	0	0	3	0	0	0	7	0	0	8	0
Mvmt Flow	45	3	95	46	0	23	382	175	35	22	197	111

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1149	1271	154	1101	1309	105	308	0	0	210	0	0
Stage 1	297	297	-	957	957	-	-	-	-	-	-	-
Stage 2	852	974	-	144	352	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.5	6.9	7.56	6.5	6.9	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.5	5.5	-	6.56	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.5	-	6.56	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.53	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	156	169	871	165	161	936	1264	-	-	1373	-	-
Stage 1	693	671	-	275	339	-	-	-	-	-	-	-
Stage 2	325	333	-	841	635	-	-	-	-	-	-	-
Platoon blocked, %												
Mov Cap-1 Maneuver	110	109	871	104	104	936	1264	-	-	1373	-	-
Mov Cap-2 Maneuver	110	109	-	104	104	-	-	-	-	-	-	-
Stage 1	455	658	-	180	222	-	-	-	-	-	-	-
Stage 2	208	218	-	730	622	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	33.9	49.1	5.9	0.6
HCM LOS	D	E		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1264	-	-	263	148	1373	-
HCM Lane V/C Ratio	0.302	-	-	0.544	0.468	0.016	-
HCM Control Delay (s)	9.1	0.3	-	33.9	49.1	7.7	0.1
HCM Lane LOS	A	A	-	D	E	A	A
HCM 95th %tile Q(veh)	1.3	-	-	3	2.2	0	-



Intersection												
Int Delay, s/veh	5.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕			↕			↕			↕		
Traffic Vol, veh/h	20	5	44	69	9	10	129	109	31	29	114	47
Future Vol, veh/h	20	5	44	69	9	10	129	109	31	29	114	47
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	0	0	2	1	11	0	2	8	0	0	8	0
Mvmt Flow	21	5	47	73	10	11	137	116	33	31	121	50

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	545	631	86	532	640	75	171	0	0	149	0	0
Stage 1	208	208	-	407	407	-	-	-	-	-	-	-
Stage 2	337	423	-	125	233	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.5	6.94	7.52	6.72	6.9	4.14	-	-	4.1	-	-
Critical Hdwy Stg 1	6.5	5.5	-	6.52	5.72	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.5	-	6.52	5.72	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.32	3.51	4.11	3.3	2.22	-	-	2.2	-	-
Pot Cap-1 Maneuver	426	401	956	433	374	978	1404	-	-	1445	-	-
Stage 1	780	734	-	595	574	-	-	-	-	-	-	-
Stage 2	656	591	-	869	689	-	-	-	-	-	-	-
Platoon blocked, %												
Mov Cap-1 Maneuver	371	350	956	367	326	978	1404	-	-	1445	-	-
Mov Cap-2 Maneuver	371	350	-	367	326	-	-	-	-	-	-	-
Stage 1	697	716	-	531	513	-	-	-	-	-	-	-
Stage 2	569	528	-	801	672	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	11.8		17.1		3.8		1.2	
HCM LOS	B		C					































Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1404	-	-	604	390	1445	-
HCM Lane V/C Ratio	0.098	-	-	0.122	0.24	0.021	-
HCM Control Delay (s)	7.8	0.1	-	11.8	17.1	7.5	0.1
HCM Lane LOS	A	A	-	B	C	A	A
HCM 95th %tile Q(veh)	0.3	-	-	0.4	0.9	0.1	-

## **APPENDIX E**

### **Projected Intersection Capacity Worksheets**

Lanes, Volumes, Timings  
5: US 17-92 & Retail Dwy/Weldon Blvd

Projected AM  
07/01/2024

												
Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWU	SWL	SWT
Lane Configurations						  	  	  			  	  
Traffic Volume (vph)	12	0	1	116	1	169	431	1039	14	10	4	1453
Future Volume (vph)	12	0	1	116	1	169	431	1039	14	10	4	1453
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		660	560		0		235	
Storage Lanes	0		1	0		2	2		0		1	
Taper Length (ft)	25			25			25				25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	0.76	0.97	0.91	0.91	0.91	1.00	0.91
Frt			0.850			0.850		0.998				0.989
Flt Protected		0.950			0.953		0.950				0.950	
Satd. Flow (prot)	0	1271	1615	0	1758	3507	3433	5023	0	0	1805	4850
Flt Permitted		0.950			0.953		0.950				0.950	
Satd. Flow (perm)	0	1271	1615	0	1758	3507	3433	5023	0	0	1805	4850
Right Turn on Red			Yes			Yes			Yes			
Satd. Flow (RTOR)			191			192		2				9
Link Speed (mph)		35			35			45				45
Link Distance (ft)		226			467			615				2339
Travel Time (s)		4.4			9.1			9.3				35.4
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles (%)	42%	0%	0%	3%	0%	5%	2%	3%	8%	0%	0%	6%
Adj. Flow (vph)	14	0	1	132	1	192	490	1181	16	11	5	1651
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	14	1	0	133	192	490	1197	0	0	16	1787
Turn Type	Split	NA	Perm	Split	NA	pm+ov	Prot	NA		Prot	Prot	NA
Protected Phases	4	4		8	8	1	1	6		5	5	2
Permitted Phases			4			8						
Detector Phase	4	4	4	8	8	1	1	6		5	5	2
Switch Phase												
Minimum Initial (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	15.0		6.0	6.0	15.0
Minimum Split (s)	24.6	24.6	24.6	25.2	25.2	15.1	15.1	27.1		15.1	15.1	27.1
Total Split (s)	25.0	25.0	25.0	22.0	22.0	53.0	53.0	82.0		21.0	21.0	80.0
Total Split (%)	13.9%	13.9%	13.9%	12.2%	12.2%	29.4%	29.4%	45.6%		11.7%	11.7%	44.4%
Maximum Green (s)	18.4	18.4	18.4	14.8	14.8	43.9	43.9	72.9		11.9	11.9	70.9
Yellow Time (s)	3.4	3.4	3.4	4.1	4.1	4.8	4.8	4.8		4.8	4.8	4.8
All-Red Time (s)	3.2	3.2	3.2	3.1	3.1	4.3	4.3	4.3		4.3	4.3	4.3
Lost Time Adjust (s)		0.0	0.0		0.0	0.0	0.0	0.0			0.0	0.0
Total Lost Time (s)		6.6	6.6		7.2	9.1	9.1	9.1			9.1	9.1
Lead/Lag						Lead	Lead	Lag		Lead	Lead	Lag
Lead-Lag Optimize?						Yes	Yes	Yes		Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	5.0		3.0	3.0	5.0
Recall Mode	None	None	None	None	None	None	None	Max		None	None	C-Max
Walk Time (s)	7.0	7.0	7.0	7.0	7.0			7.0				7.0
Flash Dont Walk (s)	11.0	11.0	11.0	11.0	11.0			11.0				11.0
Pedestrian Calls (#/hr)	0	0	0	0	0			0				0
Act Effct Green (s)		7.7	7.7		20.3	58.9	31.4	123.9			7.3	93.7
Actuated g/C Ratio		0.04	0.04		0.11	0.33	0.17	0.69			0.04	0.52
v/c Ratio		0.26	0.00		0.67	0.15	0.82	0.35			0.22	0.71
Control Delay		94.2	0.0		93.3	4.4	79.0	14.5			90.1	37.0
Queue Delay		0.0	0.0		0.0	0.0	0.0	0.0			0.0	0.0

Scenario 1 8:31 am 10/19/2023 Baseline













Synchro 11 Report  
Page 2



Lane Group	SWR
Lane Configurations	
Traffic Volume (vph)	120
Future Volume (vph)	120
Ideal Flow (vphpl)	1900
Storage Length (ft)	0
Storage Lanes	0
Taper Length (ft)	
Lane Util. Factor	0.91
Frt	
Flt Protected	
Satd. Flow (prot)	0
Flt Permitted	
Satd. Flow (perm)	0
Right Turn on Red	Yes
Satd. Flow (RTOR)	
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Peak Hour Factor	0.88
Heavy Vehicles (%)	3%
Adj. Flow (vph)	136
Shared Lane Traffic (%)	
Lane Group Flow (vph)	0
Turn Type	
Protected Phases	
Permitted Phases	
Detector Phase	
Switch Phase	
Minimum Initial (s)	
Minimum Split (s)	
Total Split (s)	
Total Split (%)	
Maximum Green (s)	
Yellow Time (s)	
All-Red Time (s)	
Lost Time Adjust (s)	
Total Lost Time (s)	
Lead/Lag	
Lead-Lag Optimize?	
Vehicle Extension (s)	
Recall Mode	
Walk Time (s)	
Flash Dont Walk (s)	
Pedestrian Calls (#/hr)	
Act Effct Green (s)	
Actuated g/C Ratio	
v/c Ratio	
Control Delay	
Queue Delay	

Lanes, Volumes, Timings  
5: US 17-92 & Retail Dwy/Weldon Blvd

Projected AM  
07/01/2024

												
Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWU	SWL	SWT
Total Delay		94.2	0.0		93.3	4.4	79.0	14.5			90.1	37.0
LOS		F	A		F	A	E	B			F	D
Approach Delay		87.9			40.8			33.3				37.5
Approach LOS		F			D			C				D
Queue Length 50th (ft)		16	0		153	0	312	184			19	613
Queue Length 95th (ft)		43	0		226	21	365	221			47	735
Internal Link Dist (ft)		146			387			535				2259
Turn Bay Length (ft)						660	560				235	
Base Capacity (vph)		129	336		198	1506	837	3456			119	2527
Starvation Cap Reductn		0	0		0	0	0	0			0	0
Spillback Cap Reductn		0	0		0	0	0	0			0	0
Storage Cap Reductn		0	0		0	0	0	0			0	0
Reduced v/c Ratio		0.11	0.00		0.67	0.13	0.59	0.35			0.13	0.71

Intersection Summary

Area Type: Other

Cycle Length: 180

Actuated Cycle Length: 180

Offset: 87 (48%), Referenced to phase 2:SWT, Start of Green

Natural Cycle: 135

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.82

Intersection Signal Delay: 36.1






Intersection LOS: D

Intersection Capacity Utilization 77.4%

ICU Level of Service D

Analysis Period (min) 15

Splits and Phases: 5: US 17-92 & Retail Dwy/Weldon Blvd































 Ø1	 Ø2 (R)	 Ø4	 Ø8
53 s	30 s	25 s	22 s
 Ø5	 Ø6		
21 s	82 s		



Lane Group	SWR
Total Delay	
LOS	
Approach Delay	
Approach LOS	
Queue Length 50th (ft)	
Queue Length 95th (ft)	
Internal Link Dist (ft)	
Turn Bay Length (ft)	
Base Capacity (vph)	
Starvation Cap Reductn	
Spillback Cap Reductn	
Storage Cap Reductn	
Reduced v/c Ratio	
Intersection Summary	

Lanes, Volumes, Timings  
5: US 17-92 & Retail Dwy/Weldon Blvd

Projected PM  
06/26/2024

												
Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWU	SWL	SWT
Lane Configurations						  	  	  			  	  
Traffic Volume (vph)	2	0	2	163	0	213	245	1054	7	12	3	1064
Future Volume (vph)	2	0	2	163	0	213	245	1054	7	12	3	1064
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		660	560		0		235	
Storage Lanes	0		1	0		2	2		0		1	
Taper Length (ft)	25			25			25				25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	0.76	0.97	0.91	0.91	0.91	1.00	0.91
Frt			0.850			0.850		0.999				0.990
Flt Protected		0.950			0.950		0.950				0.950	
Satd. Flow (prot)	0	1805	1615	0	1787	3474	3400	5027	0	0	1805	4938
Flt Permitted		0.950			0.950		0.950				0.950	
Satd. Flow (perm)	0	1805	1615	0	1787	3474	3400	5027	0	0	1805	4938
Right Turn on Red			Yes			Yes			Yes			
Satd. Flow (RTOR)			191			227		1				7
Link Speed (mph)		35			35			45				45
Link Distance (ft)		226			478			615				2339
Travel Time (s)		4.4			9.3			9.3				35.4
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	0%	0%	0%	1%	0%	6%	3%	3%	17%	0%	0%	4%
Adj. Flow (vph)	2	0	2	173	0	227	261	1121	7	13	3	1132
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	2	2	0	173	227	261	1128	0	0	16	1212
Turn Type	Split	NA	Perm	Split	NA	pm+ov	Prot	NA		Prot	Prot	NA
Protected Phases	4	4		8	8	1	1	6		5	5	2
Permitted Phases			4			8						
Detector Phase	4	4	4	8	8	1	1	6		5	5	2
Switch Phase												
Minimum Initial (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	15.0		6.0	6.0	15.0
Minimum Split (s)	24.6	24.6	24.6	25.2	25.2	15.1	15.1	27.1		15.1	15.1	27.1
Total Split (s)	25.0	25.0	25.0	34.0	34.0	40.0	40.0	100.0		21.0	21.0	81.0
Total Split (%)	13.9%	13.9%	13.9%	18.9%	18.9%	22.2%	22.2%	55.6%		11.7%	11.7%	45.0%
Maximum Green (s)	18.4	18.4	18.4	26.8	26.8	30.9	30.9	90.9		11.9	11.9	71.9
Yellow Time (s)	3.4	3.4	3.4	4.1	4.1	4.8	4.8	4.8		4.8	4.8	4.8
All-Red Time (s)	3.2	3.2	3.2	3.1	3.1	4.3	4.3	4.3		4.3	4.3	4.3
Lost Time Adjust (s)		0.0	0.0		0.0	0.0	0.0	0.0			0.0	0.0
Total Lost Time (s)		6.6	6.6		7.2	9.1	9.1	9.1			9.1	9.1
Lead/Lag						Lead	Lead	Lag		Lead	Lead	Lag
Lead-Lag Optimize?						Yes	Yes	Yes		Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	5.0		3.0	3.0	5.0
Recall Mode	None	None	None	None	None	None	None	Max		None	None	C-Max
Walk Time (s)	7.0	7.0	7.0	7.0	7.0			7.0				7.0
Flash Dont Walk (s)	11.0	11.0	11.0	11.0	11.0			11.0				11.0
Pedestrian Calls (#/hr)	0	0	0	0	0			0				0
Act Effct Green (s)		6.1	6.1		22.6	48.9	19.1	128.2			7.3	110.3
Actuated g/C Ratio		0.03	0.03		0.13	0.27	0.11	0.71			0.04	0.61
v/c Ratio		0.03	0.01		0.77	0.20	0.72	0.32			0.22	0.40
Control Delay		85.0	0.0		97.9	4.8	90.3	9.0			90.1	19.8
Queue Delay		0.0	0.0		0.0	0.0	0.0	0.0			0.0	0.0

Scenario 1 8:31 am 10/19/2023 Baseline

Synchro 11 Report  
Page 2

















Lane Group	SWR
Lane Configurations	
Traffic Volume (vph)	75
Future Volume (vph)	75
Ideal Flow (vphpl)	1900
Storage Length (ft)	0
Storage Lanes	0
Taper Length (ft)	
Lane Util. Factor	0.91
Frt	
Flt Protected	
Satd. Flow (prot)	0
Flt Permitted	
Satd. Flow (perm)	0
Right Turn on Red	Yes
Satd. Flow (RTOR)	
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Peak Hour Factor	0.94
Heavy Vehicles (%)	4%
Adj. Flow (vph)	80
Shared Lane Traffic (%)	
Lane Group Flow (vph)	0
Turn Type	
Protected Phases	
Permitted Phases	
Detector Phase	
Switch Phase	
Minimum Initial (s)	
Minimum Split (s)	
Total Split (s)	
Total Split (%)	
Maximum Green (s)	
Yellow Time (s)	
All-Red Time (s)	
Lost Time Adjust (s)	
Total Lost Time (s)	
Lead/Lag	
Lead-Lag Optimize?	
Vehicle Extension (s)	
Recall Mode	
Walk Time (s)	
Flash Dont Walk (s)	
Pedestrian Calls (#/hr)	
Act Effct Green (s)	
Actuated g/C Ratio	
v/c Ratio	
Control Delay	
Queue Delay	

Lanes, Volumes, Timings  
5: US 17-92 & Retail Dwy/Weldon Blvd

Projected PM  
06/26/2024

												
Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWU	SWL	SWT
Total Delay		85.0	0.0		97.9	4.8	90.3	9.0			90.1	19.8
LOS		F	A		F	A	F	A			F	B
Approach Delay		42.5			45.1			24.3				20.7
Approach LOS		D			D			C				C
Queue Length 50th (ft)		2	0		201	0	163	132			19	248
Queue Length 95th (ft)		13	0		282	27	218	148			48	393
Internal Link Dist (ft)		146			398			535				2259
Turn Bay Length (ft)						660	560				235	
Base Capacity (vph)		184	336		272	1321	583	3580			119	3028
Starvation Cap Reductn		0	0		0	0	0	0			0	0
Spillback Cap Reductn		0	0		0	0	0	0			0	0
Storage Cap Reductn		0	0		0	0	0	0			0	0
Reduced v/c Ratio		0.01	0.01		0.64	0.17	0.45	0.32			0.13	0.40

Intersection Summary

Area Type: Other

Cycle Length: 180

Actuated Cycle Length: 180

Offset: 28 (16%), Referenced to phase 2:SWT, Start of Green

Natural Cycle: 95

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.77

Intersection Signal Delay: 25.6









Intersection LOS: C

Intersection Capacity Utilization 66.2%

ICU Level of Service C

Analysis Period (min) 15

Splits and Phases: 5: US 17-92 & Retail Dwy/Weldon Blvd





















					
Ø1	Ø2 (R)	Ø4	Ø8		
40 s	31 s	25 s	34 s		
					
Ø5	Ø6				
21 s	100 s				



Lane Group	SWR
Total Delay	
LOS	
Approach Delay	
Approach LOS	
Queue Length 50th (ft)	
Queue Length 95th (ft)	
Internal Link Dist (ft)	
Turn Bay Length (ft)	
Base Capacity (vph)	
Starvation Cap Reductn	
Spillback Cap Reductn	
Storage Cap Reductn	
Reduced v/c Ratio	
Intersection Summary	

Lanes, Volumes, Timings  
9: US 17-92 & Ronald Reagan Blvd

Projected AM - Optimized  
08/13/2024







												
Lane Group	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NEU	NEL	NET	NER	SWU
Lane Configurations												
Traffic Volume (vph)	264	355	13	1	1010	690	48	17	153	1146	458	25
Future Volume (vph)	264	355	13	1	1010	690	48	17	153	1146	458	25
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	530		0		550		0		225		700	
Storage Lanes	2		0		2		0		1		1	
Taper Length (ft)	25				25				25			
Lane Util. Factor	0.97	0.91	0.91	0.91	0.97	0.91	0.91	0.91	1.00	0.91	1.00	0.91
Frt		0.995				0.990					0.850	
Flt Protected	0.950				0.950				0.950			
Satd. Flow (prot)	3467	4882	0	0	3433	5034	0	0	1719	4988	1538	0
Flt Permitted	0.950				0.950				0.950			
Satd. Flow (perm)	3467	4882	0	0	3433	5034	0	0	1719	4988	1538	0
Right Turn on Red			Yes				Yes				Yes	
Satd. Flow (RTOR)		2				6					515	
Link Speed (mph)		45				45				45		
Link Distance (ft)		527				1569				1219		
Travel Time (s)		8.0				23.8				18.5		
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Heavy Vehicles (%)	1%	5%	25%	2%	2%	2%	2%	5%	5%	4%	5%	2%
Adj. Flow (vph)	297	399	15	1	1135	775	54	19	172	1288	515	28
Shared Lane Traffic (%)												
Lane Group Flow (vph)	297	414	0	0	1136	829	0	0	191	1288	515	0
Turn Type	Prot	NA		Prot	Prot	NA		Prot	Prot	NA	Perm	Prot
Protected Phases	3	8		7	7	4		1	1	6		5
Permitted Phases											6	
Detector Phase	3	8		7	7	4		1	1	6	6	5
Switch Phase												
Minimum Initial (s)	6.0	8.0		6.0	6.0	8.0		6.0	6.0	15.0	15.0	6.0
Minimum Split (s)	15.8	27.8		15.8	15.8	27.8		14.4	14.4	26.4	26.4	14.4
Total Split (s)	31.4	27.8		62.2	62.2	58.6		30.0	30.0	65.5	65.5	24.5
Total Split (%)	17.4%	15.4%		34.6%	34.6%	32.6%		16.7%	16.7%	36.4%	36.4%	13.6%
Maximum Green (s)	21.6	18.0		52.4	52.4	48.8		21.6	21.6	57.1	57.1	16.1
Yellow Time (s)	4.8	4.8		4.8	4.8	4.8		4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	5.0	5.0		5.0	5.0	5.0		3.6	3.6	3.6	3.6	3.6
Lost Time Adjust (s)	0.0	0.0			0.0	0.0			0.0	0.0	0.0	
Total Lost Time (s)	9.8	9.8			9.8	9.8			8.4	8.4	8.4	
Lead/Lag	Lead	Lag		Lead	Lead	Lag		Lead	Lead	Lag	Lag	Lead
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0		3.0	3.0	5.0	5.0	3.0
Recall Mode	None	None		None	None	None		None	None	C-Max	C-Max	None
Walk Time (s)		7.0				7.0				7.0	7.0	
Flash Dont Walk (s)		11.0				11.0				11.0	11.0	
Pedestrian Calls (#/hr)		0				0				0	0	
Act Effct Green (s)	19.6	17.7			52.4	50.5			21.4	58.4	58.4	
Actuated g/C Ratio	0.11	0.10			0.29	0.28			0.12	0.32	0.32	
v/c Ratio	0.79	0.86			1.14	0.59			0.94	0.80	0.61	
Control Delay	82.4	103.0			129.6	57.5			142.3	46.1	7.7	
Queue Delay	0.0	0.0			0.0	0.0			0.0	0.0	0.0	

Scenario 1 8:31 am 10/19/2023 Baseline

Synchro 11 Report  
Page 1

Lanes, Volumes, Timings  
9: US 17-92 & Ronald Reagan Blvd

Projected AM - Optimized  
08/13/2024













			
Lane Group	SWL	SWT	SWR
Lane Configurations			
Traffic Volume (vph)	81	1372	334
Future Volume (vph)	81	1372	334
Ideal Flow (vphpl)	1900	1900	1900
Storage Length (ft)	275		490
Storage Lanes	1		1
Taper Length (ft)	25		
Lane Util. Factor	1.00	0.91	1.00
Frt			0.850
Flt Protected	0.950		
Satd. Flow (prot)	1770	4940	1509
Flt Permitted	0.950		
Satd. Flow (perm)	1770	4940	1509
Right Turn on Red			Yes
Satd. Flow (RTOR)			152
Link Speed (mph)		45	
Link Distance (ft)		439	
Travel Time (s)		6.7	
Peak Hour Factor	0.89	0.89	0.89
Heavy Vehicles (%)	2%	5%	7%
Adj. Flow (vph)	91	1542	375
Shared Lane Traffic (%)			
Lane Group Flow (vph)	119	1542	375
Turn Type	Prot	NA	pm+ov
Protected Phases	5	2	3
Permitted Phases			2
Detector Phase	5	2	3
Switch Phase			
Minimum Initial (s)	6.0	15.0	6.0
Minimum Split (s)	14.4	26.4	15.8
Total Split (s)	24.5	60.0	31.4
Total Split (%)	13.6%	33.3%	17.4%
Maximum Green (s)	16.1	51.6	21.6
Yellow Time (s)	4.8	4.8	4.8
All-Red Time (s)	3.6	3.6	5.0
Lost Time Adjust (s)	0.0	0.0	0.0
Total Lost Time (s)	8.4	8.4	9.8
Lead/Lag	Lead	Lag	Lead
Lead-Lag Optimize?	Yes	Yes	Yes
Vehicle Extension (s)	3.0	5.0	3.0
Recall Mode	None	Max	None
Walk Time (s)		7.0	
Flash Dont Walk (s)		11.0	
Pedestrian Calls (#/hr)		0	
Act Effct Green (s)	15.1	52.1	80.1
Actuated g/C Ratio	0.08	0.29	0.44
v/c Ratio	0.80	1.08	0.50
Control Delay	136.8	86.5	7.5
Queue Delay	0.0	0.0	0.0

Scenario 1 8:31 am 10/19/2023 Baseline

Synchro 11 Report  
Page 2

Lanes, Volumes, Timings  
9: US 17-92 & Ronald Reagan Blvd

Projected AM - Optimized  
08/13/2024

												
Lane Group	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NEU	NEL	NET	NER	SWU
Total Delay	82.4	103.0			129.6	57.5			142.3	46.1	7.7	
LOS	F	F			F	E			F	D	A	
Approach Delay		94.4				99.2				45.4		
Approach LOS		F				F				D		
Queue Length 50th (ft)	188	179			~802	310			236	258	0	
Queue Length 95th (ft)	242	#220			#923	358			#394	397	143	
Internal Link Dist (ft)		447				1489				1139		
Turn Bay Length (ft)	530				550				225		700	
Base Capacity (vph)	416	490			999	1416			206	1618	847	
Starvation Cap Reductn	0	0			0	0			0	0	0	
Spillback Cap Reductn	0	0			0	0			0	0	0	
Storage Cap Reductn	0	0			0	0			0	0	0	
Reduced v/c Ratio	0.71	0.84			1.14	0.59			0.93	0.80	0.61	

Intersection Summary

Area Type: Other

Cycle Length: 180

Actuated Cycle Length: 180

Offset: 100 (56%), Referenced to phase 6:NET, Start of Green

Natural Cycle: 145

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.14

Intersection Signal Delay: 75.3

Intersection LOS: E

Intersection Capacity Utilization 102.3%

ICU Level of Service G

Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.









Queue shown is maximum after two cycles.

# 95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 9: US 17-92 & Ronald Reagan Blvd

 Ø1	 Ø2	 Ø3	 Ø4
30 s	60 s	31.4 s	58.6 s
 Ø5	 Ø6 (R)	 Ø7	 Ø8
24.5 s	65.5 s	62.2 s	27.8 s

Lanes, Volumes, Timings  
9: US 17-92 & Ronald Reagan Blvd

Projected AM - Optimized  
08/13/2024























Lane Group	SWL	SWT	SWR
Total Delay	136.8	86.5	7.5
LOS	F	F	A
Approach Delay	74.9		
Approach LOS	E		
Queue Length 50th (ft)	136	~748	137
Queue Length 95th (ft)	m#226	#812	22
Internal Link Dist (ft)	359		
Turn Bay Length (ft)	275	490	
Base Capacity (vph)	158	1431	771
Starvation Cap Reductn	0	0	0
Spillback Cap Reductn	0	0	0
Storage Cap Reductn	0	0	0
Reduced v/c Ratio	0.75	1.08	0.49
Intersection Summary			



Lanes, Volumes, Timings  
9: US 17-92 & Ronald Reagan Blvd

Projected PM  
06/26/2024







												
Lane Group	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NEU	NEL	NET	NER	SWU
Lane Configurations												
Traffic Volume (vph)	243	388	8	1	411	305	36	10	101	1008	736	4
Future Volume (vph)	243	388	8	1	411	305	36	10	101	1008	736	4
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	530		0		550		0		225		700	
Storage Lanes	2		0		2		0		1		1	
Taper Length (ft)	25				25				25			
Lane Util. Factor	0.97	0.91	0.91	0.91	0.97	0.91	0.91	0.91	1.00	0.91	1.00	0.91
Frt		0.997				0.984					0.850	
Flt Protected	0.950				0.950				0.950			
Satd. Flow (prot)	3367	4901	0	0	3335	4829	0	0	1736	5036	1509	0
Flt Permitted	0.950				0.950				0.950			
Satd. Flow (perm)	3367	4901	0	0	3335	4829	0	0	1736	5036	1509	0
Right Turn on Red			Yes				Yes				Yes	
Satd. Flow (RTOR)		1				9					521	
Link Speed (mph)		45				45				45		
Link Distance (ft)		605				1569				1219		
Travel Time (s)		9.2				23.8				18.5		
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	4%	5%	29%	5%	5%	6%	3%	4%	4%	3%	7%	1%
Adj. Flow (vph)	259	413	9	1	437	324	38	11	107	1072	783	4
Shared Lane Traffic (%)												
Lane Group Flow (vph)	259	422	0	0	438	362	0	0	118	1072	783	0
Turn Type	Prot	NA		Prot	Prot	NA		Prot	Prot	NA	Perm	Prot
Protected Phases	3	8		7	7	4		1	1	6		5
Permitted Phases											6	
Detector Phase	3	8		7	7	4		1	1	6	6	5
Switch Phase												
Minimum Initial (s)	6.0	8.0		6.0	6.0	8.0		6.0	6.0	15.0	15.0	6.0
Minimum Split (s)	15.8	27.8		15.8	15.8	27.8		14.4	14.4	26.4	26.4	14.4
Total Split (s)	38.0	34.0		40.0	40.0	36.0		23.0	23.0	87.0	87.0	19.0
Total Split (%)	21.1%	18.9%		22.2%	22.2%	20.0%		12.8%	12.8%	48.3%	48.3%	10.6%
Maximum Green (s)	28.2	24.2		30.2	30.2	26.2		14.6	14.6	78.6	78.6	10.6
Yellow Time (s)	4.8	4.8		4.8	4.8	4.8		4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	5.0	5.0		5.0	5.0	5.0		3.6	3.6	3.6	3.6	3.6
Lost Time Adjust (s)	0.0	0.0			0.0	0.0			0.0	0.0	0.0	
Total Lost Time (s)	9.8	9.8			9.8	9.8			8.4	8.4	8.4	
Lead/Lag	Lead	Lag		Lead	Lead	Lag		Lead	Lead	Lag	Lag	Lead
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0		3.0	3.0	5.0	5.0	3.0
Recall Mode	None	None		None	None	None		None	None	C-Max	C-Max	None
Walk Time (s)		7.0				7.0				7.0	7.0	
Flash Dont Walk (s)		11.0				11.0				11.0	11.0	
Pedestrian Calls (#/hr)		0				0				0	0	
Act Effct Green (s)	19.1	20.5			27.5	29.0			15.8	83.4	83.4	
Actuated g/C Ratio	0.11	0.11			0.15	0.16			0.09	0.46	0.46	
v/c Ratio	0.73	0.75			0.86	0.46			0.78	0.46	0.80	
Control Delay	111.5	71.6			91.2	68.4			135.4	16.3	16.5	
Queue Delay	0.0	0.0			0.0	0.0			0.0	0.0	1.8	

Scenario 1 8:31 am 10/19/2023 Baseline

Synchro 11 Report  
Page 6

Lanes, Volumes, Timings  
9: US 17-92 & Ronald Reagan Blvd

Projected PM  
06/26/2024













			
Lane Group	SWL	SWT	SWR
Lane Configurations			
Traffic Volume (vph)	76	1044	264
Future Volume (vph)	76	1044	264
Ideal Flow (vphpl)	1900	1900	1900
Storage Length (ft)	275		490
Storage Lanes	1		1
Taper Length (ft)	25		
Lane Util. Factor	1.00	0.91	1.00
Frt			0.850
Flt Protected	0.950		
Satd. Flow (prot)	1787	4988	1553
Flt Permitted	0.950		
Satd. Flow (perm)	1787	4988	1553
Right Turn on Red			Yes
Satd. Flow (RTOR)			97
Link Speed (mph)		45	
Link Distance (ft)		439	
Travel Time (s)		6.7	
Peak Hour Factor	0.94	0.94	0.94
Heavy Vehicles (%)	1%	4%	4%
Adj. Flow (vph)	81	1111	281
Shared Lane Traffic (%)			
Lane Group Flow (vph)	85	1111	281
Turn Type	Prot	NA	pm+ov
Protected Phases	5	2	3
Permitted Phases			2
Detector Phase	5	2	3
Switch Phase			
Minimum Initial (s)	6.0	15.0	6.0
Minimum Split (s)	14.4	26.4	15.8
Total Split (s)	19.0	83.0	38.0
Total Split (%)	10.6%	46.1%	21.1%
Maximum Green (s)	10.6	74.6	28.2
Yellow Time (s)	4.8	4.8	4.8
All-Red Time (s)	3.6	3.6	5.0
Lost Time Adjust (s)	0.0	0.0	0.0
Total Lost Time (s)	8.4	8.4	9.8
Lead/Lag	Lead	Lag	Lead
Lead-Lag Optimize?	Yes	Yes	Yes
Vehicle Extension (s)	3.0	5.0	3.0
Recall Mode	None	Max	None
Walk Time (s)		7.0	
Flash Dont Walk (s)		11.0	
Pedestrian Calls (#/hr)		0	
Act Effct Green (s)	12.1	79.7	107.2
Actuated g/C Ratio	0.07	0.44	0.60
v/c Ratio	0.71	0.50	0.29
Control Delay	138.5	24.2	3.3
Queue Delay	0.0	0.0	0.0

Scenario 1 8:31 am 10/19/2023 Baseline

Synchro 11 Report  
Page 7

Lanes, Volumes, Timings  
9: US 17-92 & Ronald Reagan Blvd

Projected PM  
06/26/2024

												
Lane Group	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NEU	NEL	NET	NER	SWU
Total Delay	111.5	71.6			91.2	68.4			135.4	16.3	18.4	
LOS	F	E			F	E			F	B	B	
Approach Delay		86.8				80.9				24.3		
Approach LOS		F				F				C		
Queue Length 50th (ft)	167	179			262	139			144	115	259	
Queue Length 95th (ft)	217	130			326	178			#268	140	381	
Internal Link Dist (ft)		525				1489				1139		
Turn Bay Length (ft)	530				550				225		700	
Base Capacity (vph)	527	659			559	793			156	2332	978	
Starvation Cap Reductn	0	0			0	0			0	0	85	
Spillback Cap Reductn	0	0			0	0			0	0	0	
Storage Cap Reductn	0	0			0	0			0	0	0	
Reduced v/c Ratio	0.49	0.64			0.78	0.46			0.76	0.46	0.88	

Intersection Summary

Area Type: Other

Cycle Length: 180

Actuated Cycle Length: 180

Offset: 15 (8%), Referenced to phase 6:NET, Start of Green

Natural Cycle: 115

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.86

Intersection Signal Delay: 42.8

Intersection LOS: D

Intersection Capacity Utilization 100.3%









ICU Level of Service G

Analysis Period (min) 15

# 95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 9: US 17-92 & Ronald Reagan Blvd























 Ø1	 Ø2	 Ø3	 Ø4
23 s	83 s	38 s	36 s
 Ø5	 Ø6 (R)	 Ø7	 Ø8
19 s	87 s	40 s	34 s



Lane Group	SWL	SWT	SWR
Total Delay	138.5	24.2	3.3
LOS	F	C	A
Approach Delay	26.8		
Approach LOS	C		
Queue Length 50th (ft)	98	359	121
Queue Length 95th (ft)	#214	153	13
Internal Link Dist (ft)	359		
Turn Bay Length (ft)	275	490	
Base Capacity (vph)	122	2209	1038
Starvation Cap Reductn	0	0	0
Spillback Cap Reductn	0	0	0
Storage Cap Reductn	0	0	0
Reduced v/c Ratio	0.70	0.50	0.27
Intersection Summary			

Lanes, Volumes, Timings  
12: US 17-92 & Silkwood Ct

Projected AM  
06/26/2024

												
Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEU	NEL	NET	NER	SWU	SWL
Lane Configurations												
Traffic Volume (vph)	27	210	126	74	304	584	11	69	1175	65	2	459
Future Volume (vph)	27	210	126	74	304	584	11	69	1175	65	2	459
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	375		295	615		480		390		415		825
Storage Lanes	1		1	1		2		1		1		2
Taper Length (ft)	25			25				25				25
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	0.88	0.91	1.00	0.91	1.00	0.91	0.97
Frt			0.850			0.850				0.850		
Flt Protected	0.950			0.950				0.950				0.950
Satd. Flow (prot)	1805	3539	1538	1570	3505	2707	0	1787	5036	1404	0	3242
Flt Permitted	0.483			0.375				0.950				0.950
Satd. Flow (perm)	918	3539	1538	620	3505	2707	0	1787	5036	1404	0	3242
Right Turn on Red			Yes			Yes				Yes		
Satd. Flow (RTOR)			179			600				172		
Link Speed (mph)		45			45				45			
Link Distance (ft)		606			1106				2903			
Travel Time (s)		9.2			16.8				44.0			
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	0%	2%	5%	15%	3%	5%	1%	1%	3%	15%	8%	8%
Adj. Flow (vph)	29	226	135	80	327	628	12	74	1263	70	2	494
Shared Lane Traffic (%)												
Lane Group Flow (vph)	29	226	135	80	327	628	0	86	1263	70	0	496
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Prot	Prot	NA	Perm	Prot	Prot
Protected Phases	7	4		3	8		5	5	2		1	1
Permitted Phases	4		4	8		8				2		
Detector Phase	7	4	4	3	8	8	5	5	2	2	1	1
Switch Phase												
Minimum Initial (s)	6.0	8.0	8.0	6.0	8.0	8.0	6.0	6.0	15.0	15.0	6.0	6.0
Minimum Split (s)	13.3	25.3	25.3	25.3	25.3	25.3	14.4	14.4	26.4	26.4	14.4	14.4
Total Split (s)	21.0	39.0	39.0	25.0	43.0	43.0	23.0	23.0	78.0	78.0	38.0	38.0
Total Split (%)	11.7%	21.7%	21.7%	13.9%	23.9%	23.9%	12.8%	12.8%	43.3%	43.3%	21.1%	21.1%
Maximum Green (s)	13.7	31.7	31.7	17.7	35.7	35.7	14.6	14.6	69.6	69.6	29.6	29.6
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	3.3	3.3	3.3	3.3	3.3	3.3	3.6	3.6	3.6	3.6	3.6	3.6
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0		0.0
Total Lost Time (s)	7.3	7.3	7.3	7.3	7.3	7.3		8.4	8.4	8.4		8.4
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lead	Lag	Lag	Lead	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	5.0	5.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	None	None	C-Max	C-Max	None	None
Walk Time (s)		7.0	7.0	7.0	7.0	7.0			7.0	7.0		
Flash Dont Walk (s)		11.0	11.0	11.0	11.0	11.0			11.0	11.0		
Pedestrian Calls (#/hr)		0	0	0	0	0			0	0		
Act Effct Green (s)	26.8	18.9	18.9	38.0	26.7	26.7		14.0	83.3	83.3		33.4
Actuated g/C Ratio	0.15	0.10	0.10	0.21	0.15	0.15		0.08	0.46	0.46		0.19
v/c Ratio	0.17	0.61	0.42	0.40	0.63	0.69		0.62	0.54	0.09		0.83
Control Delay	58.7	87.6	9.4	62.1	77.8	10.4		99.0	37.2	0.2		87.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0		0.0

Scenario 1 8:31 am 10/19/2023 Baseline

Synchro 11 Report  
Page 12

Lanes, Volumes, Timings  
12: US 17-92 & Silkwood Ct

Projected AM  
06/26/2024













Lane Group	SWT	SWR
Lane Configurations	↑↑↑	
Traffic Volume (vph)	1939	32
Future Volume (vph)	1939	32
Ideal Flow (vphpl)	1900	1900
Storage Length (ft)		0
Storage Lanes		0
Taper Length (ft)		
Lane Util. Factor	0.91	0.91
Frt	0.998	
Flt Protected		
Satd. Flow (prot)	5028	0
Flt Permitted		
Satd. Flow (perm)	5028	0
Right Turn on Red		Yes
Satd. Flow (RTOR)	2	
Link Speed (mph)	45	
Link Distance (ft)	1219	
Travel Time (s)	18.5	
Peak Hour Factor	0.93	0.93
Heavy Vehicles (%)	3%	0%
Adj. Flow (vph)	2085	34
Shared Lane Traffic (%)		
Lane Group Flow (vph)	2119	0
Turn Type	NA	
Protected Phases	6	
Permitted Phases		
Detector Phase	6	
Switch Phase		
Minimum Initial (s)	15.0	
Minimum Split (s)	26.4	
Total Split (s)	93.0	
Total Split (%)	51.7%	
Maximum Green (s)	84.6	
Yellow Time (s)	4.8	
All-Red Time (s)	3.6	
Lost Time Adjust (s)	0.0	
Total Lost Time (s)	8.4	
Lead/Lag	Lag	
Lead-Lag Optimize?	Yes	
Vehicle Extension (s)	5.0	
Recall Mode	Max	
Walk Time (s)	7.0	
Flash Dont Walk (s)	11.0	
Pedestrian Calls (#/hr)	0	
Act Effct Green (s)	102.7	
Actuated g/C Ratio	0.57	
v/c Ratio	0.74	
Control Delay	31.3	
Queue Delay	0.0	

Scenario 1 8:31 am 10/19/2023 Baseline

Synchro 11 Report  
Page 13

Lanes, Volumes, Timings  
12: US 17-92 & Silkwood Ct

Projected AM  
06/26/2024

												
Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEU	NEL	NET	NER	SWU	SWL
Total Delay	58.7	87.6	9.4	62.1	77.8	10.4		99.0	37.2	0.2		87.9
LOS	E	F	A	E	E	B		F	D	A		F
Approach Delay		58.4			35.7				39.2			
Approach LOS		E			D				D			
Queue Length 50th (ft)	28	136	7	79	196	16		100	395	0		319
Queue Length 95th (ft)	53	164	23	124	244	81		162	501	0		m331
Internal Link Dist (ft)		526			1026				2823			
Turn Bay Length (ft)	375		295	615		480		390		415		825
Base Capacity (vph)	233	623	418	228	695	1017		156	2331	742		608
Starvation Cap Reductn	0	0	0	0	0	0		0	0	0		0
Spillback Cap Reductn	0	0	0	0	0	0		0	0	0		0
Storage Cap Reductn	0	0	0	0	0	0		0	0	0		0
Reduced v/c Ratio	0.12	0.36	0.32	0.35	0.47	0.62		0.55	0.54	0.09		0.82

Intersection Summary

Area Type: Other

Cycle Length: 180

Actuated Cycle Length: 180

Offset: 112 (62%), Referenced to phase 2:NET, Start of Green

Natural Cycle: 125

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.83

Intersection Signal Delay: 41.2

Intersection LOS: D







Intersection Capacity Utilization 87.5%

ICU Level of Service E

Analysis Period (min) 15

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 12: US 17-92 & Silkwood Ct

 Ø1	 Ø2 (R)	 Ø3	 Ø4
38 s	78 s	25 s	39 s
 Ø5	 Ø6	 Ø7	 Ø8
23 s	93 s	21 s	43 s



























Lane Group	SWT	SWR
Total Delay	31.3	
LOS	C	
Approach Delay	42.0	
Approach LOS	D	
Queue Length 50th (ft)	412	
Queue Length 95th (ft)	m684	
Internal Link Dist (ft)	1139	
Turn Bay Length (ft)		
Base Capacity (vph)	2870	
Starvation Cap Reductn	0	
Spillback Cap Reductn	0	
Storage Cap Reductn	0	
Reduced v/c Ratio	0.74	
Intersection Summary		

Lanes, Volumes, Timings  
12: US 17-92 & Silkwood Ct

Projected PM  
06/26/2024

												
Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEU	NEL	NET	NER	SWU	SWL
Lane Configurations												
Traffic Volume (vph)	34	240	140	79	217	477	20	56	1335	50	3	387
Future Volume (vph)	34	240	140	79	217	477	20	56	1335	50	3	387
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	375		295	615		480		390		415		825
Storage Lanes	1		1	1		2		1		1		2
Taper Length (ft)	25			25				25				25
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	0.88	0.91	1.00	0.91	1.00	0.91	0.97
Frt			0.850			0.850				0.850		
Flt Protected	0.950			0.950				0.950				0.950
Satd. Flow (prot)	1805	3539	1583	1570	3471	2656	0	1736	4988	1482	0	3400
Flt Permitted	0.551			0.375				0.950				0.950
Satd. Flow (perm)	1047	3539	1583	620	3471	2656	0	1736	4988	1482	0	3400
Right Turn on Red			Yes			Yes				Yes		
Satd. Flow (RTOR)			179			518				172		
Link Speed (mph)		45			45				45			
Link Distance (ft)		606			1106				2903			
Travel Time (s)		9.2			16.8				44.0			
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	0%	2%	2%	15%	4%	7%	4%	4%	4%	9%	3%	3%
Adj. Flow (vph)	37	261	152	86	236	518	22	61	1451	54	3	421
Shared Lane Traffic (%)												
Lane Group Flow (vph)	37	261	152	86	236	518	0	83	1451	54	0	424
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Prot	Prot	NA	Perm	Prot	Prot
Protected Phases	7	4		3	8		5	5	2		1	1
Permitted Phases	4		4	8		8				2		
Detector Phase	7	4	4	3	8	8	5	5	2	2	1	1
Switch Phase												
Minimum Initial (s)	6.0	8.0	8.0	6.0	8.0	8.0	6.0	6.0	15.0	15.0	6.0	6.0
Minimum Split (s)	13.3	25.3	25.3	25.3	25.3	25.3	14.4	14.4	26.4	26.4	14.4	14.4
Total Split (s)	17.0	41.0	41.0	17.0	41.0	41.0	29.0	29.0	82.0	82.0	40.0	40.0
Total Split (%)	9.4%	22.8%	22.8%	9.4%	22.8%	22.8%	16.1%	16.1%	45.6%	45.6%	22.2%	22.2%
Maximum Green (s)	9.7	33.7	33.7	9.7	33.7	33.7	20.6	20.6	73.6	73.6	31.6	31.6
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	3.3	3.3	3.3	3.3	3.3	3.3	3.6	3.6	3.6	3.6	3.6	3.6
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0		0.0
Total Lost Time (s)	7.3	7.3	7.3	7.3	7.3	7.3		8.4	8.4	8.4		8.4
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lead	Lag	Lag	Lead	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	5.0	5.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	None	None	C-Max	C-Max	None	None
Walk Time (s)		7.0	7.0	7.0	7.0	7.0			7.0	7.0		
Flash Dont Walk (s)		11.0	11.0	11.0	11.0	11.0			11.0	11.0		
Pedestrian Calls (#/hr)		0	0	0	0	0			0	0		
Act Effct Green (s)	27.3	19.0	19.0	30.7	23.0	23.0		13.9	92.5	92.5		27.6
Actuated g/C Ratio	0.15	0.11	0.11	0.17	0.13	0.13		0.08	0.51	0.51		0.15
v/c Ratio	0.19	0.70	0.46	0.55	0.53	0.66		0.62	0.57	0.06		0.81
Control Delay	60.4	88.0	15.7	74.9	78.7	9.3		99.4	32.2	0.1		86.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0		0.0

Scenario 1 8:31 am 10/19/2023 Baseline

Synchro 11 Report  
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Lanes, Volumes, Timings  
12: US 17-92 & Silkwood Ct

Projected PM  
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Lane Group	SWT	SWR
Lane Configurations	↑↑↑	
Traffic Volume (vph)	1017	14
Future Volume (vph)	1017	14
Ideal Flow (vphpl)	1900	1900
Storage Length (ft)		0
Storage Lanes		0
Taper Length (ft)		
Lane Util. Factor	0.91	0.91
Frt	0.998	
Flt Protected		
Satd. Flow (prot)	4887	0
Flt Permitted		
Satd. Flow (perm)	4887	0
Right Turn on Red		Yes
Satd. Flow (RTOR)	1	
Link Speed (mph)	45	
Link Distance (ft)	1219	
Travel Time (s)	18.5	
Peak Hour Factor	0.92	0.92
Heavy Vehicles (%)	6%	0%
Adj. Flow (vph)	1105	15
Shared Lane Traffic (%)		
Lane Group Flow (vph)	1120	0
Turn Type	NA	
Protected Phases	6	
Permitted Phases		
Detector Phase	6	
Switch Phase		
Minimum Initial (s)	15.0	
Minimum Split (s)	26.4	
Total Split (s)	93.0	
Total Split (%)	51.7%	
Maximum Green (s)	84.6	
Yellow Time (s)	4.8	
All-Red Time (s)	3.6	
Lost Time Adjust (s)	0.0	
Total Lost Time (s)	8.4	
Lead/Lag	Lag	
Lead-Lag Optimize?	Yes	
Vehicle Extension (s)	5.0	
Recall Mode	Max	
Walk Time (s)	7.0	
Flash Dont Walk (s)	11.0	
Pedestrian Calls (#/hr)	0	
Act Effct Green (s)	106.1	
Actuated g/C Ratio	0.59	
v/c Ratio	0.39	
Control Delay	17.8	
Queue Delay	0.0	

Scenario 1 8:31 am 10/19/2023 Baseline

Synchro 11 Report  
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Lanes, Volumes, Timings  
12: US 17-92 & Silkwood Ct

Projected PM  
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Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEU	NEL	NET	NER	SWU	SWL
Total Delay	60.4	88.0	15.7	74.9	78.7	9.3		99.4	32.2	0.1		86.4
LOS	E	F	B	E	E	A		F	C	A		F
Approach Delay		61.3			35.5				34.6			
Approach LOS		E			D				C			
Queue Length 50th (ft)	36	162	14	88	142	0		97	423	0		273
Queue Length 95th (ft)	69	202	70	140	188	60		157	538	0		334
Internal Link Dist (ft)		526			1026				2823			
Turn Bay Length (ft)	375		295	615		480		390		415		825
Base Capacity (vph)	208	662	441	157	649	918		198	2562	844		604
Starvation Cap Reductn	0	0	0	0	0	0		0	0	0		0
Spillback Cap Reductn	0	0	0	0	0	0		0	0	0		0
Storage Cap Reductn	0	0	0	0	0	0		0	0	0		0
Reduced v/c Ratio	0.18	0.39	0.34	0.55	0.36	0.56		0.42	0.57	0.06		0.70

Intersection Summary

Area Type: Other

Cycle Length: 180

Actuated Cycle Length: 180

Offset: 18 (10%), Referenced to phase 2:NET, Start of Green

Natural Cycle: 115

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.81

Intersection Signal Delay: 38.2







Intersection LOS: D

Intersection Capacity Utilization 84.8%

ICU Level of Service E

Analysis Period (min) 15

Splits and Phases: 12: US 17-92 & Silkwood Ct


























			
Ø1	Ø2 (R)	Ø3	Ø4
40 s	32 s	17 s	41 s
			
Ø5	Ø6	Ø7	Ø8
29 s	93 s	17 s	41 s



Lane Group	SWT	SWR
Total Delay	17.8	
LOS	B	
Approach Delay	36.7	
Approach LOS	D	
Queue Length 50th (ft)	187	
Queue Length 95th (ft)	204	
Internal Link Dist (ft)	1139	
Turn Bay Length (ft)		
Base Capacity (vph)	2882	
Starvation Cap Reductn	0	
Spillback Cap Reductn	0	
Storage Cap Reductn	0	
Reduced v/c Ratio	0.39	
Intersection Summary		

Lanes, Volumes, Timings  
11: Silkwood Ct & Ronald Reagan Blvd

Projected AM  
06/26/2024













												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations		  			 			 			 	
Traffic Volume (vph)	0	588	246	125	875	3	3	3	10	382	6	25
Future Volume (vph)	0	588	246	125	875	3	3	3	10	382	6	25
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	425		130	315		0	0		0	0		0
Storage Lanes	1		0	1		0	0		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.91	1.00	1.00	0.95	0.95	1.00	1.00	1.00	0.95	0.95	1.00
Frt			0.850					0.913			0.982	
Flt Protected				0.950				0.991		0.950	0.959	
Satd. Flow (prot)	1900	5036	1568	1805	3439	0	0	1719	0	1681	1654	0
Flt Permitted				0.308				0.991		0.950	0.959	
Satd. Flow (perm)	1900	5036	1568	585	3439	0	0	1719	0	1681	1654	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			270					11			7	
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		1273			971			217			606	
Travel Time (s)		19.3			14.7			3.3			9.2	
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles (%)	0%	3%	3%	0%	5%	0%	0%	0%	0%	2%	0%	9%
Adj. Flow (vph)	0	646	270	137	962	3	3	3	11	420	7	27
Shared Lane Traffic (%)										46%		
Lane Group Flow (vph)	0	646	270	137	965	0	0	17	0	227	227	0
Turn Type	pm+pt	NA	Perm	pm+pt	NA		Split	NA		Split	NA	
Protected Phases	5	2		1	6		4	4		8	8	
Permitted Phases	2		2	6								
Detector Phase	5	2	2	1	6		4	4		8	8	
Switch Phase												
Minimum Initial (s)	6.0	15.0	15.0	6.0	15.0		8.0	8.0		8.0	8.0	
Minimum Split (s)	12.8	24.8	24.8	13.3	24.8		24.6	24.6		24.9	24.9	
Total Split (s)	16.0	30.0	30.0	17.0	31.0		19.0	19.0		24.0	24.0	
Total Split (%)	17.8%	33.3%	33.3%	18.9%	34.4%		21.1%	21.1%		26.7%	26.7%	
Maximum Green (s)	9.2	23.2	23.2	9.7	24.2		12.4	12.4		17.1	17.1	
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8		3.4	3.4		3.7	3.7	
All-Red Time (s)	2.0	2.0	2.0	2.5	2.0		3.2	3.2		3.2	3.2	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0			0.0		0.0	0.0	
Total Lost Time (s)	6.8	6.8	6.8	7.3	6.8			6.6		6.9	6.9	
Lead/Lag	Lead	Lag	Lag	Lead	Lag							
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes							
Vehicle Extension (s)	3.0	4.0	4.0	3.0	4.0		3.0	3.0		3.0	3.0	
Recall Mode	None	C-Max	C-Max	None	Max		None	None		Min	Min	
Walk Time (s)		7.0	7.0		7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)		11.0	11.0		11.0		11.0	11.0		11.0	11.0	
Pedestrian Calls (#/hr)		0	0		0		0	0		0	0	
Act Effect Green (s)		37.6	37.6	52.7	53.2			8.0		17.3	17.3	
Actuated g/C Ratio		0.42	0.42	0.59	0.59			0.09		0.19	0.19	
v/c Ratio		0.31	0.33	0.30	0.47			0.10		0.70	0.70	
Control Delay		20.8	4.9	10.5	10.2			25.7		67.3	66.1	
Queue Delay		0.0	0.0	0.0	0.0			0.0		0.0	0.0	

Scenario 1 8:31 am 10/19/2023 Baseline

Synchro 11 Report  
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Lanes, Volumes, Timings  
11: Silkwood Ct & Ronald Reagan Blvd

Projected AM  
06/26/2024

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	SEL	SET	SER	NWL	NWT	NWR
Total Delay		20.8	4.9	10.5	10.2			25.7		67.3	66.1	
LOS		C	A	B	B			C		E	E	
Approach Delay		16.1			10.3			25.7			66.7	
Approach LOS		B			B			C			E	
Queue Length 50th (ft)		76	0	16	58			3		271	267	
Queue Length 95th (ft)		151	58	m88	m274			23		366	362	
Internal Link Dist (ft)		1193			891			137			526	
Turn Bay Length (ft)			130	315								
Base Capacity (vph)		2106	812	475	2032			246		351	351	
Starvation Cap Reductn		0	0	0	0			0		0	0	
Spillback Cap Reductn		0	0	0	0			0		0	0	
Storage Cap Reductn		0	0	0	0			0		0	0	
Reduced v/c Ratio		0.31	0.33	0.29	0.47			0.07		0.65	0.65	

Intersection Summary

Area Type: Other

Cycle Length: 90

Actuated Cycle Length: 90

Offset: 41 (46%), Referenced to phase 2:EBTL, Start of Green

Natural Cycle: 90

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.70

Intersection Signal Delay: 22.8

Intersection LOS: C







Intersection Capacity Utilization 64.5%

ICU Level of Service C

Analysis Period (min) 15

m Volume for 95th percentile queue is metered by upstream signal.





















Splits and Phases: 11: Silkwood Ct & Ronald Reagan Blvd

			
Ø1	Ø2 (R)	Ø4	Ø8
17 s	30 s	19 s	24 s
			
Ø5	Ø6		
16 s	31 s		



Lanes, Volumes, Timings  
11: Silkwood Ct & Ronald Reagan Blvd

Projected PM  
06/26/2024

												
Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	WBR	SEL	SET	SER	NWL	NWT
Lane Configurations												
Traffic Volume (vph)	2	6	609	250	162	575	3	1	4	4	263	0
Future Volume (vph)	2	6	609	250	162	575	3	1	4	4	263	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)		425		130	315		0	0		0	0	
Storage Lanes		1		0	1		0	0		0	1	
Taper Length (ft)		25			25			25			25	
Lane Util. Factor	0.91	1.00	0.91	1.00	1.00	0.95	0.95	1.00	1.00	1.00	0.95	0.95
Frt				0.850		0.999			0.940			0.976
Flt Protected		0.950			0.950				0.994		0.950	0.960
Satd. Flow (prot)	0	1805	4988	1568	1805	3435	0	0	1775	0	1649	1611
Flt Permitted		0.411			0.312				0.994		0.950	0.960
Satd. Flow (perm)	0	781	4988	1568	593	3435	0	0	1775	0	1649	1611
Right Turn on Red				Yes			Yes			Yes		
Satd. Flow (RTOR)				275					4			208
Link Speed (mph)			45			45			45			45
Link Distance (ft)			1273			909			217			606
Travel Time (s)			19.3			13.8			3.3			9.2
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles (%)	0%	0%	4%	3%	0%	5%	0%	0%	0%	0%	4%	0%
Adj. Flow (vph)	2	7	669	275	178	632	3	1	4	4	289	0
Shared Lane Traffic (%)											45%	
Lane Group Flow (vph)	0	9	669	275	178	635	0	0	9	0	159	155
Turn Type	custom	pm+pt	NA	Perm	pm+pt	NA		Split	NA		Split	NA
Protected Phases		5	2		1	6		4	4		8	8
Permitted Phases	5	2		2	6							
Detector Phase	5	5	2	2	1	6		4	4		8	8
Switch Phase												
Minimum Initial (s)	6.0	6.0	15.0	15.0	6.0	15.0		8.0	8.0		8.0	8.0
Minimum Split (s)	12.8	12.8	24.8	24.8	13.3	24.8		24.6	24.6		24.9	24.9
Total Split (s)	16.0	16.0	29.0	29.0	17.0	30.0		19.0	19.0		25.0	25.0
Total Split (%)	17.8%	17.8%	32.2%	32.2%	18.9%	33.3%		21.1%	21.1%		27.8%	27.8%
Maximum Green (s)	9.2	9.2	22.2	22.2	9.7	23.2		12.4	12.4		18.1	18.1
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.8		3.4	3.4		3.7	3.7
All-Red Time (s)	2.0	2.0	2.0	2.0	2.5	2.0		3.2	3.2		3.2	3.2
Lost Time Adjust (s)		0.0	0.0	0.0	0.0	0.0			0.0		0.0	0.0
Total Lost Time (s)		6.8	6.8	6.8	7.3	6.8			6.6		6.9	6.9
Lead/Lag	Lead	Lead	Lag	Lag	Lead	Lag						
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes						
Vehicle Extension (s)	3.0	3.0	4.0	4.0	3.0	4.0		3.0	3.0		3.0	3.0
Recall Mode	None	None	C-Max	C-Max	None	Max		None	None		Min	Min
Walk Time (s)			7.0	7.0		7.0		7.0	7.0		7.0	7.0
Flash Dont Walk (s)			11.0	11.0		11.0		11.0	11.0		11.0	11.0
Pedestrian Calls (#/hr)			0	0		0		0	0		0	0
Act Effct Green (s)		49.2	43.2	43.2	59.0	56.9			8.0		13.9	13.9
Actuated g/C Ratio		0.55	0.48	0.48	0.66	0.63			0.09		0.15	0.15
v/c Ratio		0.02	0.28	0.31	0.35	0.29			0.06		0.63	0.37
Control Delay		10.0	16.9	4.2	14.0	16.1			31.0		56.3	25.1
Queue Delay		0.0	0.0	0.0	0.0	0.0			0.0		0.0	0.0

Scenario 1 8:31 am 10/19/2023 Baseline













Synchro 11 Report  
Page 10



Lane Group	NWR
Lane Configurations	
Traffic Volume (vph)	23
Future Volume (vph)	23
Ideal Flow (vphpl)	1900
Storage Length (ft)	0
Storage Lanes	0
Taper Length (ft)	
Lane Util. Factor	1.00
Frt	
Flt Protected	
Satd. Flow (prot)	0
Flt Permitted	
Satd. Flow (perm)	0
Right Turn on Red	Yes
Satd. Flow (RTOR)	
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Peak Hour Factor	0.91
Heavy Vehicles (%)	10%
Adj. Flow (vph)	25
Shared Lane Traffic (%)	
Lane Group Flow (vph)	0
Turn Type	
Protected Phases	
Permitted Phases	
Detector Phase	
Switch Phase	
Minimum Initial (s)	
Minimum Split (s)	
Total Split (s)	
Total Split (%)	
Maximum Green (s)	
Yellow Time (s)	
All-Red Time (s)	
Lost Time Adjust (s)	
Total Lost Time (s)	
Lead/Lag	
Lead-Lag Optimize?	
Vehicle Extension (s)	
Recall Mode	
Walk Time (s)	
Flash Dont Walk (s)	
Pedestrian Calls (#/hr)	
Act Effct Green (s)	
Actuated g/C Ratio	
v/c Ratio	
Control Delay	
Queue Delay	

Lanes, Volumes, Timings  
11: Silkwood Ct & Ronald Reagan Blvd

Projected PM  
06/26/2024

												
Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	WBR	SEL	SET	SER	NWL	NWT
Total Delay		10.0	16.9	4.2	14.0	16.1			31.0		56.3	25.1
LOS		A	B	A	B	B			C		E	C
Approach Delay			13.2			15.6			31.0			40.9
Approach LOS			B			B			C			D
Queue Length 50th (ft)		1	73	0	80	160			3		200	144
Queue Length 95th (ft)		11	159	60	m140	285			17		285	208
Internal Link Dist (ft)			1193			829			137			526
Turn Bay Length (ft)		425		130	315							
Base Capacity (vph)		559	2393	895	528	2170			248		335	493
Starvation Cap Reductn		0	0	0	0	0			0		0	0
Spillback Cap Reductn		0	0	0	0	0			0		0	0
Storage Cap Reductn		0	0	0	0	0			0		0	0
Reduced v/c Ratio		0.02	0.28	0.31	0.34	0.29			0.04		0.47	0.31

Intersection Summary

Area Type: Other

Cycle Length: 90

Actuated Cycle Length: 90

Offset: 38 (42%), Referenced to phase 2:EBTL, Start of Green

Natural Cycle: 90

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.63

Intersection Signal Delay: 18.4

Intersection LOS: B







Intersection Capacity Utilization 53.6%

ICU Level of Service A

Analysis Period (min) 15

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 11: Silkwood Ct & Ronald Reagan Blvd

			
Ø1	Ø2 (R)	Ø4	Ø8
17 s	29 s	19 s	25 s
			
Ø5	Ø6		
16 s	30 s		



Lane Group	NWR
Total Delay	
LOS	
Approach Delay	
Approach LOS	
Queue Length 50th (ft)	
Queue Length 95th (ft)	
Internal Link Dist (ft)	
Turn Bay Length (ft)	
Base Capacity (vph)	
Starvation Cap Reductn	
Spillback Cap Reductn	
Storage Cap Reductn	
Reduced v/c Ratio	
Intersection Summary	

# Lanes, Volumes, Timings 3: US 17-92 & School Dwy (Site Access #1)

Projected AM  
07/03/2024



Lane Group	SEL	SER	NEL	NET	SWT	SWR
Lane Configurations		⇈⇈		⇈⇈⇈	⇈⇈⇈	⇈⇈⇈
Traffic Volume (vph)	0	274	0	1474	1536	101
Future Volume (vph)	0	274	0	1474	1536	101
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0	0			170
Storage Lanes	0	2	0			0
Taper Length (ft)	25		25			
Lane Util. Factor	1.00	0.88	1.00	0.91	0.86	0.86
Frt		0.850			0.991	
Flt Protected						
Satd. Flow (prot)	0	2842	0	5036	6132	0
Flt Permitted						
Satd. Flow (perm)	0	2842	0	5036	6132	0
Link Speed (mph)	30			45	45	
Link Distance (ft)	395			439	615	
Travel Time (s)	9.0			6.7	9.3	
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Heavy Vehicles (%)	0%	0%	0%	3%	6%	0%
Adj. Flow (vph)	0	322	0	1734	1807	119
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	322	0	1734	1926	0
Sign Control	Stop			Free	Free	

## Intersection Summary

Area Type: Other

Control Type: Unsignalized

Intersection Capacity Utilization 40.2%

ICU Level of Service A

Analysis Period (min) 15

HCM 2000 SIGNING SETTINGS	SEL	SER	NEL	NET	SWT	SWR
∞ Lanes and Sharing (#RL)		⇈⇈		⇈⇈⇈	⇈⇈⇈	⇈⇈⇈
∞ Traffic Volume (vph)	0	274	0	1474	1536	101
∞ Future Volume (vph)	0	274	0	1474	1536	101
∞ Sign Control	Stop	—	—	Free	Free	—
∞ Median Width (ft)	0	—	—	28	28	—
∞ TWLTL Median	<input type="checkbox"/>	—	—	<input type="checkbox"/>	<input type="checkbox"/>	—
∞ Right Turn Channelized	—	None	—	None	—	None
∞ Critical Gap, tC (s)	—	6.9	—	—	—	—
∞ Follow Up Time, tF (s)	—	3.3	—	—	—	—
∞ Volume to Capacity Ratio	—	0.20	—	0.34	0.30	0.22
∞ Control Delay (s)	—	10.5	—	0.0	0.0	0.0
∞ Level of Service	—	B	—	A	A	A
∞ Queue Length 95th (ft)	—	18	—	0	0	0
∞ Approach Delay (s)	10.5	—	—	0.0	0.0	—

Lanes, Volumes, Timings  
3: US 17-92 & School Dwy (Site Access #1)

Projected PM  
06/27/2024



Lane Group	SEL	SER	NEL	NET	SWT	SWR
Lane Configurations		↩↩		↑↑↑	↑↑↑	↑↑
Traffic Volume (vph)	0	143	0	1291	1247	33
Future Volume (vph)	0	143	0	1291	1247	33
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0	0			170
Storage Lanes	0	2	0			0
Taper Length (ft)	25		25			
Lane Util. Factor	1.00	0.88	1.00	0.91	0.86	0.86
Frt		0.850			0.996	
Flt Protected						
Satd. Flow (prot)	0	2842	0	5036	6208	0
Flt Permitted						
Satd. Flow (perm)	0	2842	0	5036	6208	0
Link Speed (mph)	30			45	45	
Link Distance (ft)	395			439	615	
Travel Time (s)	9.0			6.7	9.3	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	0%	0%	0%	3%	5%	0%
Adj. Flow (vph)	0	155	0	1403	1355	36
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	155	0	1403	1391	0
Sign Control	Stop			Free	Free	

Intersection Summary

Area Type: Other

Control Type: Unsignalized

Intersection Capacity Utilization 30.3% ICU Level of Service A

Analysis Period (min) 15

HCM 2000 SIGNING SETTINGS	SEL	SER	NEL	NET	SWT	SWR
∞ Lanes and Sharing (#RL)	<input type="text" value="0"/>	↩↩		↑↑↑	↑↑↑	↑↑
∞ Traffic Volume (vph)	0	143	0	1291	1247	33
∞ Future Volume (vph)	0	143	0	1291	1247	33
∞ Sign Control	Stop	—	—	Free	Free	—
∞ Median Width (ft)	0	—	—	28	28	—
∞ TWLTL Median	<input type="checkbox"/>	—	—	<input type="checkbox"/>	<input type="checkbox"/>	—
∞ Right Turn Channelized	—	None	—	None	—	None
∞ Critical Gap, tC (s)	—	6.9	—	—	—	—
∞ Follow Up Time, tF (s)	—	3.3	—	—	—	—
∞ Volume to Capacity Ratio	—	0.08	—	0.28	0.23	0.14
∞ Control Delay (s)	—	9.0	—	0.0	0.0	0.0
∞ Level of Service	—	A	—	A	A	A
∞ Queue Length 95th (ft)	—	6	—	0	0	0
∞ Approach Delay (s)	9.0	—	—	0.0	0.0	—

Intersection						
Int Delay, s/veh	1.4					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑↑↑	↑↑↵			↵
Traffic Vol, veh/h	0	624	873	283	0	148
Future Vol, veh/h	0	624	873	283	0	148
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	678	949	308	0	161
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	-	0	-	0	-	629
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	-	0	425
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	425
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	EB	WB		SB		
HCM Control Delay, s	0	0		18.5		
HCM LOS	C					
Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1		
Capacity (veh/h)	-	-	-	425		
HCM Lane V/C Ratio	-	-	-	0.379		
HCM Control Delay (s)	-	-	-	18.5		
HCM Lane LOS	-	-	-	C		
HCM 95th %tile Q(veh)	-	-	-	1.7		



Intersection						
Int Delay, s/veh	2					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑↑↑	↑↑↵			↵
Traffic Vol, veh/h	0	636	529	136	0	219
Future Vol, veh/h	0	636	529	136	0	219
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	691	575	148	0	238
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	-	0	-	0	-	362
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	-	0	635
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	635
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	EB	WB		SB		
HCM Control Delay, s	0	0		14		
HCM LOS				B		
Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1		
Capacity (veh/h)	-	-	-	635		
HCM Lane V/C Ratio	-	-	-	0.375		
HCM Control Delay (s)	-	-	-	14		
HCM Lane LOS	-	-	-	B		
HCM 95th %tile Q(veh)	-	-	-	1.7		

Intersection												
Int Delay, s/veh	21.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕			↕			↕			↕		
Traffic Vol, veh/h	34	2	94	30	0	15	298	114	23	14	129	84
Future Vol, veh/h	34	2	94	30	0	15	298	114	23	14	129	84
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	65	65	65	65	65	65	65	65	65	65	65	65
Heavy Vehicles, %	0	0	0	3	0	0	0	7	0	0	8	0
Mvmt Flow	52	3	145	46	0	23	458	175	35	22	198	129

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1311	1433	164	1254	1480	105	327	0	0	210	0	0
Stage 1	307	307	-	1109	1109	-	-	-	-	-	-	-
Stage 2	1004	1126	-	145	371	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.5	6.9	7.56	6.5	6.9	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.5	5.5	-	6.56	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.5	-	6.56	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.53	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	119	135	858	127	127	936	1244	-	-	1373	-	-
Stage 1	683	665	-	222	288	-	-	-	-	-	-	-
Stage 2	263	282	-	840	623	-	-	-	-	-	-	-
Platoon blocked, %												
Mov Cap-1 Maneuver	77	77	858	68	72	936	1244	-	-	1373	-	-
Mov Cap-2 Maneuver	77	77	-	68	72	-	-	-	-	-	-	-
Stage 1	397	652	-	129	167	-	-	-	-	-	-	-
Stage 2	149	164	-	681	611	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	79.8	102.3	6.6	0.5
HCM LOS	F	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1244	-	-	225 98	1373	-	-
HCM Lane V/C Ratio	0.369	-	-	0.889 0.706	0.016	-	-
HCM Control Delay (s)	9.6	0.3	-	79.8 102.3	7.7	0.1	-
HCM Lane LOS	A	A	-	F F	A	A	-
HCM 95th %tile Q(veh)	1.7	-	-	7.2 3.6	0	-	-

Intersection												
Int Delay, s/veh	6.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	28	5	91	69	9	10	129	109	31	29	114	52
Future Vol, veh/h	28	5	91	69	9	10	129	109	31	29	114	52
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	0	0	2	1	11	0	2	8	0	0	8	0
Mvmt Flow	30	5	97	73	10	11	137	116	33	31	121	55

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	548	634	88	532	645	75	176	0	0	149	0	0
Stage 1	211	211	-	407	407	-	-	-	-	-	-	-
Stage 2	337	423	-	125	238	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.5	6.94	7.52	6.72	6.9	4.14	-	-	4.1	-	-
Critical Hdwy Stg 1	6.5	5.5	-	6.52	5.72	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.5	-	6.52	5.72	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.32	3.51	4.11	3.3	2.22	-	-	2.2	-	-
Pot Cap-1 Maneuver	424	399	953	433	371	978	1398	-	-	1445	-	-
Stage 1	777	731	-	595	574	-	-	-	-	-	-	-
Stage 2	656	591	-	869	685	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	370	348	953	347	324	978	1398	-	-	1445	-	-
Mov Cap-2 Maneuver	370	348	-	347	324	-	-	-	-	-	-	-
Stage 1	694	713	-	531	513	-	-	-	-	-	-	-
Stage 2	569	528	-	756	669	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	11.7		17.9		3.8		1.2	
HCM LOS	B		C					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1398	-	-	668	372	1445	-
HCM Lane V/C Ratio	0.098	-	-	0.197	0.252	0.021	-
HCM Control Delay (s)	7.9	0.1	-	11.7	17.9	7.5	0.1
HCM Lane LOS	A	A	-	B	C	A	A
HCM 95th %tile Q(veh)	0.3	-	-	0.7	1	0.1	-

## **APPENDIX F**

Seminole County Public Works Engineering Manual

- D. For developments that request more than one two-way driveway, based upon parcel size, projected trip generation of the site, amount of roadway frontage, and other appropriate design considerations, additional driveways may be permitted if all other requirements are met, as approved by the County Engineer.

#### **1.2.8. Corner Clearance**

- A. Parcels located in the corner of two or more roadways where at least one of the roads is a public facility must locate access drives no closer than 330 feet from the intersection. Access may be provided at 200 feet from the intersection, where approved by the County Engineer. (Detail T-1)
- B. If the corner parcel accesses one or more arterial or collector roadways, full access is limited to 660 feet from the intersection on the arterial or collector. A right-in/right-out is permitted at 330 feet from the intersection. (Detail T-1)

### **Sec. 1.3. Auxiliary Lanes (Right and Left Turn Lanes)**

The purpose for the development of marginal access standards is to reduce conflict between driveway entrances and through traffic. One method of reducing conflict is to provide a refuge area where vehicles can leave the through traffic lanes, slow down and accomplish the turn. Auxiliary lanes, as defined below, provide that capability and consequently may be required. The following specifications should be regarded as minimal. Longer lanes may be required based upon the speed of the accessed roadway, the development's projected right and left turn volumes, or construction conflicts with existing drives, streets or roads.

#### **1.3.1. Requirements**

- A. The length of turn lanes must comply with FDOT standards.
- B. On 2-lane roadways a **right turn** lane section is required for developments with a daily trip rate of 3,000 ADT or greater. On 2-lane roadways with posted speeds of 40 mph, or greater, a **right turn** lane may be required as determined by the County Engineer. On 4- and 6-lane roadways, a right turn lane section is required for developments with a daily trip rate of 4,000 ADT and greater. In all cases, an inbound radius of 50 feet at development access is required. See Detail T-16 for design and markings specifications, unless otherwise directed by the County Engineer.
- C. A **left turn** lane section is required for any development that accesses a road classified Collector and above or has a posted speed of 35 mph or higher. When a left turn lane falls within 300 feet from an existing left turn lane terminus, then a total 36-foot section is required to eliminate weaving or "hour glass" sections. See Detail T-16 for design and markings specifications, unless otherwise directed by the County Engineer.

### **Sec. 1.4. Driveway Design**

The FDOT Design Standards must be used for all driveway designs, unless otherwise directed by the County. (Detail T-3)

### **Sec. 1.5. Cross-Access and Joint Use Driveways**

- 1.5.1. During the review of a project or as a condition of approval, an agreement between the property owner and the Board of County Commissioners for a joint-use drive or cross-access easement may be required. The intent is to connect adjacent properties in order to limit the number of access points and to constitute a joint and common means of access to adjacent properties. The

## **APPENDIX G**

Queue Length Analysis Synchro Worksheets

HCM 6th TWSC  
23: Conflict #1 & School Dwy (Site Access #1)

Projected AM  
09/06/2024

Intersection						
Int Delay, s/veh	2.3					
Movement	SET	SER	NWL	NWT	NEL	NER
Lane Configurations	↑↑↱			↱↑	↱↱	
Traffic Vol, veh/h	274	62	71	30	37	0
Future Vol, veh/h	274	62	71	30	37	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	298	67	77	33	40	0
Major/Minor	Major1	Major2		Minor1		
Conflicting Flow All	0	0	365	0	519	183
Stage 1	-	-	-	-	332	-
Stage 2	-	-	-	-	187	-
Critical Hdwy	-	-	4.13	-	6.63	6.93
Critical Hdwy Stg 1	-	-	-	-	5.83	-
Critical Hdwy Stg 2	-	-	-	-	5.43	-
Follow-up Hdwy	-	-	2.219	-	3.519	3.319
Pot Cap-1 Maneuver	-	-	1192	-	502	829
Stage 1	-	-	-	-	700	-
Stage 2	-	-	-	-	844	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1192	-	469	829
Mov Cap-2 Maneuver	-	-	-	-	469	-
Stage 1	-	-	-	-	700	-
Stage 2	-	-	-	-	788	-
Approach	SE	NW		NE		
HCM Control Delay, s	0	5.8		13.4		
HCM LOS	B					
Minor Lane/Major Mvmt	NELn1	NWL	NWT	SET	SER	
Capacity (veh/h)	469	1192	-	-	-	
HCM Lane V/C Ratio	0.086	0.065	-	-	-	
HCM Control Delay (s)	13.4	8.2	0	-	-	
HCM Lane LOS	B	A	A	-	-	
HCM 95th %tile Q(veh)	0.3	0.2	-	-	-	



HCM 6th TWSC  
21: Conflict #1 & School Dwy (Site Access #1)

Projected PM  
09/06/2024

Intersection						
Int Delay, s/veh	3.3					
Movement	SET	SER	NWL	NWT	NEL	NER
Lane Configurations	↑↑↱			↱↑	↱↱	
Traffic Vol, veh/h	143	5	29	4	55	0
Future Vol, veh/h	143	5	29	4	55	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	155	5	32	4	60	0
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	160	0	226	80
Stage 1	-	-	-	-	158	-
Stage 2	-	-	-	-	68	-
Critical Hdwy	-	-	4.13	-	6.63	6.93
Critical Hdwy Stg 1	-	-	-	-	5.83	-
Critical Hdwy Stg 2	-	-	-	-	5.43	-
Follow-up Hdwy	-	-	2.219	-	3.519	3.319
Pot Cap-1 Maneuver	-	-	1418	-	752	965
Stage 1	-	-	-	-	855	-
Stage 2	-	-	-	-	954	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1418	-	735	965
Mov Cap-2 Maneuver	-	-	-	-	735	-
Stage 1	-	-	-	-	855	-
Stage 2	-	-	-	-	932	-
Approach	SE		NW		NE	
HCM Control Delay, s	0		6.7		10.3	
HCM LOS					B	
Minor Lane/Major Mvmt	NELn1	NWL	NWT	SET	SER	
Capacity (veh/h)	735	1418	-	-	-	
HCM Lane V/C Ratio	0.081	0.022	-	-	-	
HCM Control Delay (s)	10.3	7.6	0	-	-	
HCM Lane LOS	B	A	A	-	-	
HCM 95th %tile Q(veh)	0.3	0.1	-	-	-	

HCM 6th TWSC  
21: Site Access #2 & Conflict #2

Projected AM  
09/06/2024

Intersection						
Int Delay, s/veh	0.1					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations		↗		↑	↑	
Traffic Vol, veh/h	0	7	0	283	141	0
Future Vol, veh/h	0	7	0	283	141	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	8	0	308	153	0
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	-	153	-	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.22	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.318	-	-	-	-
Pot Cap-1 Maneuver	0	893	0	-	-	0
Stage 1	0	-	0	-	-	0
Stage 2	0	-	0	-	-	0
Platoon blocked, %				-	-	
Mov Cap-1 Maneuver	-	893	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	9.1	0		0		
HCM LOS	A					
Minor Lane/Major Mvmt	NBT EBLn1		SBT			
Capacity (veh/h)	- 893		-			
HCM Lane V/C Ratio	- 0.009		-			
HCM Control Delay (s)	- 9.1		-			
HCM Lane LOS	- A		-			
HCM 95th %tile Q(veh)	- 0		-			

Intersection						
Int Delay, s/veh	0.3					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations		↗		↑	↑	
Traffic Vol, veh/h	0	11	0	136	208	0
Future Vol, veh/h	0	11	0	136	208	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	12	0	148	226	0
Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	-	226	-	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.22	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.318	-	-	-	-
Pot Cap-1 Maneuver	0	813	0	-	-	0
Stage 1	0	-	0	-	-	0
Stage 2	0	-	0	-	-	0
Platoon blocked, %				-	-	
Mov Cap-1 Maneuver	-	813	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	EB	NB	SB			
HCM Control Delay, s	9.5	0	0			
HCM LOS	A					
Minor Lane/Major Mvmt	NBT	EBLn1	SBT			
Capacity (veh/h)	-	813	-			
HCM Lane V/C Ratio	-	0.015	-			
HCM Control Delay (s)	-	9.5	-			
HCM Lane LOS	-	A	-			
HCM 95th %tile Q(veh)	-	0	-			

# OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, Yalcin Akin, Manager, Discovery Education Holdings, LLC, the owner of record for the following described property [Parcel ID Number(s)] 22-20-30-300-022F-0000, 22-20-30-300-0150-0000, 22-20-30-300-0160-0000 hereby designates Ty Maxey and/or Jeff Swisher to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input checked="" type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input checked="" type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input type="checkbox"/> Preliminary Subdivision Plan	<input checked="" type="checkbox"/> Rezone	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance

OTHER: \_\_\_\_\_

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

06/14/2024

Date

Yalcin Akin

Property Owner's Signature

Yalcin Akin, Manager  
Discovery Education Holdings, LLC

Property Owner's Printed Name

STATE OF FLORIDA

COUNTY OF Orange

**SWORN TO AND SUBSCRIBED** before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Yalcin Akin (property owner),  
☒ by means of physical presence or ☐ online notarization; and ☒ who is personally known to me or ☐ who has produced  
N/A as identification, and who executed the foregoing instrument and  
sworn an oath on this 12<sup>th</sup> day of June, 2024.



Amanda L Monahan  
Notary Public

**SEMINOLE COUNTY  
APPLICATION & AFFIDAVIT**

**Ownership Disclosure Form**

The owner of the real property associated with this application is a/an (check one):

- ☐ Individual                      ☐ Corporation                      ☐ Land Trust  
☒ Limited Liability Company                      ☐ Partnership                      ☐ Other (describe): \_\_\_\_\_

Discovery Education Holdings, LLC

Discovery Education Services, Inc. - Florida Not For Profit Corporation

1. List all **natural persons** who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

2. For each **corporation**, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

3. In the case of a **trust**, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above:

**Trust Name:** \_\_\_\_\_

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

4. For **partnerships**, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)



5. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: Discovery Education Holdings, LLC

NAME	TITLE	ADDRESS	% OF INTEREST
Discovery Education Services, Inc.	Not for Profit Corporation	2427 Lynx Lane, Orlando, FL 32804	100 %

(Use additional sheets for more space)

6. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: \_\_\_\_\_

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: \_\_\_\_\_

Specify any contingency clause related to the outcome for consideration of the application: \_\_\_\_\_

7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
8. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject Rezone, Future Land Use Amendment, Special Exception, or Variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein:

06/14/2024

Date

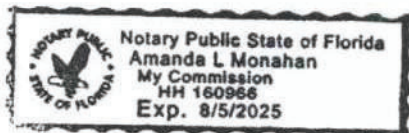
Galen Akin

Owner, Agent, Applicant Signature

**STATE OF FLORIDA  
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 12<sup>th</sup> day of June, 2024, by Galen Akin, who is ☒ personally known to me, or ☐ has produced N/A as identification.

Amanda L Monahan  
Signature of Notary Public



Amanda L Monahan  
Print, Type or Stamp Name of Notary Public

**PZ24-20500006**  
**Seminole Science School Expansion**  
**Community Meeting Minutes/Notes**

Date of Community Meeting: Tuesday, October 1, 2024

Time: 6:00 pm to 8:00 pm (meeting adjourned around 8:30 pm)

Location: Seminole Science Charter School, 3580 North US Hwy 17-92, Lake Mary, Florida

Date Notices were Mailed: September 14, 2024

Number of Notices Mailed: 152

Number of Attendees at Community Meeting: 14 (8 residents and 6 school/developer representatives)

Chris Klotz, Director of Development with Summit Construction Management Group, opened the meeting and discussed the project details with a Power Point presentation. Representatives from Seminole Science School provided general details of the school's daily operations.

Below were questions from the community residents during the meeting:

1. **Question:** Community question on lights and hours of operation of soccer field and general activities over the weekend.  
**Response:** Seminole Science School (SSS) team response that they do not plan to conduct athletic activities past 8:30 PM, no immediate plans for lights, school will not rent the field or host 3<sup>rd</sup> party non-scholastic events.
2. **Question:** Community concern over development change of topography, stormwater drainage and impact on the subdivision to the west and north.  
**Response:** SSS team explained the design and functionality of the stormwater pond, discharge, larger track of stormwater through various wetlands, Soldier's Creek and to Lake Jessup. SSS team further explained that the post development condition creates less impact on the surrounding stormwater management than the pre-development conditions existing today. Community members are not sure they agree and/or understand the stormwater engineering details.
3. **Question:** Community concern over setbacks and barrier from subdivision to the north.  
**Response:** SSS team demonstrated setbacks and additional tree line that is being added along the north property line.
4. **Question:** Community concern over traffic layout both internally and specifically with the ingress/egress on Ronald Reagan. Concern over student drop-off occurring in the subdivision to the west on Silkwood Ct. if they miss the turn on Ronald Reagan.  
**Response:** SSS team explained the process of design, queuing, stacking, traffic analysis and the school's operational means and methods for traffic control. Community not 100% satisfied on explanation or trusting of operational means and methods.
5. **Question:** Community questioned what Planned Development zoning for project actually means.  
**Response:** SSS team explained the PD zoning and what is allowed/not allowed with our specific zoning request. SSS team further explained that PD zoning is site plan controlled and is approved with specific approval language and a list of restrictions/conditions of approval.
6. **Question:** Woodfield Subdivision Representative requests copy of power point presentation.  
**Response:** Chri Klotz/Summit to provide.



Overall, the meeting was a success, the community members are very concerned about disruption of the existing stormwater conditions. They had a hard time understanding that our development is designed to accommodate all project drainage onsite, and it will be an improvement to the existing system. There was also concern about the added traffic. Generally, the community is in support of the project, but there were a couple of individuals that continued to express concern regarding the two issues above.

# Notice of Community Meeting

**Seminole County Project Number: 24-20500006**

**Application: Planned Development (PD) Future Land Use Map Amendment and Rezoning**

**Proposed Project: Seminole Science Charter School Expansion**

Discovery Education Holdings, LLC is the property owner and applicant for this PD Future Land Use Map Amendment and Rezoning request. The subject property is located at the northwest quadrant of US Highway 17-92 and North Ronald Reagan Boulevard, in the Lake Mary area of unincorporated Seminole County, Florida (see attached location map).

The project site includes 7.85+/- acres and is comprised of three (3) parcels, identified by the Seminole County Property Appraiser with the following parcel ID numbers: 22-20-30-300-022F-0000, 22-20-30-300-0150-0000 and 22-20-30-300-0160-0000. Prior to required public hearings and final approval by the Board of County Commissioners, we are hosting a community meeting to provide details of the project and answer any questions.

## Community Meeting Details

**Date:** Tuesday, October 1, 2024  
**Time:** 6:00 pm to 8:00 pm  
**Location:** Seminole Science Charter School  
3580 North US Hwy 17-92, Lake Mary, FL

## Subject Property Details

- Existing Future Land Use Designation: Low Density Residential (LDR) and Mixed Use (MXD)
- Proposed Future Land Use Designation: Planned Development (PD)
- Existing Zoning Category: Agricultural (A-1) and Retail Commercial (C-2)
- Proposed Zoning Category: Planned Development (PD)

## Proposed Project Details and Summary

- The applicant/property owner is seeking a rezoning and an amendment to the comprehensive plan future land use map to Planned Development (PD)
- The proposed school expansion project includes:
  - Two-story school building for grades 6 through 12
  - Vehicle and bicycle parking areas
  - Queuing lanes for student drop-off and pick-up
  - Recreation Field
  - Extensive landscaping and buffering throughout the site

## For additional information, please contact:

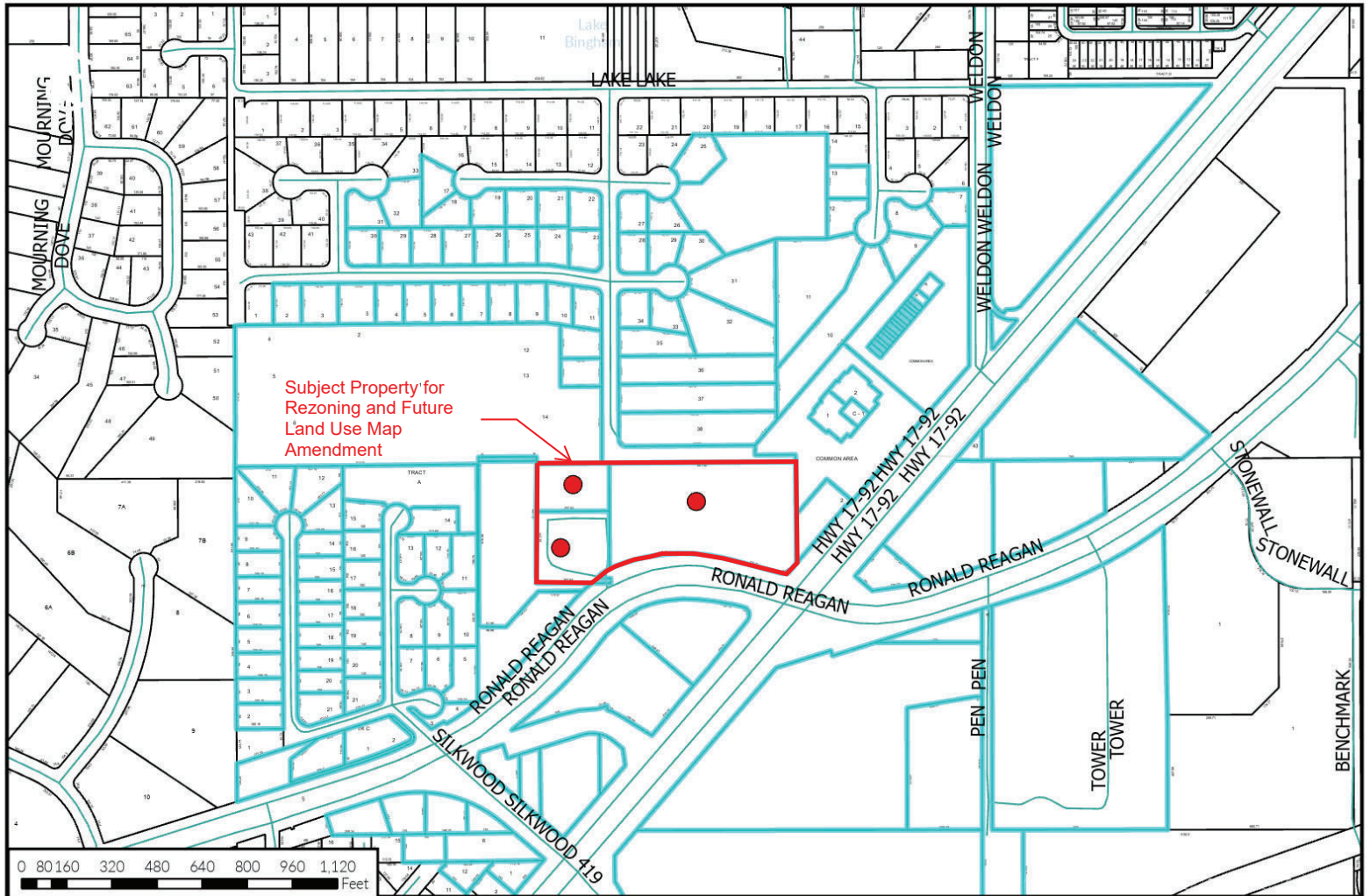
Ty Maxey, AICP, Project Planner, Summit Construction Management Group (representing the Applicant/Property Owner)

Email: [ty.maxey@summitcmgroup.com](mailto:ty.maxey@summitcmgroup.com)

Phone: 813-805-7300

COMMUNITY MEETING ATTENDEE SIGN-IN  
October 1, 2024  
SEMINOLE SCIENCE CHARTER SCHOOL  
Future Land Use Map Amendment and Rezoning - PZ24-20500006

NAME	ADDRESS	EMAIL ADDRESS
CHRIS KLOTZ	421 S. SUMMERLIN AVE ORLANDO FL 32802	chrise.summitcmgroup.com
Simen Henao	785 W. Pinewood Ct. Lake Mary FL 32746	SHERRO ARPIS@AOL
Kim Dove	100 Weldon Blvd.	kdovek@seminolestate.edu
Robert Whitaker	100 Weldon Blvd	Whitakerr@seminolestate.edu
Diana Kent	Sprucewood RR.	
Vito & Rhonda Fera	345 Sprucewood Rd	vitofera@networksoundinc.com
Stella Tagliavore	350 Birchwood Ct.	sttagliavore@bighthouse.com
Sam Tagliavore		
Dan Hogan	2071 Goldwater Ct. Maitland FL	DHogan@BCD-Florida.com
Jeff Swisher	200 S Orange Ave Suite 600	jeff.swisher@kimley-horn.com
David Fortna	Lynx Lane, Orlando	david.fortna@orlandoscience.org
Yonius Aksu	6048 Sessena Dr. Apopka 32703	aksu@seminole.science.org
Becc Lester-Beam	1806 Magnolia Ave Sanford 32771	Becc@seminole.science.org



**DAVID JOHNSON, CFA**  
SEMINOLE COUNTY PROPERTY APPRAISER

Date: 7/31/2024

This map and the data within is intended for informational purposes only. This document nor the data within is not prepared for or suitable for any official, legal, engineering and/or surveying purposes. The data provided by this service is a graphical representation which may not represent the features true extent. No warranties; expressed or implied, are provided for the data herein, its use or interpretation.

**Topic:** Seminole Science School Small Scale Future Land Use Map Amendment and PD Rezone

*In accordance with Section 2.2.D of the Seminole County Home Rule Charter, before the enactment of a proposed ordinance or resolution on a legislative action, the Board of County Commissioners shall prepare or cause to be prepared an economic impact estimate. Similarly, Section 125.66(3)(c), F.S., requires that before the enactment of a proposed ordinance, the County must prepare a business impact estimate in accordance with this subsection.*

**Describe Project/Proposal, including the Public Purpose. (Must be completed for all legislative actions by ordinance or resolution)**

- Summary of proposed ordinance or resolution.

- Statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the county. (Section 125.66(3)(a)1., F.S.)

The proposed ordinances consider a Small Scale Future Land Use Map Amendment from Mixed-Use Development and Low Density Residential to Planned Development and a Rezone from A-1 (Agriculture) and C-2 (General Commercial) to PD (Planned Development) the development of a Public Charter School on approximately 7.85 acres, located at the northwest corner of North US Hwy 17-92 and North Ronald Reagan Boulevard.

**Question 1: Does the proposed legislative action have an economic cost to the public or taxpayers of Seminole County? (Seminole County Home Rule Charter Section 2.2.D.)**

- ☐ Yes.  
☒ No.

**Question 2: This question only applies to ordinances: Does the subject matter or purpose of the proposed ordinance fall into any of the following categories? Please check all that apply (Section 125.66(3)(c), F.S.):**

- ☐ Required for compliance with Federal or State law or regulation;  
☐ Relates to the issuance or refinancing of debt;  
☐ Relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;  
☐ Required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the local government;  
☐ Is an emergency ordinance;  
☐ Relates to procurement; or  
☒ Is being enacted to implement the following:
- a. Development orders and development permits, as those terms are defined in s. 163.3164, F.S. and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243, F.S.;
  - b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the county;
  - c. Sections 190.005 and 190.046, F.S., regarding community development districts;
  - d. Section 553.73, F.S. relating to the Florida Building Code; or
  - e. Section 633.202, F.S. relating to the Florida Fire Prevention Code.

**If you answered NO to Question 1 and checked any boxes in Question 2 then STOP, this form is now complete.**

**If you answered YES to Question 1 and checked any boxes in Question 2 then complete Question 3.**

**If you answered YES to Question 1 and did not check boxes in Question 2 then complete Questions 3-5.**



**Question 3: What are the potential direct economic impacts (i.e. estimated costs/revenues to County, property owners, taxpayers, etc.) and indirect economic impacts (i.e. perceived positive/negative impacts on property values, etc.) of implementing the ordinance or resolution? (Seminole County Administrative Code Section 2.20)**

**Question 4: What is the estimated direct economic impact of the proposed ordinance on private, for profit businesses in the County, including the following, if any (Section 125.66(3)(a)2., F.S.):**

- An estimate of direct compliance costs that businesses may reasonably incur if the proposed ordinance is enacted.
- Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.

**An estimate of the County's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.**

**Question 5: Provide a good faith estimate of the number of businesses likely to be impacted by the ordinance. (Section 125.66(3)(a)3., F.S.):**

**SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

On January 14, 2025, Seminole County issued this Denial Development Order relating to and touching and concerning the following described property:

See Attached Exhibit A

(The above described legal description has been provided to Seminole County by the owner of the above described property.)

**Property Owner:** Discovery Education Holdings, LLC

**Project Name:** Seminole Science School Expansion SSFLUMA & PD Rezone

**Requested Development Approval:** Consider a Small Scale Future Land Use Map Amendment from Mixed-Use Development and Low Density Residential to Planned Development and a Rezone from A-1 (Agriculture) and C-2 (General Commercial) to PD (Planned Development) for the development of a Public Charter School on approximately 7.85 acres, located at the northwest corner of North US Hwy 17-92 and North Ronald Reagan Boulevard.

Findings: After fully considering staff analysis titled "Seminole Science School Expansion SSFLUMA & PD Rezone" and all evidence submitted at the public hearing on January 14, 2025, regarding this matter, the Board of County Commissioners has found, determined and concluded that the requested Rezone from A-1 (Agriculture) and C-2 (General Commercial) to PD (Planned Development) is not compatible with the surrounding area and is not consistent with the Seminole County Comprehensive Plan.

**ORDER****NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

The aforementioned application for development approval is **DENIED**.

**Done and Ordered on the date first written above.**

**SEMINOLE COUNTY BOARD OF  
COUNTY COMMISSIONERS**

By: \_\_\_\_\_  
Jay Zembower, Chairman



**EXHIBIT "A"**

## PARCEL A LEGAL DESCRIPTION:

THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LYING NORTH OF THE REALIGNMENT OF COUNTY ROAD NO. 427 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER SECTION 22, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 24 MINUTES 20 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1323.26 FEET TO THE NORTHWEST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 24 MINUTES 20 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 661.92 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 10 SECONDS EAST ALONG THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 374.07 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 15 & 600 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 7701-203; THENCE SOUTH 40 DEGREES 34 MINUTES 38 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 5.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 50.00 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 64 DEGREES 10 MINUTES 45 SECONDS FOR AN ARC LENGTH OF 56.01 FEET TO THE POINT OF TANGENCY; SAID CURVE ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 427 AS DESCRIBED IN OFFICIAL RECORDS BOOK 2784, PAGE 1281, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE NORTH 75 DEGREES 14 MINUTES 37 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 179.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 576.00 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44 DEGREES 42 MINUTES 38 SECONDS FOR AN ARC LENGTH OF 449.48 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF THE AFOREMENTIONED WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THENCE NORTH 00 DEGREES 17 MINUTES 41 SECONDS WEST ALONG SAID WEST LINE A DISTANCE OF 399.26 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION TAKEN FOR ROAD RIGHT-OF-WAY BY AMENDED ORDER OF TAKING RECORDED MAY 12, 2010 IN OFFICIAL RECORDS BOOK 7777, PAGE 1485, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

## PARCEL C LEGAL DESCRIPTION:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; RUN IN A SOUTHERLY DIRECTION ALONG THE EASTERLY LINE OF SAID NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) 170 FEET; RUN THENCE IN A WESTERLY DIRECTION PARALLEL WITH THE NORTHERLY LINE OF SAID NORTHWEST

QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) 257.84 FEET; RUN THENCE IN A NORTHERLY DIRECTION PARALLEL TO THE EASTERLY LINE OF SAID NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) 170 FEET TO THE NORTHERLY LINE OF SAID NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4); RUN THENCE IN AN EASTERLY DIRECTION ALONG THE NORTHERLY LINE OF SAID NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) 257.84 FEET TO THE POINT OF BEGINNING.

## PARCEL D LEGAL DESCRIPTION:

FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, RUN IN A SOUTHERLY DIRECTION ALONG THE EASTERLY LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4,

170.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE SOUTHERLY ALONG THE EASTERLY LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, 252.35 FEET; RUN THENCE WESTERLY IN A DIRECTION PARALLEL WITH THE NORTHERLY LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, 257.84 FEET; RUN THENCE IN A NORTHERLY DIRECTION PARALLEL TO THE EASTERLY LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, 252.35 FEET; RUN THENCE IN AN EASTERLY DIRECTION PARALLEL TO THE NORTHERLY LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, 257.84 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT: LANDS DEEDED TO SEMINOLE COUNTY IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2943, PAGE 706, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

COUNTY SERVICES  
BUILDING  
1101 EAST FIRST STREET  
SANFORD, FLORIDA  
32771-1468

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**File Number: 2024-1511**

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### **Title:**

**SR 46/Lake Forest (AKA Terracina) PD** - Consider a Small Scale Future Land Use Map Amendment from Higher Intensity Planned Development-Target Industry and Planned Development to Planned Development, and a Rezone from PD (Planned Development) to PD (Planned Development) for a proposed self-storage facility on approximately 3.53 acres, located on the north side of W SR 46 between Bernini Way and Lake Forest Blvd (Z2022-16, 06.22SS.04) (Robert Hattaway, Applicant) District5 - Herr (**Annie Sillaway, Senior Planner**).

### **Department/Division:**

Development Services - Planning and Development

### **Authorized By:**

Dale Hall

### **Contact/Phone Number:**

Annie Sillaway/407-665-7936

### **Background:**

The Applicant is requesting a Small-Scale Future Land Use Map Amendment from Higher Intensity Planned Development -Target Industry (HIP-TI) and Planned Development to Planned Development, and a Rezone from PD (Planned Development) to PD (Planned Development) to construct a self-storage facility and an area for outdoor storage of vehicles. The development also proposes C-1 (Retail Commercial) uses, excluding convenience stores and self-service laundromats. The Applicant is proposing a Floor Area Ratio (F.A.R.) of 0.66, and a maximum building height of thirty-five (35) feet. The proposed hours of operation of the storage facility are 7:00 am to 10:00 pm seven (7) days a week. The concept plan illustrates five (5) buildings that total approximately 39,360 square feet, and eighteen (18) parking spaces internal to the site designated for the outdoor storage of vehicles. The Applicant has stated that the outdoor storage of vehicles is proposed for an unspecified period of time with the intent to eventually remove those parking spaces to construct two (2) additional storage buildings for a total of seven (7) self-storage buildings. The application was submitted prior to the adoption of the revision to Chapter 30 of Land Development Code, so it was reviewed under the previous Land

Development Code provisions.

The property subject to this Future Land Use Amendment and Rezone is comprised of two (2) parcels. Parcel I.D. #30-19-30-516-0000-0C40, hereafter referred to as Parcel A, has a HIP-TI Future Land Use with PD Zoning known as the SR46/Forest PD. Parcel I.D. #30-19-30-300-002P-0000, hereafter referred to as Parcel B, has a Planned Development Future Land Use with PD Zoning known as the SR 46/Lake Forest Townhomes (AKA Terracina) PD.

On October 25, 2005, the Board of County Commissioners approved the SR 46/Lake Forest PD on forty-two (42) acres, with entitlements for townhomes at a density of ten (10) dwelling units per net buildable acre for a maximum of 286 units, and six (6) commercial lots permitting those uses under the C-1 (Retail Commercial) zoning district excluding convenience stores and self-service laundromats; Parcel A was included in this PD. The original rezone request proposed townhomes and commercial outparcels permitting C-2 (Retail Commercial) uses; however, during the October 25, 2005, public hearing, the surrounding community members, including the Lake Forest Homeowners Association, expressed concerns about stormwater, flooding, the high density of the townhomes, and the intensity of uses under the C-2 zoning classification. During the public hearing discussion, the Applicant was amenable to changing the permitted uses on the commercial lots from C-2 to C-1 (Retail Commercial), which was then approved by the Board.

Parcel B was originally included in the Lake Forest PD, approved by the Board of County Commissioners in 1986. In 2017, an amendment was approved to remove Parcel B from the Lake Forest PD and add it into the SR 46/Lake Forest PD as a Commercial parcel allowing C-1 permitted uses.

The Seminole County Land Development Code (SCLDC) classifies self-storage as an Industrial use which is not permitted under the existing SR 46/Lake Forest Planned Development.

The Applicant provided the following to demonstrate compatibility with the adjacent uses: “The request is compatible with the Higher Intensity Planned Development Target Industry and Planned Development uses to the west, east, and south as they are all commercial uses. There are landscape buffers along all perimeters of the site except along Bernini Way, and a six (6) foot wall that would buffer between the proposed site and existing townhomes”.

The Future Land Use and zoning designations of the surrounding area are as follows:

East: Bernini Way (Internal Road to the SR 46/Lake Forest PD)

West: Future Land Use: Planned Development

Zoning: PD (Lake Forest PD)

North: Future Land Use: Planned Development

Zoning: PD (SR 46/Lake Forest PD)

South: W SR 46

The subject property is within the SR 46 Gateway Corridor Overlay. The purpose and intent of the overlay is to provide uniform design standards to establish high quality development, prevent visual pollution caused by unplanned and uncoordinated uses, and to ensure a well landscaped scenic gateway. The Overlay requires a landscape buffer along W SR 46 with a minimum width of twenty-five (25) feet.

### Site Analysis

#### Floodplain Impacts:

Based on the 2007 (FIRM) Flood Insurance Rate Map, there is floodplain shown on the subject property; however, the master site was modeled and showed that there are no floodplains on the property. A letter of map amendment was done for the site to remove the floodplain designation.

#### Wetland Impacts:

Based on preliminary aerial photo and County wetland map analysis, there appears to be no wetlands on site.

#### Endangered and Threatened Wildlife:

Based on a preliminary analysis, there may be endangered and threatened wildlife on the subject property. A listed species survey may be required at the time of Site Plan review.

#### Utilities:

The site is in Seminole County Utility service area and will be required to connect to Seminole County Water, Sewer, and Reclaim. There is a twelve (12) inch PVC (polyvinyl chloride) potable water main, that runs along the north side of W SR 46. Along the centerline of Via Pontina Run, there is a gravity sanitary sewer main, and along the west side of Bernini Way, is an eight (8) inch reclaim water main. Capacity is available to service the proposed development for water, sewer, and reclaim.

#### Transportation/Traffic:

The property proposes access onto W SR 46 via Bernini Way, which is considered a private road. W SR 46 is classified as a Principal Arterial and is currently operating at a level-of-service "B" and does not have improvements programmed in the County five (5) year Capital Improvement Program or the FDOT Five-Year Work Program.

Sidewalks:

There is an existing sidewalk along W SR 46. Currently, there are no existing sidewalks that are internal to the development along the property frontage. The developer will be required to build a five (5) foot wide sidewalk along Bernini Way.

Drainage:

The subject property is in the Lake Monroe Drainage Basin. The site is part of the approved and constructed Terracina Master Drainage System. No additional retention will be required unless the maximum impervious per lot is exceeded.

Buffers:

The Applicant is proposing the following buffers:

- West: Thirty-five (35) feet
- South: Twenty-five (25) feet
- East: No buffer being provided
- North: Twenty-five (25) feet

Buffer components will be established at Final Development Plan.

Open Space:

In compliance with the Seminole County Comprehensive Plan, the development will provide a minimum of twenty-five (25) percent open space.

Consistency with the Land Development Code

The requested PD zoning designation and the associated Master Development Plan have been evaluated for compatibility with the Seminole County Land Development Code (SCLDC) in accordance with Chapter 30, Part 8.

The Board of County Commissioners, hereafter referred to as the Board, previously approved a similar request for a self-storage facility in 2013 for the Westlake Center PD located at the corner of W SR 46 and Orange Blvd. The Westlake Center PD allows for self-storage including outdoor storage for boats and vehicles, and C-1 (Retail Commercial). However, there are some distinct differences between the Westlake Center PD and the subject proposed development request. The design and concept plan for the Westlake Center PD did not directly face W SR 46 and has an F.A.R. of 0.35. The subject proposed development is requesting a maximum F.A.R. of 0.66 which is a significant increase in intensity and exceeds the maximum allowable F.A.R. of 0.65 under the Industrial Future Land Use.

Further, the Westlake Center PD site design was configured in such a way that the self-storage and outdoor storage is not directly facing SR 46, and the self-storage units are

internal to the site. The Westlake Center PD landscape buffer requirements in the Development Order for the south edge of the Westlake Center PD is to contain a minimum landscape buffer and building setback of twenty-five (25) feet along the south portion of the site, and along the southeast side of the Westlake Center PD shall contain a minimum landscape buffer and building setback of fifty (50) foot landscape buffer and building setback adjacent to residential lots. The adjacent parcels to the south of the Westlake Center PD are commercial businesses, and on the southeastern portion of the site is a residential vacant acreage parcel zoned A-1 (Agriculture) that directly abuts the Westlake Center PD. Based on the aerials there is buffering between the Westlake Center PD and the residential properties.

The proposed self-storage facility differs from the Westlake Center PD because the proposed facility substantially exceeds the 0.35 F.A.R., has less buffering, and the facility directly faces SR 46. Even though both uses are the same; the intensity, location, design and placement of the self-storage facilities are very different.

Per SCLDC Sec. 30.441 - Intent and purpose; the Planned Development (PD) District is intended to facilitate various development types and combinations thereof, that may be difficult to achieve under conventional zoning regulations. Planned Developments shall promote flexibility and creativity in addressing changing social, economic and market changes, especially where they are used to implement adopted policies of the Comprehensive Plan.

Review Criteria 30.443 sets forth review criteria for approving a planned development. As further discussed below, the proposed development must be consistent with the Comprehensive Plan and effectively implement the performance criteria contained therein. In addition, it must be determined that the proposed development cannot be reasonably implemented through existing provisions of the Land Development Code, and that the PD zoning would result in greater benefits to the County than development under a conventional zoning district.

In approving a Planned Development, the Board must find:

- Comprehensive Plan consistency (addressed in the next section)
- General Level of Development Quality- The Applicant provided an architectural rendering illustrating a wall to be located on three (3) sides of the development which would prohibit pedestrian accessibility from the adjacent townhome community and eliminate the opportunity for a variety of commercial goods and services that may be provided under the C-1 zoning district.

Development standards to be applied within a Planned Development shall be established by the Board at the time of rezoning. Such rezoning shall be conditioned upon a Master Development Plan and a written development order. Specific criteria for the development



may address, but is not limited to, compatibility with surrounding land uses, road access, availability and efficient use of utility capacity, coordination with transit, etc. Architectural and other appearance-related design elements should be included as approval conditions where the Board finds they will support goals, such as economic development, neighborhood compatibility, or aesthetic or environmental enhancement of an area.

Staff Findings:

Staff has determined that the request is inconsistent with the surrounding trend of development in the area, and would not result in a greater benefit to the County than the current zoning, and is not consistent with the SCLDC as follows:

- Based on the proposed use of self-storage, it is not compatible with the surrounding uses in the area. Intensity of commercial or industrial uses within a Planned Development are measured in terms of Floor Area Ratio (F.A.R.) and shall be consistent with the maximum F.A.R. for the development site established in the Comprehensive Plan. This project has a proposed F.A.R. of 0.66, which exceeds the Commercial maximum F.A.R. of 0.35. This level of intensity almost doubles the maximum F.A.R. for commercial uses and is not compatible with the abutting single family residential use (Lake Forest Community).
- The proposed development is not in character with what is currently established along this segment of the SR 46 Gateway Corridor, which primarily consists of Commercial, Higher Intensity Planned Development - Target Industry Uses, Office, Low Density Residential, and Suburban Estates.
- The Applicant has not provided evidence on how the project will result in a greater benefit to the County as required in rezoning to PD.

Additionally, architectural details may be considered by the Board on a site-specific basis when determining if a planned development is compatible with the character of the area. The architectural renderings provided by the Applicant are not compatible with the area. The renderings show a wall surrounding the site, which is not consistent with the design layout of the retail site to the east of the subject property. Such standards may include, but not limited to, building style, design and scale; exterior building materials; roof design and construction; building size and placement; site furnishings; fences/walls and entrance features; the size and location of service areas and other features specified by performance standards in the SCLDC. If the proposed plan does not or cannot achieve the desired level of compatibility, as determined by the Board, the Board may deny the PD future land use designation and the rezoning request.

Part 8, Sec. 30.443 Review Criteria - PD Planned Development

Staff finds the requested PD zoning classification to be inconsistent with the SCLDC and incompatible with the trend of development in the area.

Consistency with the Comprehensive Plan

Under Policy FLU 2.9 Determination of Compatibility in the Planned Development Zoning Classification, the County shall consider uses or structures proposed within the Planned Development zoning classification on a case-by-case basis evaluating the compatibility of the proposed use or structure with surrounding neighborhoods and uses. Compatibility may be achieved by application of performance standards such as, but not limited to, lot size, setbacks, buffering, landscaping, hours of operation, lighting, and building heights.

This land use designation provides for a variety of densities and/or intensities arranged within a development site to facilitate flexible and creative site design. These considerations shall be paramount in any given project utilizing the Planned Development land use designation; an increase in density/intensity alone shall not justify an alternative to conventional future land use designations such as Low Density Residential, Medium Density Residential. The Applicant's request is to increase the F.A.R. to provide more of an industrial use, which is not consistent with the area, and an application to increase intensity alone cannot justify an amendment to the PD designation.

**Staff Findings:**

Staff finds that the requested Planned Development Future Land Use designation with a maximum F.A.R. of 0.66, and the proposed use equivalent to Industrial, incompatible with the surrounding trend of development in the area; and therefore, inconsistent with Seminole County Comprehensive Plan Policy FLU 2.9 - (A) Purpose and Intent.

In compliance with SCLDC Sec. 30.49 (a) - Community Meeting Procedure, the Applicant held their first community meeting on June 14, 2022, and held another community meeting that was scheduled for October 10, 2024, but was rescheduled for October 22, 2024, due to Hurricane Milton. The Community meeting information and opposition emails have been included in the agenda package.

If the Land Use Amendment and Rezone are ultimately approved by the Board, Staff recommends the following conditions for the Board to consider adding to the approval and incorporating into the Development Order.

- The Applicant shall redesign the site to include a minimum of 6,000 square feet of bottom floor C-1 (Retail Commercial) uses per building. The retail and office component of the self-storage facility may be included in the minimum required square footage calculation for the C-1 uses. Alternatively, the bottom floor of two main self-storage buildings must be designed to appear as bottom floor retail in architecture, for example, faux retail facades.
- Outdoor storage of any kind including boats and RVs is prohibited.
- The single-story outside entry self-storage buildings shall be fully screened from off-premises view by utilizing site design and buffer components that provide 100%

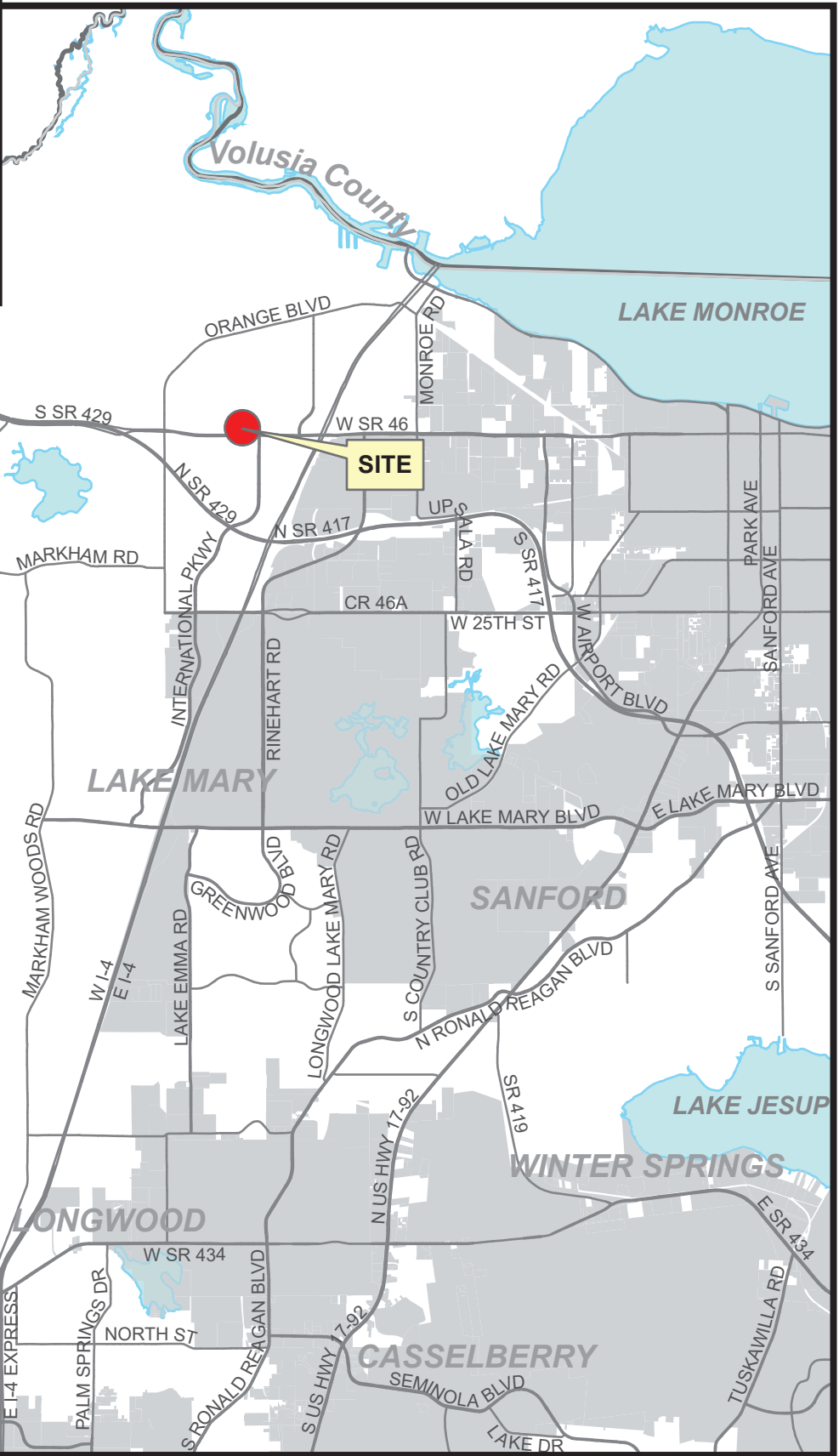
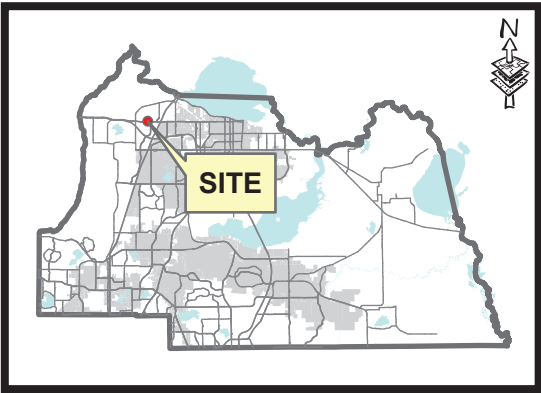
opacity. Buffer components may include a solid wall or a decorative open fence with landscaping to screen the buildings from view from W SR 46, the Lake Forest Community, and the Terracina Townhomes.

- Enhanced Architectural renderings for the proposed development must be included as part of the Development Order with the following conditions: the building façade must consist of earth tones; the windows have a reflective tint so that storage units are not visible from offsite; and the roof of the self-storage buildings be of a tile design consistent with the development adjacent on the east, and the Terracina Townhomes adjacent to the north.

**Requested Action:**

Staff requests the Board of County Commissioners deny the proposed Small Scale Future Land Use Map Amendment and concurrent Rezone as per the following:

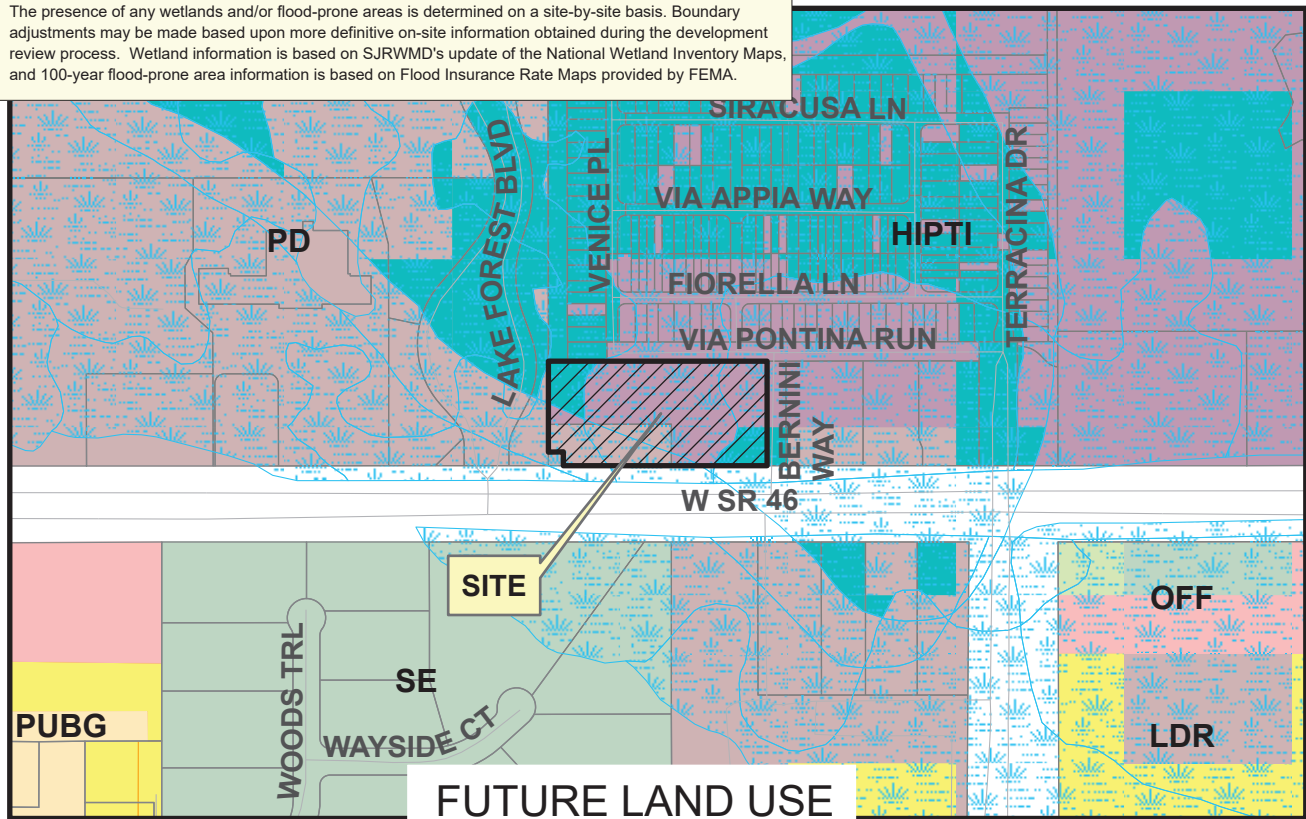
- 1.) Based on Staff's findings and the testimony and evidence received at the hearing, the Board finds the request does not meet the identified portions of the Comprehensive Plan and moves to deny the requested Small Scale Future Land Use Map Amendment; and
- 2.) Based on Staff's findings and the testimony and evidence received at the hearing, the Board finds the request does not meet the identified portions of the Seminole County Land Development Code and moves to deny the requested Rezone, and associated Development Order and Master Development Plan.



Date: 10/23/2024

Name Z2022-016SiteMap

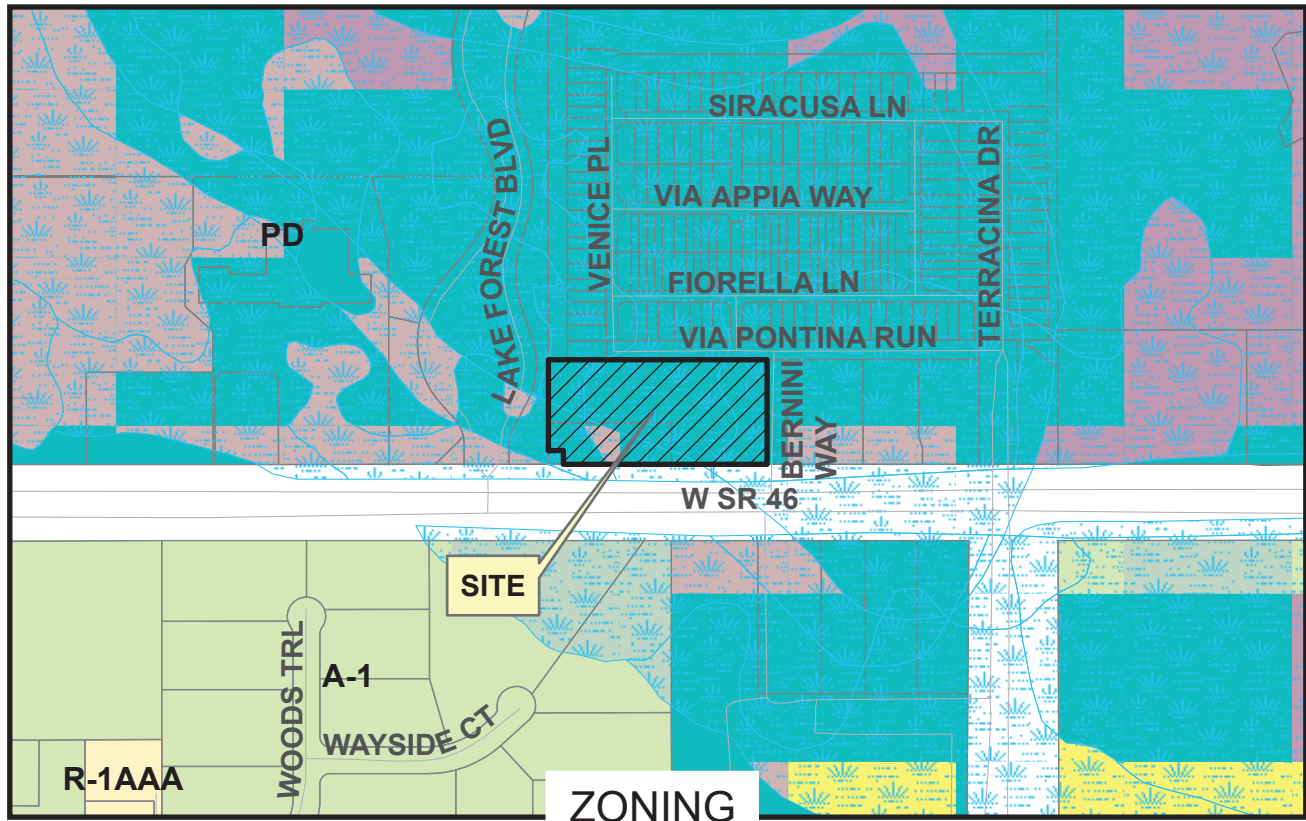
The presence of any wetlands and/or flood-prone areas is determined on a site-by-site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process. Wetland information is based on SJRWMD's update of the National Wetland Inventory Maps, and 100-year flood-prone area information is based on Flood Insurance Rate Maps provided by FEMA.



Site
 CONS
 HIPTI
 LDR
 OFF
 PD
 PUBG
 SE

Applicant: Robert Hattaway  
 Physical STR: 30-19-30  
 Gross Acres: 3.5+/- BCC District: 5  
 Existing Use: vacant  
 Special Notes:

	Amend/Rezone #	From	To
FLU	06.22SS.04	HIPTI/PD	PD
Zoning	Z2022-016	PD	PD



Date: 10/23/2024

Name Z2022-016

Site
 CONS
 A-1
 R-1AAA
 PD





FLU No: 06.22SS.04  
From: HIPTI/PD To: PD

Rezone No: Z2022-016  
From: PD To: PD

 Parcels

 Site

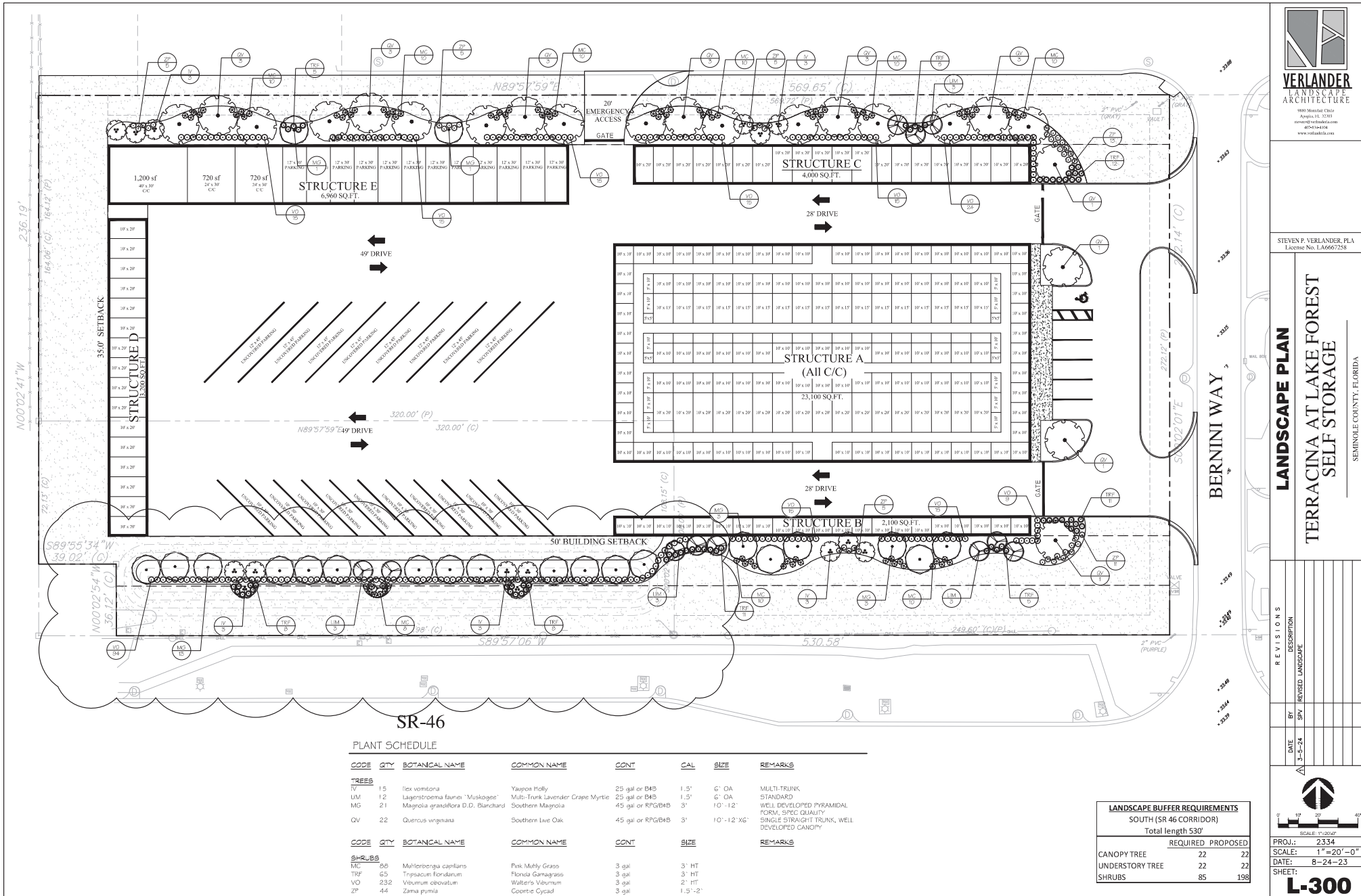


Winter 2023 Color Aerials

Date: 10/23/2024

Name Z2022-016Aerial





STEVEN P. VERLANDER, P.L.A.  
License No. LA6667258

# LANDSCAPE PLAN

## TERRACINA AT LAKE FOREST SELF STORAGE

SEMINOLE COUNTY, FLORIDA

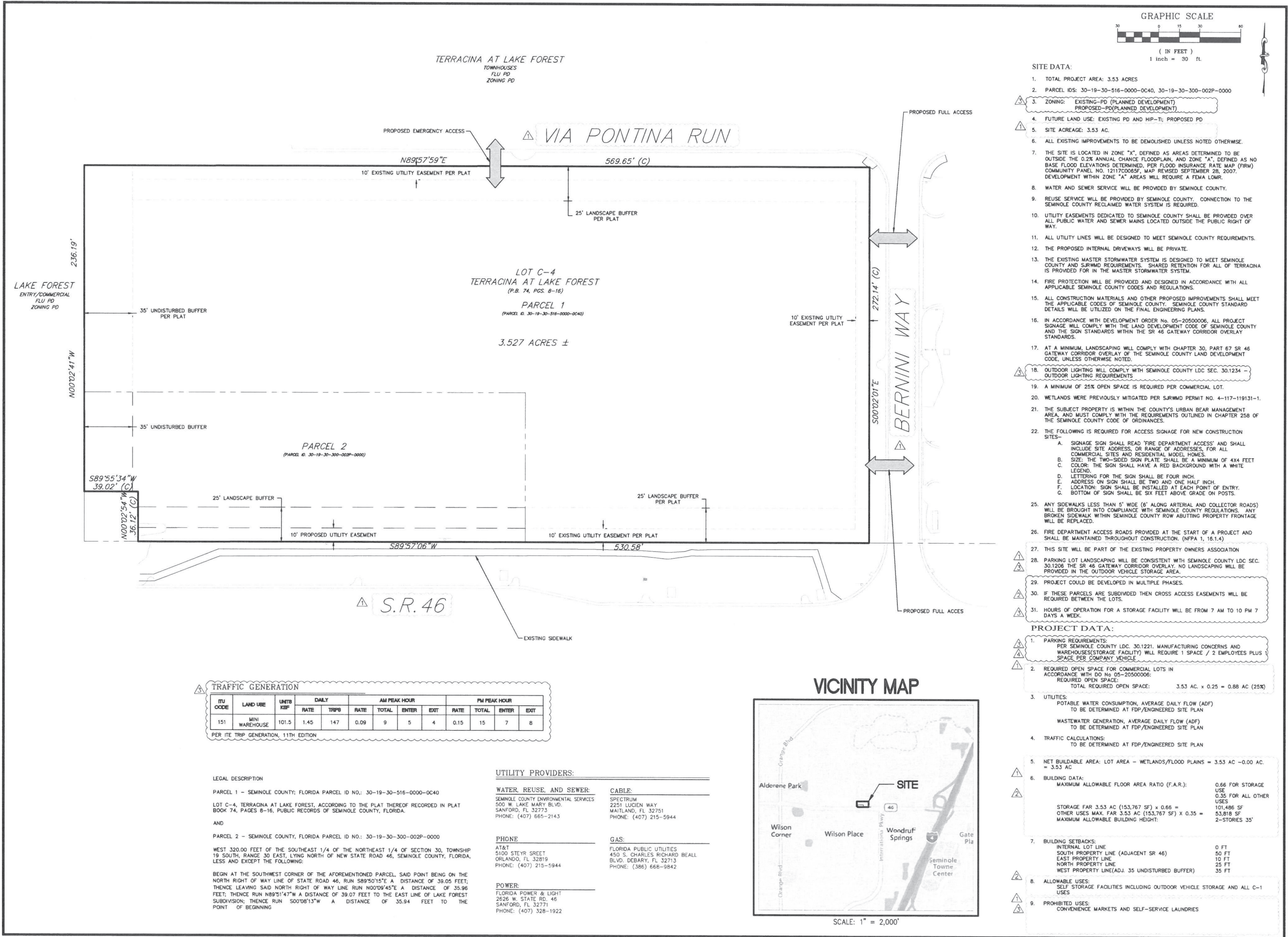
### REVISIONS

DATE	BY	DESCRIPTION
3-5-24	SPK	REVISED LANDSCAPE



PROJ.: 2334  
SCALE: 1"=20'-0"  
DATE: 8-24-23  
SHEET: **L-300**





- SITE DATA:**
- TOTAL PROJECT AREA: 3.53 ACRES
  - PARCEL IDS: 30-19-30-516-0000-0040, 30-19-30-300-002P-0000
  - ZONING: EXISTING-PD (PLANNED DEVELOPMENT)  
PROPOSED-PD (PLANNED DEVELOPMENT)
  - FUTURE LAND USE: EXISTING PD AND HIP-TI; PROPOSED PD
  - SITE ACREAGE: 3.53 AC.
  - ALL EXISTING IMPROVEMENTS TO BE DEMOLISHED UNLESS NOTED OTHERWISE.
  - THE SITE IS LOCATED IN ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE "A", DEFINED AS NO BASE FLOOD ELEVATIONS DETERMINED, PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12117C0006P, MAP REVISED SEPTEMBER 28, 2007, DEVELOPMENT WITHIN ZONE "A" AREAS WILL REQUIRE A FEMA LOIR.
  - WATER AND SEWER SERVICE WILL BE PROVIDED BY SEMINOLE COUNTY.
  - REUSE SERVICE WILL BE PROVIDED BY SEMINOLE COUNTY. CONNECTION TO THE SEMINOLE COUNTY RECLAIMED WATER SYSTEM IS REQUIRED.
  - UTILITY EASEMENTS DEDICATED TO SEMINOLE COUNTY SHALL BE PROVIDED OVER ALL PUBLIC WATER AND SEWER MAINS LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY.
  - ALL UTILITY LINES WILL BE DESIGNED TO MEET SEMINOLE COUNTY REQUIREMENTS.
  - THE PROPOSED INTERNAL DRIVEWAYS WILL BE PRIVATE.
  - THE EXISTING MASTER STORMWATER SYSTEM IS DESIGNED TO MEET SEMINOLE COUNTY AND SJRWMD REQUIREMENTS. SHARED RETENTION FOR ALL OF TERRACINA IS PROVIDED FOR IN THE MASTER STORMWATER SYSTEM.
  - FIRE PROTECTION WILL BE PROVIDED AND DESIGNED IN ACCORDANCE WITH ALL APPLICABLE SEMINOLE COUNTY CODES AND REGULATIONS.
  - ALL CONSTRUCTION MATERIALS AND OTHER PROPOSED IMPROVEMENTS SHALL MEET THE APPLICABLE CODES OF SEMINOLE COUNTY. SEMINOLE COUNTY STANDARD DETAILS WILL BE UTILIZED ON THE FINAL ENGINEERING PLANS.
  - IN ACCORDANCE WITH DEVELOPMENT ORDER NO. 05-20500006, ALL PROJECT SIGNAGE WILL COMPLY WITH THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY AND THE SIGN STANDARDS WITHIN THE SR 46 GATEWAY CORRIDOR OVERLAY STANDARDS.
  - AT A MINIMUM, LANDSCAPING WILL COMPLY WITH CHAPTER 30, PART 67 SR 46 GATEWAY CORRIDOR OVERLAY OF THE SEMINOLE COUNTY LAND DEVELOPMENT CODE, UNLESS OTHERWISE NOTED.
  - OUTDOOR LIGHTING WILL COMPLY WITH SEMINOLE COUNTY LDC SEC. 30.1234 - OUTDOOR LIGHTING REQUIREMENTS
  - A MINIMUM OF 25% OPEN SPACE IS REQUIRED PER COMMERCIAL LOT.
  - WETLANDS WERE PREVIOUSLY MITIGATED PER SJRWMD PERMIT NO. 4-117-119131-1.
  - THE SUBJECT PROPERTY IS WITHIN THE COUNTY'S URBAN BEAR MANAGEMENT AREA, AND MUST COMPLY WITH THE REQUIREMENTS OUTLINED IN CHAPTER 258 OF THE SEMINOLE COUNTY CODE OF ORDINANCES.
  - THE FOLLOWING IS REQUIRED FOR ACCESS SIGNAGE FOR NEW CONSTRUCTION SITES:
    - SIGNAGE SIGN SHALL READ "FIRE DEPARTMENT ACCESS" AND SHALL INCLUDE SITE ADDRESS, OR RANGE OF ADDRESSES, FOR ALL COMMERCIAL SITES AND RESIDENTIAL MODEL HOMES.
    - SIZE: THE TWO-SIDED SIGN PLATE SHALL BE A MINIMUM OF 4X4 FEET
    - COLOR: THE SIGN SHALL HAVE A RED BACKGROUND WITH A WHITE LEGEND.
    - LETTERING FOR THE SIGN SHALL BE FOUR INCH.
    - ADDRESS ON SIGN SHALL BE TWO AND ONE HALF INCH.
    - LOCATION: SIGN SHALL BE INSTALLED AT EACH POINT OF ENTRY.
    - BOTTOM OF SIGN SHALL BE SIX FEET ABOVE GRADE ON POSTS.
  - ANY SIDEWALKS LESS THAN 5' WIDE (6' ALONG ARTERIAL AND COLLECTOR ROADS) WILL BE BROUGHT INTO COMPLIANCE WITH SEMINOLE COUNTY REGULATIONS. ANY BROKEN SIDEWALK WITHIN SEMINOLE COUNTY ROW ABUTTING PROPERTY FRONTAGE WILL BE REPLACED.
  - FIRE DEPARTMENT ACCESS ROADS PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. (NFPA 1, 16.1.4)
  - THIS SITE WILL BE PART OF THE EXISTING PROPERTY OWNERS ASSOCIATION
  - PARKING LOT LANDSCAPING WILL BE CONSISTENT WITH SEMINOLE COUNTY LDC SEC. 30.1206 THE SR 46 GATEWAY CORRIDOR OVERLAY. NO LANDSCAPING WILL BE PROVIDED IN THE OUTDOOR VEHICLE STORAGE AREA.
  - PROJECT COULD BE DEVELOPED IN MULTIPLE PHASES.
  - IF THESE PARCELS ARE SUBDIVIDED THEN CROSS ACCESS EASEMENTS WILL BE REQUIRED BETWEEN THE LOTS.
  - HOURS OF OPERATION FOR A STORAGE FACILITY WILL BE FROM 7 AM TO 10 PM 7 DAYS A WEEK.
- PROJECT DATA:**
- PARKING REQUIREMENTS:  
PER SEMINOLE COUNTY LDC, 30.1221, MANUFACTURING CONCERNS AND WAREHOUSE/STORAGE FACILITY WILL REQUIRE 1 SPACE / 2 EMPLOYEES PLUS SPACE PER COMPANY VEHICLE
  - REQUIRED OPEN SPACE FOR COMMERCIAL LOTS IN ACCORDANCE WITH DO NO 05-20500006:  
REQUIRED OPEN SPACE: 3.53 AC. x 0.25 = 0.88 AC (25%)  
TOTAL REQUIRED OPEN SPACE: 3.53 AC. x 0.25 = 0.88 AC (25%)
  - UTILITIES:  
POTABLE WATER CONSUMPTION, AVERAGE DAILY FLOW (ADF) TO BE DETERMINED AT FDP/ENGINEERED SITE PLAN  
WASTEWATER GENERATION, AVERAGE DAILY FLOW (ADF) TO BE DETERMINED AT FDP/ENGINEERED SITE PLAN
  - TRAFFIC CALCULATIONS:  
TO BE DETERMINED AT FDP/ENGINEERED SITE PLAN
  - NET BUILDABLE AREA: LOT AREA - WETLANDS/FLOOD PLAINS = 3.53 AC - 0.00 AC = 3.53 AC
  - BUILDING DATA:  
MAXIMUM ALLOWABLE FLOOR AREA RATIO (F.A.R.): 0.66 FOR STORAGE USE, 0.35 FOR ALL OTHER USES  
STORAGE FAR 3.53 AC (153,767 SF) x 0.66 = 101,486 SF  
OTHER USES MAX. FAR 3.53 AC (153,767 SF) x 0.35 = 53,818 SF  
MAXIMUM ALLOWABLE BUILDING HEIGHT: 25 FT, 2-STORIES 35'
  - BUILDING SETBACKS:  
INTERNAL LOT LINE 0 FT  
SOUTH PROPERTY LINE (ADJACENT SR 46) 50 FT  
EAST PROPERTY LINE 10 FT  
NORTH PROPERTY LINE 25 FT  
WEST PROPERTY LINE (ADJ. 35 UNDISTURBED BUFFER) 35 FT
  - ALLOWABLE USES:  
SELF STORAGE FACILITIES INCLUDING OUTDOOR VEHICLE STORAGE AND ALL C-1 USES
  - PROHIBITED USES:  
CONVENIENCE MARKETS AND SELF-SERVICE LAUNDRIES

**MADDEN**  
ROOMHEAD & STOKES, LLC  
**CIVIL ENGINEERS**  
431 E. Horatio Avenue  
Suite 280  
Maitland, Florida 32751  
(407) 629-8330

**MASTER DEVELOPMENT PLAN**  
FOR  
**SR46/LAKE FOREST PD - C-4**  
FLORIDA  
SEMINOLE COUNTY

**HATTAWAY HOLDINGS**

ENGINEER: ROOMHEAD & STOKES, LLC  
PROJECT NO.: 22013  
DATE: 05/20/24  
SCALE: 1" = 30'  
DESIGNED BY: CHM  
DRAWN BY: JAS  
APPROVED BY: CHM

**C100**

## SEMINOLE COUNTY DEVELOPMENT ORDER

On January 14, 2025, Seminole County Board of County Commissioners issued this Addendum #1, which represents an amendment to the Development Order #05-20500006, issued on October 25, 2005, and recorded in Seminole County Official Records Book 0643, Pages 0359-0364, relating to and touching and concerning the following described property:

See Attached Exhibit A

(The above described legal description has been provided to Seminole County by the owner of the above described property.)

### FINDINGS OF FACT

**Property Owner:** Robert T. Hattaway, Trustee

**Project Name:** SR 46/Lake Forest (aka Terracina) PD

**Requested Development Approval:** Consider a Small Scale Future Land Use Map Amendment from Higher Intensity Planned Development-Target Industry and Planned Development to Planned Development, and a Rezone from PD (Planned Development) to PD (Planned Development) for a proposed self-storage facility on approximately 3.53 acres, located on the north side of W SR 46 between Bernini Way and Lake Forest Blvd.

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The development conditions and commitments stated below will run with, follow and perpetually burden the above described property.

Prepared by: Anne Marie Sillaway, AICP  
Senior Planner  
1101 East First Street  
Sanford, Florida 32771

## Order

### NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

(1) The subject application for development approval is **GRANTED**.

(2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.

(3) The conditions upon this Addendum #1 development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owners of the property; all other sections and provisions included within Development Order #05-20500006, issued on October 25, 2005, and recorded in Seminole County Official Records Book 0643, Pages 0359-0364, remain unchanged and in full effect:

A. Development must comply with the Master Development Plan attached as Exhibit (B).

B. Permitted Uses:

- a. Self-Storage Facility
- b. Outdoor storage is limited to boats and recreational vehicles.
- c. C-1 (Retail Commercial) uses.

C. Maximum Floor Area Ratio: 0.66 for self-storage use.  
0.35 for C-1 uses.

D. Maximum Building Height: Thirty-five (35) feet, Two (2) stories

E. The development must provide a minimum of twenty-five (25) percent common usable open space.

F. The setbacks from the external property boundaries are as follows:

North: Twenty-five (25) feet.

South (adjacent to SR 46): Fifty (50) feet.

East: Ten (10) feet.

West: Thirty-five (35) feet.

Internal setbacks: Zero (0) feet

G. The buffers are follows:

North: Twenty-five (25) foot wide landscape buffer.

South: Twenty-five (25) foot wide landscape buffer.

East: No buffer required.

West: Thirty-five (35) foot undisturbed buffer.

Buffer components will be established at Final Development Plan.

- H. The developer must provide a pedestrian circulation system giving access to all portions of the development as well as connecting to existing sidewalks outside of the development.
- I. All project signage must comply with the State Road 46 Gateway Corridor Standards.
- J. The site will be part of the existing property owner's association.
- K. The subject development is within the County's Urban Bear Management Area and must comply with the requirements outlined in Chapter 258 of the Seminole County Code of Ordinances (2015-33).
- L. The existing master stormwater system is designed to meet the applicable codes of Seminole County and St. John River Water Management District requirements.
- M. The project will be built in two phases. Phase one is Outdoor storage along with self-storage buildings. Phase two shall replace the outdoor storage with a self-storage building.
- N. Outdoor storage is limited to boats and recreation vehicles. Construction equipment, tractor trailers, or type of construction materials will be prohibited.
- O. The Developer will provide a fifty (50) foot landscape buffer and berm along the southern portion of the subject site that faces SR 46 only for the use of self-storage, attached as Exhibit C.
- P. **In the case of a conflict between the written conditions A through O in this Development Order and the Master Development Plan attached as Exhibit (B), the terms of the written conditions A through O will apply.**

(4) This Development Order touches and concerns the above described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude upon and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.

(6) In the case of a conflict between the written conditions in this Development Order and the attached Master Development Plan, the terms of the written conditions shall apply.

(7) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.

(8) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

(9) In approval of this Development Order by Seminole County, the property owner(s) understands that the County must receive a Final Development Plan within five (5) years of approval of the Master Development Plan, unless this time period is extended by the Seminole County Local Planning Agency / Planning and Zoning Commission. If substantial development has not begun within eight (8) years after approval of the Master Development Plan, the planned development will be subject to review by the Local Planning Agency / Planning and Zoning Commission and the Board of County Commissioners may move to rezone the subject property to a more appropriate zoning or extend the deadline for start of construction (see Sections 30.446 and 449, LDC).

(10) This Order becomes effective upon recording with the Seminole County Clerk of the Court. However, in no case will this Order be effective prior to the effective date of the associated comprehensive plan amendment enacted in association with SR 46/Lake Forest (aka. Terracina) SSFLUMA & PD Rezone (as referenced in Exhibit A), on January 14, 2025.

**Done and Ordered on the date first written above.**

**SEMINOLE COUNTY BOARD  
OF COUNTY COMMISSIONERS**

By: \_\_\_\_\_  
Jay Zembower, Chairman

**EXHIBIT A**  
**Legal Description**

PARCEL 1 - SEMINOLE COUNTY; FLORIDA PARCEL ID NO,: 30-19-30-516-0000-0C40

LOT C-4, TERRACINA AT LAKE FOREST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 74, PAGES 8-16, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

AND

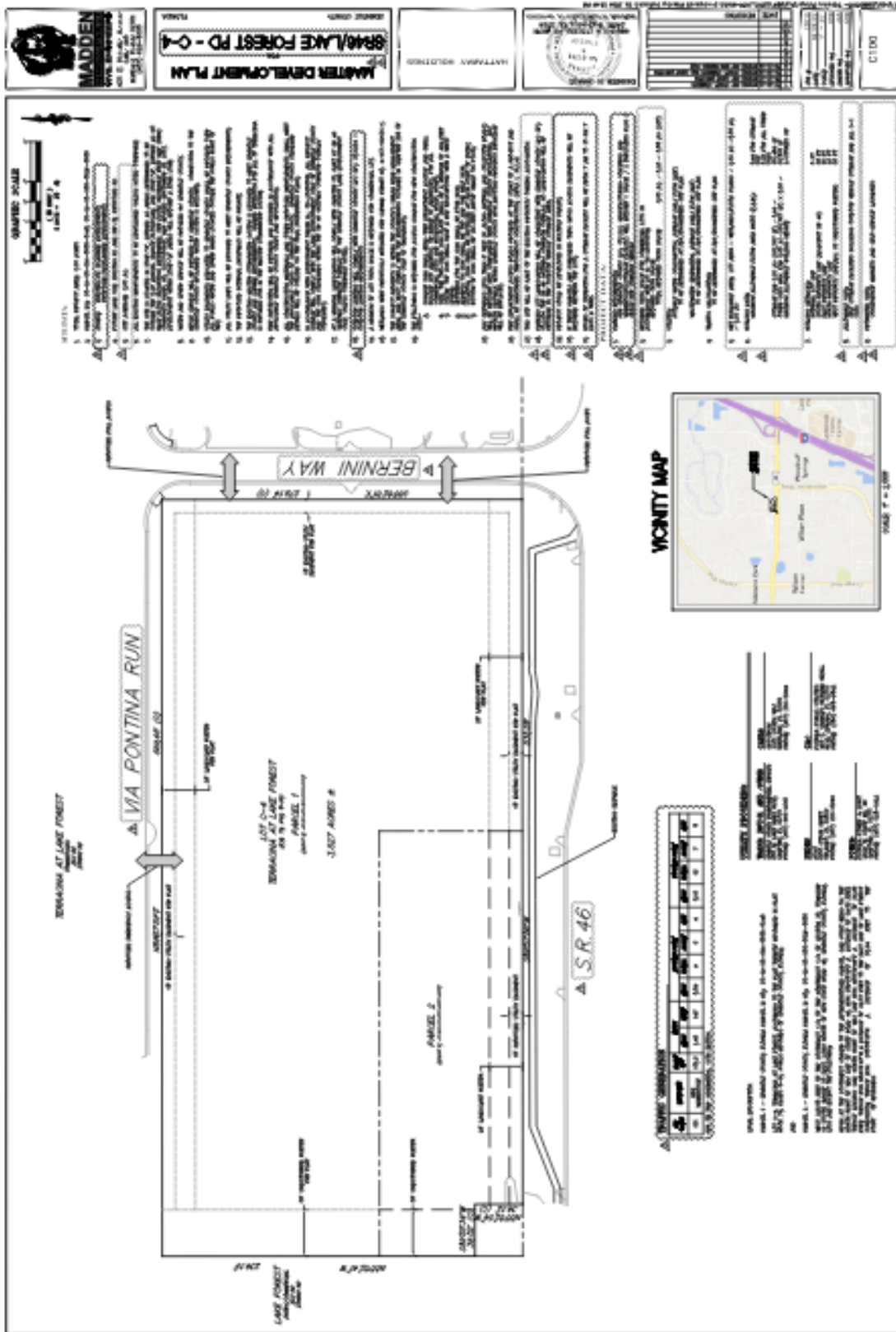
PARCEL 2 - SEMINOLE COUNTY, FLORIDA PARCEL ID NO.: 30-19-30-300-002P-0000

WEST 320.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST, LYING NORTH OF NEW STATE ROAD 46, SEMINOLE COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING:

BEGIN AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED PARCEL, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD 46, RUN S89°50'15"E A DISTANCE OF 39.05 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE RUN N00°09'45"E A DISTANCE OF 35.96 FEET; THENCE RUN N89°51'47"W A DISTANCE OF 39.07 FEET TO THE EAST LINE OF LAKE FOREST SUBDIVISION; THENCE RUN S00°08'13"W A DISTANCE OF 35.94 FEET TO THE POINT OF BEGINNING

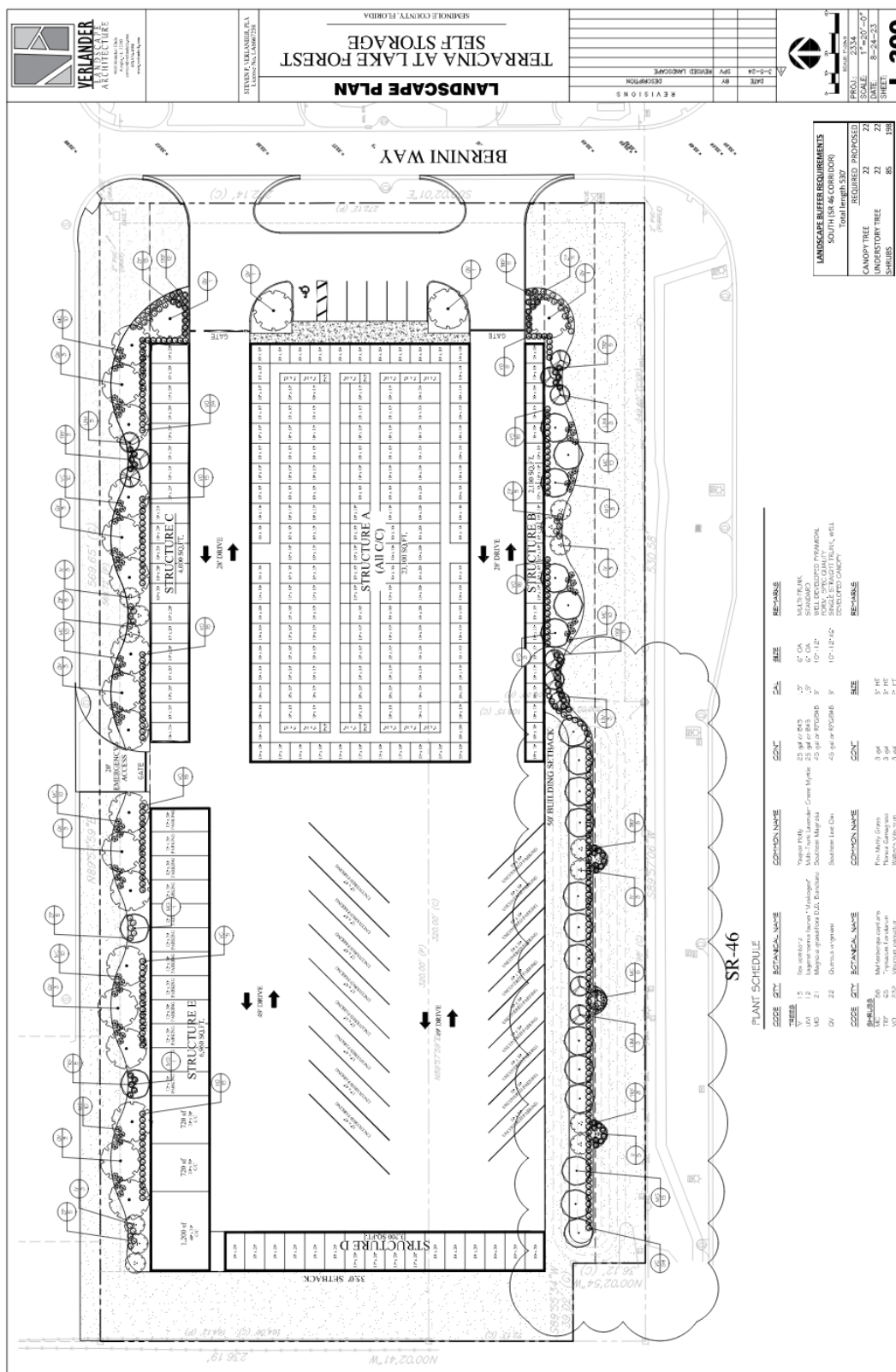


# EXHIBIT B Master Development Plan





**EXHIBIT C**  
**LANDSCAPE EXHIBIT**



**AN ORDINANCE FURTHER AMENDING THE SEMINOLE COUNTY COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP DESIGNATION OF PROPERTY GENERALLY LOCATED (ON THE NORTH SIDE OF STATE ROAD 46 BETWEEN BERINI WAY AND LAKE FOREST BLVD) BY VIRTUE OF A SMALL SCALE FUTURE LAND USE MAP AMENDMENT; CHANGING THE FUTURE LAND USE MAP DESIGNATION ASSIGNED TO CERTAIN PROPERTY FROM PLANNED DEVELOPMENT AND HIGHER INTENSITY PLANNED DEVELOPMENT – TARGET INDUSTRY TO PLANNED DEVELOPMENT; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of County Commissioners of Seminole County enacted Ordinance Number 2008-44 which adopted the Seminole County Comprehensive Plan (“the Plan”), which Plan has been subsequently amended from time-to-time and in accordance with State law; and

**WHEREAS**, the Board of County Commissioners has followed the procedures set forth in Section 163.3187, Florida Statutes, in order to further amend certain provisions of the Plan as set forth in this Ordinance relating to a Small Scale Future Land Use Map Amendment; and

**WHEREAS**, the Board of County Commissioners has substantially complied with the procedures set forth in the Implementation Element of the Plan regarding public participation; and

**WHEREAS**, the Seminole County Local Planning Agency held a public hearing, with all required public notice on December 4, 2024, for the purpose of providing recommendations to the Board of County Commissioners with regard to the Plan Amendment set forth in this Ordinance; and

**WHEREAS**, the Board of County Commissioners held a public hearing on January 14, 2025, with all required public notice for the purpose of hearing and considering the recommendations and comments of the general public, the Local

Planning Agency, other public agencies, and other jurisdictions prior to final action on the Plan amendment set forth in this Ordinance; and

**WHEREAS**, the Board of County Commissioners hereby finds that the Plan, as amended by this Ordinance, is consistent and in compliance with the provisions of State law, including, but not limited to, Sections 163.3177 and 163.3187, Florida Statutes, and with the Strategic Regional Policy Plan of the East Central Florida Regional Planning Council

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:**

**Section 1. Recitals/Legislative findings:**

The above recitals are true and correct and form and include legislative findings which are a material part of this Ordinance.

**Section 2. AMENDMENT TO COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP DESIGNATION:**

(a) The Future Land Use Element's Future Land Use Map as set forth in Ordinance Number 2008-44, as previously amended, is hereby further amended by amending the Future Land Use Map designation assigned to the following property and which is depicted on the Future Land Use Map and further described in the attached Exhibit "A" to this Ordinance:

Ord Exhibit	Name	Amendment Number	Future Land Use Change From-To	LPA Hearing Date	Board Hearing Date
A	SR 46/Lake Forest (aka Terracina) SSFLUMA and PD Major Amendment	06.22SS.04 (Z2022-16)	Planned Development and Higher Intensity Planned Development – Target Industry to Planned Development	12/4/2024	1/14/2025

			With a maximum F.A.R. of 0.66		
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(b) The associated rezoning request was completed by means of Ordinance Number 25-\_\_\_\_\_.

### **Section 3. Severability:**

If any provision of this Ordinance or the application to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity will not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application and, to this end, the provisions of this Ordinance are declared severable.

### **Section 4. Exclusion from County Code/Codification:**

(a) It is the intent of the Board of County Commissioners that the provisions of this Ordinance will not be codified into the Seminole County Code, but that the Code Codifier shall have liberal authority to codify this Ordinance as a separate document or as part of the Land Development Code of Seminole County in accordance with prior directions given to this Code Codifier.

(b) The Code Codifier is hereby granted broad and liberal authority to codify and edit the provisions of the Seminole County Comprehensive Plan to reflect adopted amendments to the Plan.

### **Section 5. Effective Date:**

(a) The County will provide a certified copy of this Ordinance to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes.

(b) This Ordinance will take effect upon filing a copy of this Ordinance with the Department of State by the Clerk of the Board of County Commissioners; provided, however, that the effective date of the plan amendment set forth in this Ordinance, if the amendment is not challenged in a timely manner, will be no earlier than thirty-one (31)

days after the adoption date of the amendment. If challenged within the appropriate time period, this amendment will become effective on the date the State Land Planning Agency or the State Administration Commission enters a final order determining the adopted amendment to be in compliance. No development orders, development permits or land uses dependent upon this amendment may be issued or commence before it has become effective.

**ENACTED** this 14<sup>th</sup> day of January, 2025

BOARD OF COUNTY COMMISSIONERS  
OF SEMINOLE COUNTY, FLORIDA

By: \_\_\_\_\_  
JAY ZEMBOWER, CHAIRMAN

## **EXHIBIT A**

### **Amendment 06.22SS.04**

#### **LEGAL DESCRIPTION**

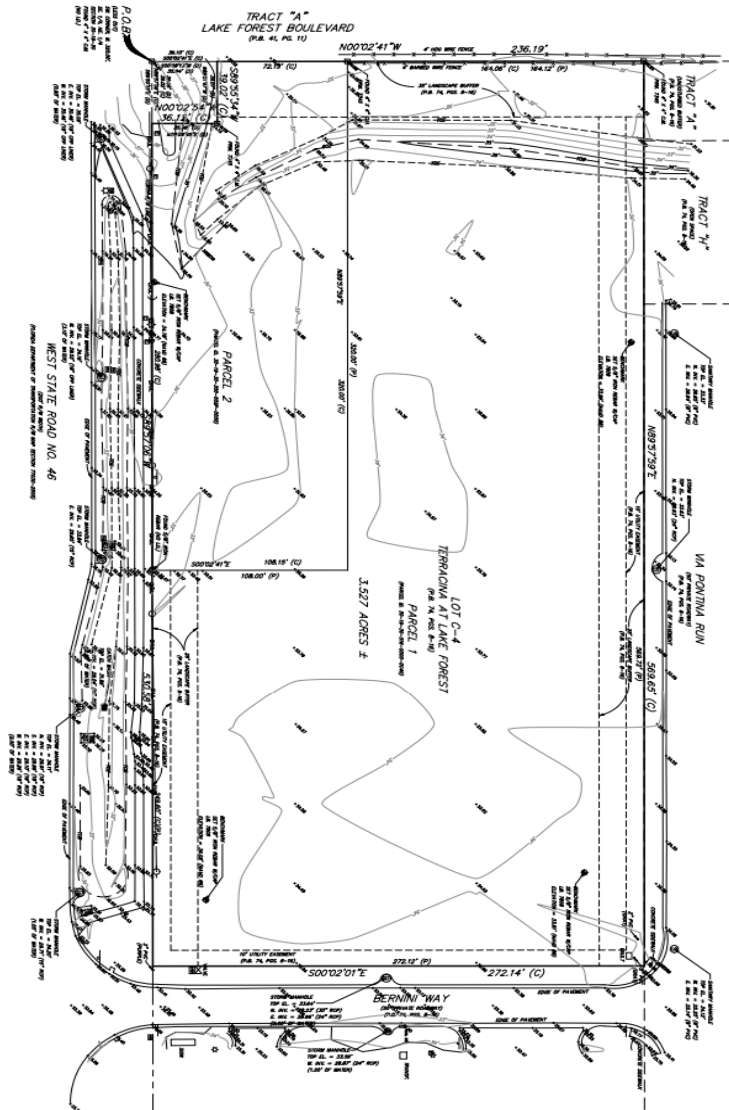
PARCEL 1 – SEMINOLE COUNTY; FLORIDA PARCEL ID NO.: 30-19-30-516-0000-0C40  
LOT C-4, TERRACINA AT LAKE FOREST, ACCORDING TO THE PLAT THEREOF  
RECORDED IN PLAT BOOK 74, PAGES 8-16, PUBLIC RECORDS OF SEMINOLE COUNTY,  
FLORIDA.

AND

PARCEL 2 – SEMINOLE COUNTY, FLORIDA PARCEL ID NO.: 30-19-30-300-002P-0000  
WEST 320.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30,  
TOWNSHIP 19 SOUTH, RANGE 30 EAST, LYING NORTH OF NEW STATE ROAD 46,  
SEMINOLE COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING:

BEGIN AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED PARCEL, SAID  
POINT BEING ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD 46, RUN  
S89°50'15"E A DISTANCE OF 39.05 FEET; THENCE LEAVING SAID NORTH RIGHT OF  
WAY LINE RUN N00°09'45"E A DISTANCE OF 35.96 FEET; THENCE RUN N89°51'47"W A  
DISTANCE OF 39.07 FEET TO THE EAST LINE OF LAKE FOREST SUBDIVISION; THENCE  
RUN S00°08'13"W A DISTANCE OF 35.94 FEET TO THE POINT OF BEGINNING

# Exhibit B Boundary Survey

[illegible][illegible]

Digitally signed  
by David A  
White

Date: 2022.03.15

08:56:48 -04'00'

DAVID A. WHITE, P.S.M.  
FLORIDA AGRICULTURAL MACH. CO. INC.

PFC - SCIENTIFIC AND BUSINESS L  
 CHEMICALS OF AMERICA INC. 4.8  
 DATE OF FIELD SURVEY: 03-10-2002  
 DATE OF SUBMITTAL: 03-16-2002

**NOTES**

REG. NO. 4044

FILED REC. NO. 5570  
CHECKED BY  
C.R.

Page(s)

[illegible]

**PEC** | **SURVEYING AND MAPPING, LLC**  
 CERTIFICATE OF AUTHORIZATION NUMBER LB 7808  
 2100 Airbyte Trg., Suite 203 • Oviedo, Florida 32765 • 407-542-4967  
 WWW.PECMA.COM

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY  
LOCATED IN  
SECTION 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST  
SEMANOLE COUNTY, FLORIDA

DAVID A. WHITE, P.S.M., FL. REG. NO. 4044	DOB NO.:	22-025
TRACY W. BIRCH, P.S.M., FL. REG. NO. 5579	DEATH DT:	3-9-2022
	DECEASED BY:	J.L.M.
	J.R.	D.A.W.
		240
		4-M



**AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO PROPERTY GENERALLY LOCATED (ON THE NORTH SIDE OF STATE ROAD 46 BETWEEN BERINI WAY AND LAKE FOREST BLVD) IN SEMINOLE COUNTY; REZONING CERTAIN PROPERTY CURRENTLY ASSIGNED THE PD (PLANNED DEVELOPMENT) ZONING CLASSIFICATION TO THE PD (PLANNED DEVELOPMENT) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.**

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:**

**Section 1. LEGISLATIVE FINDINGS.**

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the documents titled SR 46/Lake Forest (aka. Terracina) SSFLUMA & PD Major Amendment, dated January 14, 2025.

(b) The Board hereby determines that the economic impact statement referred to by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.

**Section 2. REZONING.** The zoning classification assigned to the following described property is changed from PD (Planned Development) to PD (Planned Development) pursuant to the provisions contained in Development Order #22-20500012, attached to this Ordinance as Exhibit "A" and incorporated in this Ordinance by reference:

**SEE ATTACHED EXHIBIT "B" FOR LEGAL DESCRIPTION  
SEE ATTACHED EXHIBIT "C" FOR BOUNDARY SURVEY**

**Section 3. CODIFICATION.** It is the intention of the Board of County Commissioners that the provisions of this Ordinance will not be codified.

**Section 4. SEVERABILITY.** If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity will not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

**Section 5. EFFECTIVE DATE.** The Clerk of the Board of County Commissioners shall provide a certified copy of this Ordinance to the Florida Department of State in accordance with Section 125.66, Florida Statutes, and this Ordinance shall be effective on the recording date of the Development Order #22-20500012 in the Official Land Records of Seminole County or upon filing this Ordinance with the Department of State, whichever is later.

ENACTED this 14th day of January, 2025.

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

By: \_\_\_\_\_  
JAY ZEMBOWER, CHAIRMAN

**EXHIBIT "A"**  
**DEVELOPMENT ORDER**

FILE NO:	PZ2022-16	DEVELOPMENT ORDER #	22-20500012
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**SEMINOLE COUNTY DEVELOPMENT  
ORDER**

On January 14, 2025, Seminole County Board of County Commissioners issued this Addendum #1, which represents an amendment to the Development Order #05-20500006, issued on October 25, 2005, and recorded in Seminole County Official Records Book 0643, Pages 0359-0364, relating to and touching and concerning the following described property:

See Attached Exhibit A

(The above described legal description has been provided to Seminole County by the owner of the above described property.)

**FINDINGS OF FACT**

**Property Owner:** Robert T. Hattaway, Trustee

**Project Name:** SR 46/Lake Forest (aka Terracina) PD

**Requested Development Approval:** Consider a Small Scale Future Land Use Map Amendment from Higher Intensity Planned Development-Target Industry and Planned Development to Planned Development, and a Rezone from PD (Planned Development) to PD (Planned Development) for a proposed self-storage facility on approximately 3.53 acres, located on the north side of W SR 46 between Bernini Way and Lake Forest Blvd.

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The development conditions and commitments stated below will run with, follow and perpetually burden the above described property.

Prepared by: Anne Marie Sillaway, AICP  
Senior Planner  
1101 East First Street  
Sanford, Florida 32771

FILE NO. :	PZ2022-16	DEVELOPMENT ORDER #	22-20500012
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### Order

#### NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

(1) The subject application for development approval is **GRANTED**.

(2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.

(3) The conditions upon this Addendum #1 development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owners of the property; all other sections and provisions included within Development Order #05-20500006, issued on October 25, 2005, and recorded in Seminole County Official Records Book 0643, Pages 0359-0364, remain unchanged and in full effect:

- A. Development must comply with the Master Development Plan attached as Exhibit (B).
  - B. Permitted Uses:
    - a. Self-Storage Facility
    - b. Outdoor storage is limited to boats and recreational vehicles.
    - c. C-1 (Retail Commercial) uses.
  - C. Maximum Floor Area Ratio: 0.66 for self-storage use.  
0.35 for C-1 uses.
  - D. Maximum Building Height: Thirty-five (35) feet, Two (2) stories
  - E. The development must provide a minimum of twenty-five (25) percent common usable open space.
  - F. The setbacks from the external property boundaries are as follows:
    - North: Twenty-five (25) feet.
    - South (adjacent to SR 46): Fifty (50) feet.
    - East: Ten (10) feet.
    - West: Thirty-five (35) feet.
    - Internal setbacks: Zero (0) feet
  - G. The buffers are follows:
    - North: Twenty-five (25) foot wide landscape buffer.
    - South: Twenty-five (25) foot wide landscape buffer.
    - East: No buffer required.
    - West: Thirty-five (35) foot undisturbed buffer.
- Buffer components will be established at Final Development Plan.

FILE NO.:	PZ2022-16	DEVELOPMENT ORDER #	22-20500012
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- H. The developer must provide a pedestrian circulation system giving access to all portions of the development as well as connecting to existing sidewalks outside of the development.
- I. All project signage must comply with the State Road 46 Gateway Corridor Standards.
- J. The site will be part of the existing property owner's association.
- K. The subject development is within the County's Urban Bear Management Area and must comply with the requirements outlined in Chapter 258 of the Seminole County Code of Ordinances (2015-33).
- L. The existing master stormwater system is designed to meet the applicable codes of Seminole County and St. John River Water Management District requirements.
- M. The project will be built in two phases. Phase one is Outdoor storage along with self-storage buildings. Phase two shall replace the outdoor storage with a self-storage building.
- N. Outdoor storage is limited to boats and recreation vehicles. Construction equipment, tractor trailers, or type of construction materials will be prohibited.
- O. The Developer will provide a fifty (50) foot landscape buffer and berm along the southern portion of the subject site that faces SR 46 only for the use of self-storage, attached as Exhibit C.
- P. **In the case of a conflict between the written conditions A through O in this Development Order and the Master Development Plan attached as Exhibit (B), the terms of the written conditions A through O will apply.**

(4) This Development Order touches and concerns the above described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude upon and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.

(6) In the case of a conflict between the written conditions in this Development Order and the attached Master Development Plan, the terms of the written conditions shall apply.

(7) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.

FILE NO.:	PZ2022-16	DEVELOPMENT ORDER #	22-20500012
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(8) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

(9) In approval of this Development Order by Seminole County, the property owner(s) understands that the County must receive a Final Development Plan within five (5) years of approval of the Master Development Plan, unless this time period is extended by the Seminole County Local Planning Agency / Planning and Zoning Commission. If substantial development has not begun within eight (8) years after approval of the Master Development Plan, the planned development will be subject to review by the Local Planning Agency / Planning and Zoning Commission and the Board of County Commissioners may move to rezone the subject property to a more appropriate zoning or extend the deadline for start of construction (see Sections 30.446 and 449, LDC).

(10) This Order becomes effective upon recording with the Seminole County Clerk of the Court. However, in no case will this Order be effective prior to the effective date of the associated comprehensive plan amendment enacted in association with SR 46/Lake Forest (aka. Terracina) SSFLUMA & PD Rezone (as referenced in Exhibit A), on January 14, 2025.

**Done and Ordered on the date first written above.**

**SEMINOLE COUNTY BOARD  
OF COUNTY COMMISSIONERS**

By: \_\_\_\_\_  
Jay Zembower, Chairman

FILE NO.:	PZ2022-16	DEVELOPMENT ORDER #	22-20500012
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**EXHIBIT A**  
**Legal Description**

PARCEL 1 - SEMINOLE COUNTY; FLORIDA PARCEL ID NO.: 30-19-30-516-0000-0C40

LOT C-4, TERRACINA AT LAKE FOREST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 74, PAGES 8-16, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

AND

PARCEL 2 - SEMINOLE COUNTY, FLORIDA PARCEL ID NO.: 30-19-30-300-002P-0000

WEST 320.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST, LYING NORTH OF NEW STATE ROAD 46, SEMINOLE COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING:

BEGIN AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED PARCEL, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD 46, RUN S89°50'15"E A DISTANCE OF 39.05 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE RUN N00°09'45"E A DISTANCE OF 35.96 FEET; THENCE RUN N89°51'47"W A DISTANCE OF 39.07 FEET TO THE EAST LINE OF LAKE FOREST SUBDIVISION; THENCE RUN S00°08'13"W A DISTANCE OF 35.94 FEET TO THE POINT OF BEGINNING

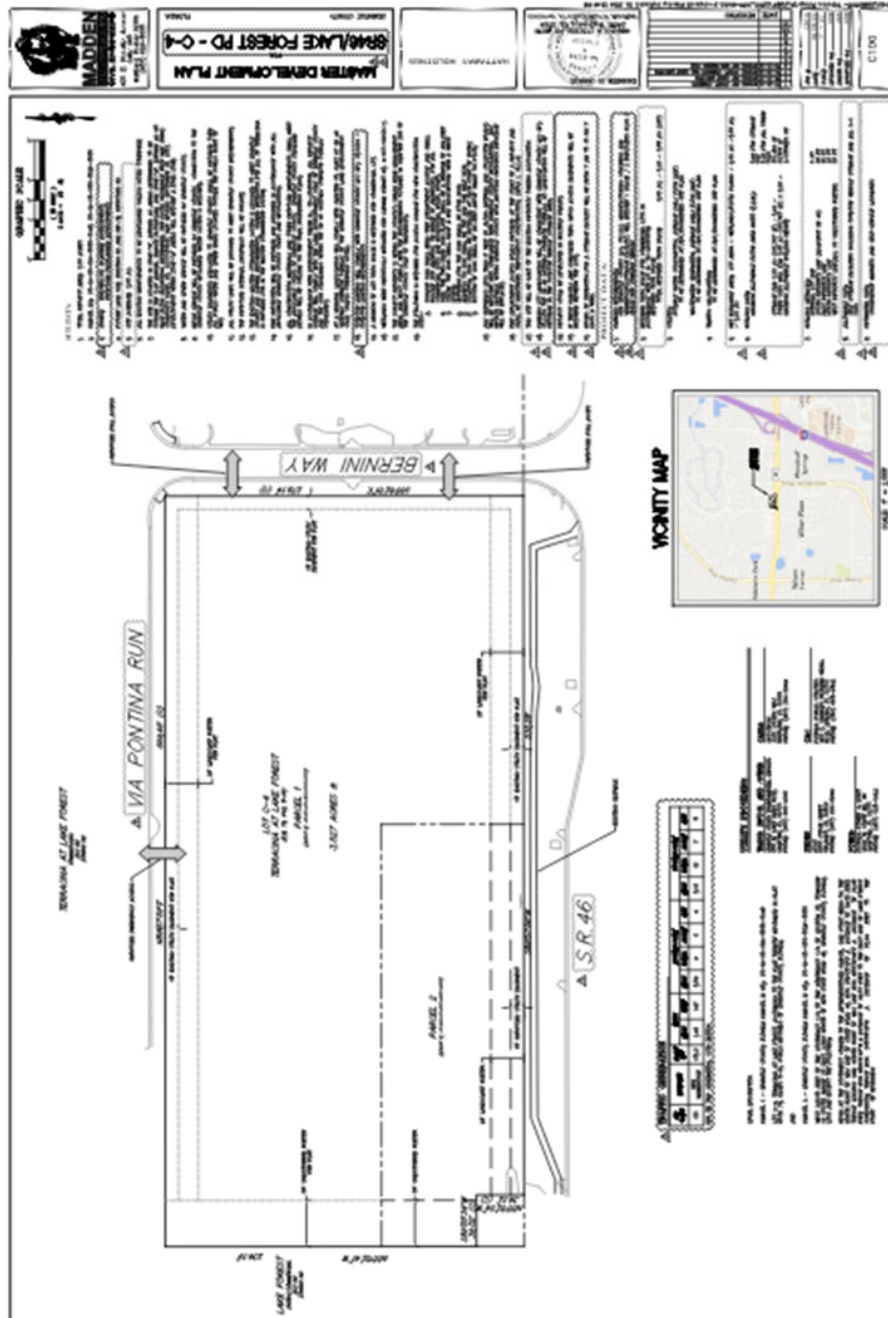


FILE NO.:	PZ2022-16
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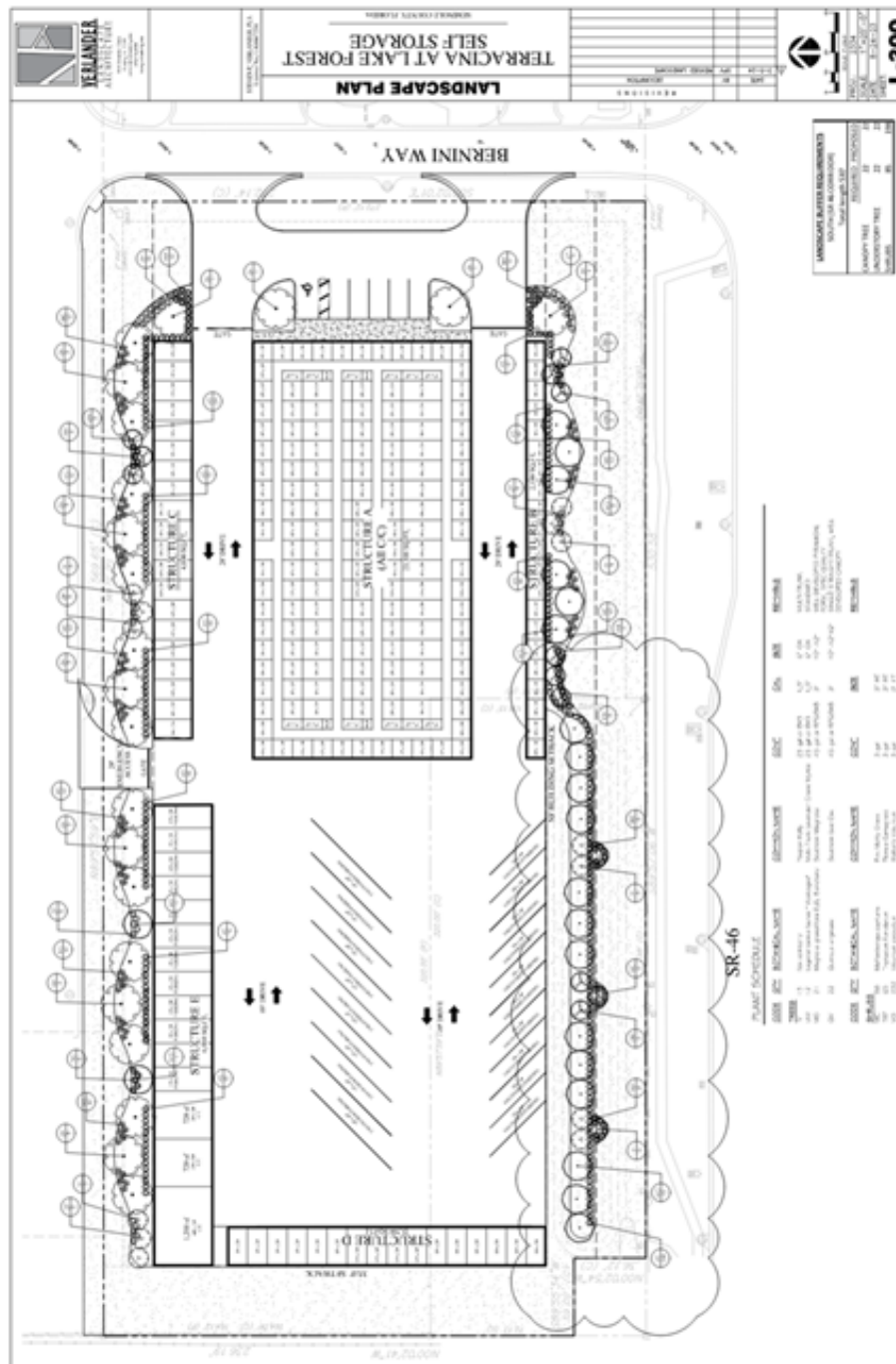
DEVELOPMENT ORDER #

22-20500012

**EXHIBIT B**  
**Master Development Plan**



**EXHIBIT C**  
**LANDSCAPE EXHIBIT**



**EXHIBIT "B"**  
**LEGAL DESCRIPTION**

PARCEL 1 - SEMINOLE COUNTY; FLORIDA PARCEL ID NO.: 30-19-30-516-0000-0C40

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**SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

On January 14, 2025, Seminole County issued this Denial Development Order relating to and touching and concerning the following described property:

See Attached Exhibit A

(The above described legal description has been provided to Seminole County by the owner of the above described property.)

**Property Owner(s):** Robert T. Hattaway, Trustee

**Project Name:** SR 46/Lake Forest (aka Terracina) SSFLUMA and PD Rezone

**Requested Development Approval:** Consider a Small Scale Future Land Use Map Amendment from Higher Intensity Planned Development-Target Industry and Planned Development to Planned Development, and a Rezone from PD (Planned Development) to PD (Planned Development) for a proposed self-storage facility on approximately 3.53 acres, located on the north side of W SR 46 between Bernini Way and Lake Forest Blvd.

Findings: After fully considering staff analysis titled "SR46/Lake Forest (Terracina) SSFLUMA and PD Rezone" and all evidence submitted at the public hearing on January 14, 2025, regarding this matter, the Board of County Commissioners has found, determined and concluded that the requested Small Scale Future Land Use Map Amendment from Planned Development and Higher Intensity Planned Development to Planned Development Rezone from PD (Planned Development) to PD (Planned Development) is not compatible with the surrounding area and is not consistent with the Seminole County Comprehensive Plan.

**ORDER**

**NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

The aforementioned application for development approval is **DENIED**.

**Done and Ordered on the date first written above.**

**SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS**

By: \_\_\_\_\_  
Jay Zembower, Chairman

**EXHIBIT "A"**

PARCEL 1 - SEMINOLE COUNTY; FLORIDA PARCEL ID NO.: 30-19-30-516-0000-0C40  
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AND

PARCEL 2 - SEMINOLE COUNTY, FLORIDA PARCEL ID NO.: 30-19-30-300-002P-0000  
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THENCE RUN S00°08'13"W A DISTANCE OF 35.94 FEET TO THE POINT OF  
BEGINNING

## **ATTACHMENT A - Text Section**

### **Application For Future Land Use Map Amendment To The Seminole County Comprehensive Plan**

*SEMINOLE COUNTY PLANNING AND DEVELOPMENT DIVISION  
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#### **SEMINOLE COUNTY LOCAL PLANNING AGENCY/PLANNING AND ZONING COMMISSION AND BOARD OF COUNTY COMMISSIONERS**

Proposed amendments to the County's Future Land Use Map are reviewed against the goals, objectives and policies of the Seminole County Comprehensive Plan. The future land use map itself is a graphic representation of the policies contained within the Plan.

Proposed amendments are also reviewed for compatibility with adjacent land uses, sufficient public facility resources to serve any change in the demand for services, appropriate timing and location of the amendment, potential environmental impacts, and for internal Plan consistency. The impact on state and regional resources, facilities and policies as well as upon specially designated areas within the County is included in this review.

The County also evaluates proposed amendments for consistency with the Central Florida Regional Growth Vision and the East Central Florida Regional Planning Council's Strategic Regional Policy Plan.

#### **ATTACHMENT A SECTIONS :**

1. A text section requiring the applicant to perform a preliminary evaluation of whether the amendment proposal meets certain standards set by the Comprehensive Plan. This section is a Microsoft Word document that can be downloaded, opened and directly filled-in. The document can then be either printed directly as a PDF or printed out and scanned to PDF for submission. The submitted PDF is included in the Board's meeting agenda package. Applicant responses are used by the Project Manager in reviewing the proposed amendment.
2. A worksheet section requiring the applicant to perform a preliminary evaluation of whether current facility capacities can meet the demand of the proposed land use change. This section is an Adobe Acrobat PDF document which can be opened from the County web-site and filled-in on screen or can be downloaded, opened on a personal computer and filled-in. Once both documents are filled-in, they can then be either printed directly as a PDF or printed out and scanned to PDF for submission. The submitted PDF is included in the Board's meeting agenda package.

**NOTE: A MINIMUM OF THREE STEPS ARE INCLUDED IN THE AMENDMENT PROCESS:**

1. Development Review Committee (DRC) Meeting – Review conducted by county staff to identify any potential internal plan conflict issues and provide recommendations. NOTE: This meeting may be waived under certain circumstances.
2. First Public Hearing – Review by the Planning and Zoning Commission, serving as the Local Planning Agency, to provide recommendations to the Board of County Commissioners.
3. Second Public Hearing –
  - a. For Small Scale Amendments (amendments affecting properties with fewer than 10 net buildable acres), the second public hearing is an adoption or denial hearing. The decision to amend the plan must be through adoption of an ordinance of amendment by affirmative vote of not less than a majority of the members of the governing board present at the hearing. Within 31 days of adoption of the ordinance, if no affected party has filed a request for a hearing at the Division of Administrative Hearings, the amendment is effective.
  - b. For Large Scale Amendments (amendments affecting properties with 10 or more net buildable acres), the second public hearing is a transmittal hearing by the Board of County Commissioners. The decision must be by an affirmative vote of not less than the majority of the members of the governing board present at the hearing to transmit the proposed amendment to State and Regional Reviewing Agencies.
4. Third Public Hearing for Large Scale Amendments –
  - a. Within 180 days of receiving comments from State and Regional Reviewing Agencies, a third public hearing is held before the Board of County Commissioners to consider adoption, which must be through an ordinance of amendment by affirmative vote of not less than a majority of the members of the governing board present at the hearing.
  - b. The amendment must then be resubmitted to the State Land Planning Agency, which will notify the County as to whether the amendment package is complete.
  - c. Within 31 days of notification by the State Land Planning Agency of receipt of a complete amendment package, if no affected party has filed a request for a hearing at the Division of Administrative Hearings, the amendment is effective.



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  - a. Change a future land use designation within the East Rural Area
  - b. Change the Urban/Rural Boundary
3. An amendment from Higher Intensity Planned Development (HIP) and/or Industrial (IND) FLU that reduces employment opportunities.
4. An amendment within the Wekiva River Protection Area
5. An amendment within the East Lake Sylvan Transitional Area
6. An amendment within the Econlockhatchee River Protection Area
7. An amendment within the Environmentally Sensitive Lands Overlay (ESLO)

### **Sources Of Information For Completing Attachment A**

- “Attachment A - References” – This document includes objectives, policies and map exhibits that can be referenced when completing the Attachment A - Text Section. It can be downloaded at:  
<http://www.seminolecountyfl.gov/gm/planning/FLUamend.aspx>
- The County's Information Kiosk provides parcel information useful in completing Attachment A, including whether a parcel is within one or more Special Areas:  
<http://gis2.seminolecountyfl.gov/InformationKiosk/>
- A fully searchable single copy of the Seminole County Comprehensive Plan, noted as “Entire Comprehensive Plan (17MB)”, as well as individual Elements and Element Exhibits, can be opened and/or downloaded at:  
<http://www.seminolecountyfl.gov/gm/planning/compplan.aspx>

## STANDARDS OF REVIEW FOR ALL FUTURE LAND USE MAP AMENDMENTS<sup>1</sup>

The County shall use the standards described below in evaluating all applications for amendments to the Future Land Use Map of the Seminole County Comprehensive Plan.

All submissions are included in the official file for the project and will become a part of staff memoranda for public, Board and State Agency review. Staff review will verify if the applicant is correct in determining whether a question is applicable.

This application is divided into two documents – a text section and a worksheet section. Both are to be submitted with the application.

**ALL APPLICABLE INFORMATION MUST BE PROVIDED  
INCOMPLETE SUBMITTALS SHALL BE RETURNED TO THE APPLICANT**

1. OWNER/APPLICANT NAME: Robert Hattaway
2. PROJECT NAME: Terracina Storage

### 3. IDENTIFICATION OF PARCELS PROPOSED FOR AMENDMENT AND FLU OF ADJACENT PARCELS

List the parcel number of each parcel proposed for amendment, use no hyphens, separate by semicolons.

Insert Parcel Identification Number(s) Here:
30-19-30-300-002P-0000 & 30-19-30-516-0000-0C40

**Note 1:** If proposing an amendment to Planned Development (PD) land use, a concurrent rezoning application must also be submitted with this map amendment application and the Standards of Review for PD portion of this document must be completed.

**Note 2:** If proposing an amendment from Higher Intensity Planned Development (HIP) or Industrial (IND) to any land use allowing residential, a test of the change in the jobs to housing ratio must be calculated. (See item #3 in the Standards of Review section of this document.)

**Complete the following identification of the future land use designation(s) of parcels adjacent to the proposed parcel or grouping of proposed parcels. Use either of the following sites:**

- <http://gis2.seminolecountyfl.gov/InformationKiosk/>
- <http://www.scpafl.org/>

FLU Designation to the north of subject property(ies)

HIP-TI

FLU Designation to the south of subject property(ies)

PD

FLU Designation to the east of subject property(ies)

HIP-TI

FLU Designation to the west of subject property(ies)

PD

<sup>1</sup> Small Scale Amendment involves areas of 10 acres or fewer [Section 163.3187(1)(a), Florida Statutes 2012]. Large Scale Amendment involves areas of more than 10 acres [see Section 163.3184, FS for provisions regarding amendments].

#### 4. ASSESSMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES

##### a. Demonstrate the Compatibility with Adjacent Land Uses

Section 163.3177, Florida Statutes, requires local comprehensive plans to “provide for compatibility of adjacent land uses”. The Seminole County Comprehensive Plan contains many policies that focus on compatibility with surrounding future land uses, such as Policies FLU 2.4 through 2.6, Policy FLU 4.4 and Policy FLU 5.16, as well as an Exhibit (*Exhibit FLU Compatible Transitional Land Uses*).

Section 163.3164, Florida Statutes, and the Seminole County Comprehensive Plan define “compatibility” as:

*“A condition in which land uses can coexist in relative proximity to each other in a stable fashion over time such that no use is unduly negatively impacted directly or indirectly by another use.”*

Applicant shall briefly explain how the amendment will be compatible with each of the adjacent land uses identified in the preceding Section 1, and may use the above cited policies and Exhibit, or other policies of the Seminole County Comprehensive Plan, in the explanation. (See: <http://www.seminolecountyfl.gov/gm/planning/FLUamend.aspx>).

*Begin narrative below and/or note attachments to reference:*

The request is compatible with the HIP-TI and PD uses to the west, east, and south as they are all commercial uses. With the proposed buffering and proposed setbacks the amendment is compatible with the HIP-TI/medium density residential(10 du/ac) use to the north. There is a 25' landscape buffer, a 50' access way, 6' wall and a minimum of 20' to the two story residential units. The project has agreed that any windows facing north will be blacked/blurred out and will only be on the building for aesthetic purposes. .

##### b. Demonstrate the Changes in Character to the Surrounding Area (if applicable)

Applicant shall describe how the character of the area surrounding the proposed amendment site has changed sufficiently to support the need for a different land use designation. Possible points may include, but not be limited to:

- Approved but uncompleted projects (private and public) within the surrounding area that will change the character of the area within the next five years, and
- Appropriateness of the timing of the proposed change in land use designation for the subject property (i.e., consistency with planned public facility improvements, support for major public facilities such as SunRail commuter rail or support for other Seminole County Comprehensive Plan goals, objectives and policies).

*Begin narrative below and/or note attachments to reference:*

With the influx of recent residential projects in the area(Broadstone Forest, Integra Crossings, Savannah Park, and Novel Parkway and the near completion of the SR429/I-4 interchange the area has has a large demand for a self storage use.

**c. Demonstrate the Support and Furthering of County Plan Goals, Objectives and Policies**

In the following table, the Applicant shall check which of the following Seminole County Comprehensive Plan goals, objectives and policies will be supported and/or furthered by the proposed amendment.

*The following objectives and policies can be use to demonstrate that the proposed amendment supports and furthers the Seminole County Comprehensive Plan. The full text of each objective and policy can be found in the downloadable document entitled: "Attachment A – Reference" located at:*

<http://www.seminolecountyfl.gov/gm/planning/FLUamend.aspx>

<b><i>Objectives Or Policies Of The County Plan Supported Or Furthered By Proposed Application</i></b>	<b>CHECK IF 'YES'</b>
Policy FLU 2.4 - Neighborhood Commercial Uses	✓
Policy FLU 2.5 - Transitional Land Uses in Urban Areas Not Approved for Mixed Development	✓
Policy FLU 2.7 - Location of Employment Uses, including Industrial Uses	
Objective FLU 4 - Redevelopment and Renewal of Blighted or Declining Areas	
Policy FLU 4.5 - Encourage Infill and Redevelopment of Existing Development Corridors and Centers	✓
Policy FLU 5.2 - Mixed Commercial/Residential Use Development	✓
Policy FLU 5.8 - North I-4 Corridor Higher Intensity Planned Development-Target Industry (HIP-TI) Permitted Uses and Locational Standards	
Policy FLU 5.15 - Mixed Use Developments ( <i>Paragraph A, sections 1-6</i> )	
Policy FLU 11.1 - Recognition of East Rural Area	
Policy FLU 11.17 - Chuluota Nonresidential Design Standards	
Objective FLU 12 – Preservation of the Rural Character and Natural Resources of the Wekiva Protection Area	
Policy FLU 19.2 - Promote Economic Development in Target Areas through Urban Infill and Redevelopment ( <i>Paragraph A</i> )	✓
Policy CON 3.12 - Central Florida Regional Growth Vision (How Shall We Grow?)	
Policy CON 7.3 - Future Land Use Designations	
Policy HSG 4.3 - Workforce Housing in Economic Development Target Areas	
Policy TRA 2.4.3 - Promote Infill Development	✓
Policy TRA 2.5.6 - Discourage Direct Access	
Policy TRA 3.2.2 - Prohibit Use of Roadway Improvements as Sole Justification for Land Use Amendments	
<i>List here other Plan goals, objectives or policies felt to be applicable: (See: <a href="http://www.seminolecountyfl.gov/gm/planning/compplan.aspx">http://www.seminolecountyfl.gov/gm/planning/compplan.aspx</a>):</i> <div style="border: 1px solid black; height: 150px; width: 100%; margin-top: 5px;"></div>	

## 5. ASSESSMENT OF CONSISTENCY WITH THE CENTRAL FLORIDA REGIONAL GROWTH VISION

Applicants shall identify one or more of the following six regional growth principles from the Central Florida Regional Growth Vision that are supported and/or furthered by this application.

(See: [http://www.myregion.org/clientuploads/pdfs/HSWG\\_final.pdf](http://www.myregion.org/clientuploads/pdfs/HSWG_final.pdf))

<i>Regional Growth Principles From The Central Florida Regional Growth Vision</i>	CHECK IF 'YES'
<b>PRESERVE</b> open space, recreational areas, farmland, water resources, and regionally significant natural areas.	
<b>PROVIDE</b> a variety of transportation choices.	✓
<b>FOSTER</b> distinct, attractive, and safe places to live.	
<b>ENCOURAGE</b> a diverse, globally competitive economy.	✓
<b>CREATE</b> a range of obtainable housing opportunities and choices.	
<b>BUILD</b> communities with educational, health care, and cultural amenities.	✓

## 6. ASSESSMENT OF CONSISTENCY WITH THE EAST CENTRAL FLORIDA STRATEGIC REGIONAL POLICY PLAN

Applicants shall identify one or more of the following policies of East Central Florida Strategic Regional Policy Plan. Applicant may also identify other policies of the East Central Florida Strategic Regional Policy Plan and explain how the application supports and furthers those policies. (See: <http://www.ecfrpc.org/Document-Library/SRPP.aspx>)

<b><i>Policies Of The East Central Florida Strategic Regional Policy Plan Furthered Or Supported By The Application</i></b>	<b>CHECK IF 'YES'</b>
Policy 3.9 - Development should avoid or properly mitigate adverse impacts to listed species.	✓
Policy 3.10 - Wildlife management and conservation areas should be protected from encroachment.	✓
Policy 3.18 - Development in the 100 year floodplain should be discouraged.	✓
Policy 4.1 - Promote integrated land use and multi-modal transportation strategies that support diverse economic centers.	
Policy 4.3 - Support emerging economic centers that are located in the most appropriate areas, such as along transit corridors or in existing or planned employment centers.	✓
Policy 4.6 - Promote and preserve agriculture as a viable land use and integral economic industry.	
Policy 4.9 - Support efforts to retain and maximize traditional industrial sectors.	
Policy 4.10 - Promote the development and attraction of high-wage, value-added, and export-oriented technology and manufacturing industries.	
Policy 4.18 - Support efforts that integrate mixed income housing into existing, expanding and emerging job centers.	
Policy 5.3 - Promote a multi-modal transportation system that provides for the safe, efficient and cost effective movement of people and goods.	✓
Policy 5.9 - Promote compact, mixed-use development that reduces vehicle miles traveled.	✓
Policy 5.11 - Encourage transit-oriented and transit-ready developments proximate to transit stations.	
Policy 9.2 - Protect groundwater recharge areas.	✓
Policy 9.4 - Promote the incorporation of nonstructural methods of stormwater management.	
<i>List here other Policies of the East Central Florida Strategic Regional Policy Plan furthered or supported by the application:</i> <div style="border: 1px solid black; height: 150px; width: 100%;"></div>	

## 7. COMPLETION OF DATA AND ANALYSIS REQUIREMENTS

This section of the application requires the applicant to assess a) whether there is sufficient facility capacity to serve the potential development under the changed land use, and b) whether the proposed land use amendment will impact a designated Special Area.

### a. Facility Capacity Impact Assessments

#### i. Utility Worksheets

The purpose of this facility analysis is to establish whether sufficient capacities are available or are planned to be available to support the proposed amendment. This facility analysis is required by the Future Land Use Element section entitled “Plan Amendment Standards of Review”.

Submitted worksheet calculations shall demonstrate that the service provider has sufficient surplus capacity to meet the proposed demand at the adopted Level of Service of the serving jurisdiction or at the unit demand standard provided by a private facility.

The worksheets are provided in a separate Adobe PDF document that can be opened with Adobe Reader. Entries made will automatically calculate certain fields. Once all fields are filled in, the worksheets can be printed directly to PDF or printed out and scanned to PDF and submitted with the application. Complete all worksheets, entering zero units or zero square footage if not applicable.

- Basic Information Worksheet 1 – Calculate the maximum number of units and square feet allowable under the proposed FLU and used in the following worksheets. **If the amendment is to PD FLU, enter the total number of units and/or square feet at bottom of sheet.**
- Potable Water Worksheet 2 - Test of facility capacity availability. Requires the applicant to contact the appropriate water utility if applicable.
  - a. If using well water, check box at top and make no entries
  - b. If utility does not provide the Available Capacity, check the box and submit with the application a letter from the utility confirming ability to serve.
  - c. If using Seminole County utility, levels of service are built in. Check the box in the title.
  - d. If using City/Private utility, enter the residential and non-residential Levels of Service and check the box in the title.
- Sanitary Sewer Worksheet 3 - Test of facility capacity availability. Auto-calculation.
  - a. If using septic, check box at top and make no entries
  - b. If utility does not provide the Available Capacity, check the box and submit with the application a letter from the utility confirming ability to serve.
  - c. If using Seminole County utility, levels of service are built in. Check the box in the title.
  - d. If using City/Private utility, enter the residential and non-residential Levels of Service and check the box in the title.
- Solid Waste Disposal Worksheet 4 – Calculation of capacity demand. Auto-calculation. This worksheet is completed only if residential units are proposed, the LOS incorporating associated non-residential demand. If only non-residential development is proposed, the worksheet is not calculated.
- Recreation/Open Space Worksheet 5 - Calculation of capacity demand. Requires an estimate of developed and total recreation/open space acres need to accommodate the land use. This worksheet is completed only if residential units are proposed. If no residential development is proposed, the worksheet is not calculated.



Separate from this Attachment A are two additional facility capacity impact assessments that must be completed and submitted. :

ii. School Board Assessment

Applicants must contact the Seminole County School Board, Facilities Planning Office, for a review and analysis of the impact of the proposed amendment. Contact the Facilities Planning Office at 407-320-0071 for direction in completing this analysis. A copy of the School Board's findings is to be included in the Board's agenda package.

iii. Transportation Assessment

Applicants must contact the Seminole County Planning and Development Division for guidance on the level of transportation assessment required. Contact Bill Wharton at 407-665-7398.

***PLEASE NOTE: This worksheet analysis is NOT a concurrency review and DOES NOT reserve facility capacity for any specific development.***

**b. Assessment of Need for Special Area Data and Analysis Evaluations**

Please check-off below those Special Areas identified at the Pre-Application Conference in which the parcel fall or would be affected by. Proceed to the Special Areas – Standards of Review on the next page and complete those topics which were checked off.

If you did not attend a Pre-Application Conference, call your Project Manager to confirm which Special Area(s) apply to your parcel(s).

<i>Is the amendment proposal for or involve one or more of the following?:</i>	Check if applicable:
1. An amendment from any FLU to Planned Development (PD) FLU	✓
2. An amendment seeking to:	
• Change a future land use designation within the East Rural Area	
• Change the Rural Charter Boundary	
• Change the Urban/Rural Boundary	
3. An amendment from Higher Intensity Planned Development and/or Industrial FLU that reduces previously projected employment opportunities	
4. An amendment within Wekiva River Protection Area	
5. An amendment within the East Lake Sylvan Transitional Area	
6. An amendment within the Econlockhatchee River Protection Area	
7. An amendment within or containing land affected by the Environmentally Sensitive Lands Overlay (ESLO)	

## SPECIAL AREAS STANDARDS OF REVIEW

**NOTE:**

*Complete only the following Special Area topics  
which were checked off on the previous page in Section 5.b.*

### 1. Evaluation of Plan Amendments Proposing Planned Development (PD) Future Land Use Designation

In order to be considered for a Future Land Use amendment to a Planned Development (PD) future land use designation, an applicant must provide the following information in compliance with the Purpose and Intent Statement and Definition of the Planned Development Future Land Use designation, contained in the portion of the Seminole County Future Land Use Element entitled "Definitions of Future Land Use Designations and Overlays".

Demonstrate Consistency with the Following Standards
<p>All Applications for future land use designation to PD must be accompanied by a complete rezoning application, including an associated master development plan identifying maximum density and/or intensity of proposed uses. (See <i>Exhibit FLU: Future Land Use Designations and Allowable Zoning Classifications</i> for applicable zoning districts).</p> <p>Master Development Plan demonstrating maximum density and/or intensity and rezoning application are attached?</p> <p style="text-align: right;">Yes <input checked="checked" type="checkbox"/> No <input type="checkbox"/></p>
<p style="text-align: center;"><i>Note here any attachments to reference:</i></p> <div style="border: 1px solid black; height: 150px; margin-top: 5px; padding: 5px;">The Master Development Plan.</div>

## 2. Evaluation of Amendments within the East Rural Area, Including Amendments to the Urban/Rural Boundary

The County shall not consider amendments to parcels within the East Rural Area or to either the Rural Charter Boundary or the Urban/Rural Boundary, as depicted on *Exhibit FLU - Special Area Boundaries*, unless all of the following relevant information is provided .

**NOTE:** *The Board of County Commissioners shall transmit any required documentation and related support material to the State and Regional Reviewing agencies for review and comment prior to adoption.*

East Rural Area Future Land Use Map Amendment
<p><b>Demonstrate</b> the need to amend the land use in the East Rural Area— <i>Respond to topics as applicable:</i></p> <p>(1) Provide data and analysis to document that additional urban land is needed to accommodate population projections; housing demand (in particular, for affordable, workforce or obtainable housing in proximity to employment opportunities); or to achieve economic development goals/employment projections of the Seminole County Comprehensive Plan because of the lack of suitable vacant or redevelopable land within the urban area; or</p> <p>(2) Provide data and analysis to document that additional urban land is required to provide for a critically needed public facility, such as a public school, because of the lack of suitable vacant or redevelopable land within the urban area.</p> <p><i>Begin narrative below and/or note attachments to reference:</i></p> <div></div>
<p><b>Demonstrate</b> the availability of sufficient urban facilities and services to meet the service demands of the proposed development, and the orderly, efficient and cost effective provision of such services.</p> <p><i>Begin narrative below and/or note attachments to reference:</i></p> <div></div>

**Document** the protection of environmental and natural resources, including regionally significant natural areas. This documentation shall include an analysis showing that the amendment would not adversely affect the interconnected system of wetlands/uplands that exist in the East Rural Area. The analysis must describe how the amendment protects the wetlands/uplands systems, including:

- retaining the connectivity of wetlands
- retaining/improving the ecological quality of wetlands
- retaining the functional and structural values of wetlands in the Rural Area

*Begin narrative below and/or note attachments to reference:*

**Demonstrate** how the proposed amendment would be compatible with adjacent rural uses .

*Begin narrative below and/or note attachments to reference:*

Home Rule Charter Rural Boundary Map Amendment
<p>If proposing to amend the Seminole County Home Rule Charter Rural Boundary, provide a detailed parcel map and a legal description of the subject property in digital format.</p> <p>Provided? Yes ____ No ____</p>

Urban/Rural Boundary Map Amendment
<p>If proposing to amend the Seminole County Urban/Rural Boundary, provide a detailed parcel map.</p> <p>Provided? Yes ____ No ____</p>

### 3. Evaluation of Amendments from Higher Intensity Planned Development or Industrial FLU to a Residential FLU or to Planned Development FLU

This standard applies to a proposal for a future land use map amendment from an employment generating land use (Higher Intensity Planned Development or Industrial Future Land Use) to an exclusively residential land use designation. *(Note: a proposal for Planned Development (PD) future land use shall be considered "exclusively residential" if more than 90% of the proposed floor area within the development would be designated for residential use.)*

The designation of land areas for nonresidential use is intended to allow for future development of employment opportunities in Seminole County. Calculation of the number of nonresidential acres needed to accommodate employment is a part of the requirements of Chapter 163, Florida Statutes. In order to understand the impacts of the proposed change, the applicant must calculate the potential impact of the amendment on the County's jobs-to-housing balance.

Demonstrate Consistency with the Following Standards			
Using statistics obtained from the Florida Bureau of Economic and Business Research (BEBR) and the formula shown below, calculate whether the proposed land use amendment would reduce the County's jobs to housing ratio below the minimum standard of 1.0 jobs per housing unit. <i>(Reference: Seminole County Comprehensive Plan, Future Land Use Element, Standards Of Review - Category II, Data and Analysis, Section F.)</i>			
<b>A/(B + C) = D</b>			
A.	Current total County employment*	252,800	Divided by
B.	Total Housing Units*	184,814	
C.	Number of new units under the proposed future land use change	+	
D.	Total with amendment	0	B + C
E.	Jobs-to-housing ratio	184,914	
		1.37	
*Source: Florida Bureau of Economic and Business Research,-most recent year available			



#### 4. Plan Amendments Within The Wekiva River Protection Area

In order to be eligible for a Future Land Use Designation amendment within the Wekiva River Protection Area, as depicted in *Exhibit FLU - Special Area Boundaries*, an applicant for a Plan amendment shall comply with the requirements of Objective FLU 12 and its attendant policies; in particular, Policy FLU 12.2 (if within the East Lake Sylvan Transition Area), Policy FLU 12.3 (if outside of the East Lake Sylvan Transition Area), and Policy FLU 12.8.

**NOTE:** Development activity (including the placing or depositing of fill within wetlands and the 100-year floodplain identified by FEMA), within the Wekiva River Protection Area shall be prohibited except in cases of overriding public interest.

Demonstrate Consistency with the Following Standards
<p>For purposes of allowing clustering of dwelling units to preserve environmentally significant features, but not for increasing allowable maximum densities, an application may propose the Planned Development future land use designation with an associated PD (Planned Development) zoning district. Such an application shall comply with the requirements for a PD Future Land Use amendment as shown above.</p> <p>Application includes rezoning application and Master Development Plan:</p> <p style="text-align: right;">Yes ____ No ____</p>
<p>Subject property has a nonresidential Future Land Use designation and applicant is proposing an amendment to Suburban Estates or Recreation, consistent with Policy FLU 12.3.</p> <p>Applicant is proposing an amendment to Suburban Estates or Recreation. If "Yes", begin narrative below and/or note attachments to reference:</p> <p style="text-align: right;">Yes ____ No ____</p>

**The proposal must conform to the Seminole County Comprehensive Plan and  
to these requirements of Part II, Chapter 369, Florida Statutes:**

369.305 Review of local comprehensive plans, land development regulations, Wekiva River development permits, and amendments.—

(1) It is the intent of the Legislature that Orange, Lake, and Seminole Counties emphasize the Wekiva River Protection Area in their planning and regulation efforts. Therefore, each county's local comprehensive plan and land development regulations applicable to the Wekiva River Protection Area must meet the following criteria:

(a) Each county's local comprehensive plan must contain goals, policies, and objectives that result in the protection of the:

1. Water quantity, water quality, and hydrology of the Wekiva River System;
2. Wetlands associated with the Wekiva River System;
3. Aquatic and wetland-dependent wildlife species associated with the Wekiva River System;
4. Habitat within the Wekiva River Protection Area of species designated pursuant to rules 39-27.003, 39-27.004, and 39-27.005, Florida Administrative Code; and
5. Native vegetation within the Wekiva River Protection Area.

(b) The various land uses and densities and intensities of development permitted by the local comprehensive plan shall protect the resources enumerated in paragraph (a) and the rural character of the Wekiva River Protection Area. The plan must also include:

1. Provisions that ensure the preservation of sufficient habitat for feeding, nesting, roosting, and resting so as to maintain viable populations of species designated pursuant to rules 39-27.003, 39-27.004, and 39-27.005, Florida Administrative Code, within the Wekiva River Protection Area.
2. Restrictions on the clearing of native vegetation within the 100-year flood plain.
3. Prohibition of development that is not low-density residential in nature, unless the development has less effect on natural resources than low-density residential development.
4. Provisions for setbacks along the Wekiva River for areas that do not fall within the protection zones established pursuant to s. [373.415](#).

5. Restrictions on intensity of development adjacent to publicly owned lands to prevent adverse impacts to such lands.

6. Restrictions on filling and alteration of wetlands in the Wekiva River Protection Area.

7. Provisions encouraging clustering of residential development if it promotes protection of environmentally sensitive areas and ensures that residential development in the aggregate is rural in density and character.

(c) The local comprehensive plan must require that the density or intensity of development permitted on parcels of property adjacent to the Wekiva River System be concentrated on those portions of the parcels which are the farthest from the surface waters and wetlands of the Wekiva River System.

(d) The local comprehensive plan must require that parcels of land adjacent to the surface waters and watercourses of the Wekiva River System not be subdivided so as to interfere with the implementation of protection zones as established pursuant to s. [373.415](#), any applicable setbacks from the surface waters in the Wekiva River System which are established by local governments, or the policy established in paragraph (c) of concentrating development in the Wekiva River Protection Area as far from the surface waters and wetlands of the Wekiva River System as practicable.

***Begin narrative below and/or note attachments to reference:***

**5. Plan Amendments within The East Lake Sylvan Transition Area**

The East Lake Sylvan Transitional Area (see FLU Exhibit-4 East Lake Sylvan Transitional Area/School Site), established by Policy FLU 2.12 Recognition of the East Lake Sylvan Transitional Area, has been designated as appropriate for densities in excess of those allowed elsewhere in the Wekiva River Protection Area wherein the one dwelling unit per net buildable acre is the final development form. The Standards for Plan Amendments within the East Lake Sylvan Transitional Area allows for a maximum allowable residential density not to exceed 2.5 dwelling units per net buildable acre within the Planned Development (PD) Future Land Use designation and PD (Planned Development) zoning classification.

**NOTE:** Development activity (including the placing or depositing of fill within wetlands and the 100-year floodplain identified by FEMA), within the Wekiva River Protection Area shall be prohibited except in cases of overriding public interest.

Demonstrate Consistency with the Following Standards
<p>For purposes of allowing clustering of dwelling units to preserve environmentally significant features, but not for increasing allowable maximum densities, an application may propose the Planned Development future land use designation with an associated PD (Planned Development) zoning district. Such an application shall comply with the requirements for a PD Future Land Use amendment as shown above. <i>(Begin narrative below and/or note attachments to reference):</i></p>
<div></div>
<p>Subject property has a nonresidential Future Land Use designation and applicant is proposing an amendment to Suburban Estates or Recreation, consistent with Policy FLU 12.3. <i>(Begin narrative below and/or note attachments to reference):</i></p>
<div></div>
<p>The proposal must conform to the requirements of Part II, Chapter 369, Part II, Florida Statutes as noted above. <i>(Begin narrative below and/or note attachments to reference):</i></p>
<div></div>

## 6. Evaluation of Amendments Within The Econlockhatchee River Protection Area

The State Department of Environmental Protection has identified the Econlockhatchee River Protection Area as an “Outstanding Water”, based on authority given by Section 40C-41.063 (5), Florida Administrative Code. In order to be considered for a Future Land Use Amendment within the Econlockhatchee River Protection Area as depicted in *Exhibit FLU-Special Area Boundaries*, an applicant must demonstrate that the Performance Standards contained in Policy FLU 1.10 are met

Demonstrate Consistency with the Following Standards	
<p>1. Projects within this Protection Area must comply with restrictions that limit uses within a 550-foot development restriction zone (from stream’s edge of the channels of the Big Econlockhatchee River and the Little Econlockhatchee River) to the creation of wetlands and passive recreational uses.</p> <p>If the subject property contains lands located within the 550 development restriction zone, provide data to demonstrate that the subject property is large enough to meet this development restriction while complying with the requirements of the desired future land use and the requirements of the zoning district desired. <i>(Begin narrative below and/or note attachments to reference):</i></p>	
<p>2. For property located within 1,100 feet landward as measured from the stream’s edge of the main channels of the Big Econlockhatchee River and the Little Econlockhatchee River, only residential uses are permitted except as stated otherwise in Part 57, Econlockhatchee River Protection Overlay Standards Classification, of the Land Development Code of Seminole County.</p> <p>Does the amendment propose a residential land use designation? Yes ____ No ____</p>	
<p>3. All lands within 2,000 feet of stream’s edge, and lands identified on <i>Exhibit FLU: Areas of Archaeological Potential</i>, have the potential to contain significant archaeological resources.</p> <p>If the subject property contains lands within 2,000 feet of stream’s edge and/or contains lands identified on the aforementioned exhibit, provide data to demonstrate that the subject property is large enough to meet the requirements of the proposed land use and zoning district, and preserve potentially significant archaeological features, or provide an archaeological survey (conducted by a state certified archaeologist) verifying that no significant resources are present. <i>(Begin narrative below and/or note attachments to reference):</i></p>	

**Demonstrate Consistency with the Following Standards**

4. Minimal removal of native habitats is permitted within the Econlockhatchee River Protection Area, including limits on fragmentation of forested habitats, and limitations on any additional crossings of the river system.

Provide data to demonstrate that the subject property is large enough to meet the requirements of the proposed land use and zoning district while limiting fragmentation of forest habitats and/or additional river crossings in order to prevent disturbance of native habitats through .

***Begin narrative below and/or note attachments to reference:***

**NOTE:** *If any portion of the subject property is within the Environmentally Sensitive Lands Overlay, complete also the Evaluation of Amendments within the ESLO. Critical upland habitat and environmentally sensitive lands (see Exhibit FLU: FLU Series – Exhibit Environmentally Sensitive Lands Overlay) are required to be protected within the Econlockhatchee River Protection Area.*

## 7. Evaluation of Amendments Within The Environmentally Sensitive Lands Overlay (ESLO)

### Demonstrate Consistency with the Following Standards

Provide data to verify that the subject property is large enough to meet the standards required by the proposed future land use and zoning district and also comply with the requirements of *Policy FLU 1.3 Wetlands Protection* and *Policy CON 7.4 Wetland Regulation – Buffers, Performance Standards and Compatibility*, part D - Wetland Compatibility Criteria. These policies prohibit encroachment on locally significant wetlands except for construction of, or improvement of, public facilities that benefit the general public.

The ESLO is comprised of floodprone and wetlands that may exist in any combination on a parcel. These areas are graphically depicted on either of the following websites:

- [http://www.seminolecountyfl.gov/is/pdf/Information\\_Kiosk\\_Help.pdf](http://www.seminolecountyfl.gov/is/pdf/Information_Kiosk_Help.pdf)
- <http://www.scpafl.org/>

**NOTE:** If applicant is proposing Planned Development (PD) land use, the Master Development Plan must show location of protected environmentally sensitive areas.

**NOTE:** Development activity (including the placing or depositing of fill within wetlands and the 100-year floodplain identified by FEMA), within the Wekiva River Protection Area shall be prohibited except in cases of overriding public interest.

***Begin narrative below and/or note attachments to reference:***





STORAGE UNIT/PARKING COUNT	
STRUCTURE A (CLIMATE CONTROL):	
5'x5'	8
5'x10'	24
10'x10'	216
10'x15'	34
10'x20'	34
STRUCTURE B (NO CLIMATE CONTROL):	
10'x10'	21
STRUCTURE C (NO CLIMATE CONTROL):	
10'x20'	20
STRUCTURE D (NO CLIMATE CONTROL):	
10'x20'	16
STRUCTURE E:	
40'x30'	1 (CLIMATE CONTROL)
34'x30'	2 (CLIMATE CONTROL)
12'x30'	12 (NO CLIMATE CONTROL)
UNCOVERED PARKING:	
12'x40'	8
10'x30'	10



**MADDEN**  
CIVIL ENGINEERS  
431 E. Horatio Avenue  
Suite 200  
Maitland, Florida 32751  
(407) 629-8330

CONCEPT FOR

**TERRACINA AT LAKE FOREST SELF STORAGE**

SEMINOLE COUNTY FLORIDA

ENGINEER IN CHARGE:

CHANDLER N. LACROIX, P.E. #1781  
DATE: March 5, 2024  
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

DATE	REVISIONS
2-25-2024	ISSUE FOR PERMIT

JOB # 22013  
DATE: 2/1/24  
SCALE: 1"=30'  
DESIGNED BY: CHM  
DRAWN BY: CHM  
APPROVED BY: CHM

CONCEPT

File Path: 22013 Terracina Storage\Proj\Concept\22013\_Branding - Colorway March 5, 2024 3:25 PM





**F** FARMER  
ARCHITECTURE  
Daniel H. Farmer, A.I.A.

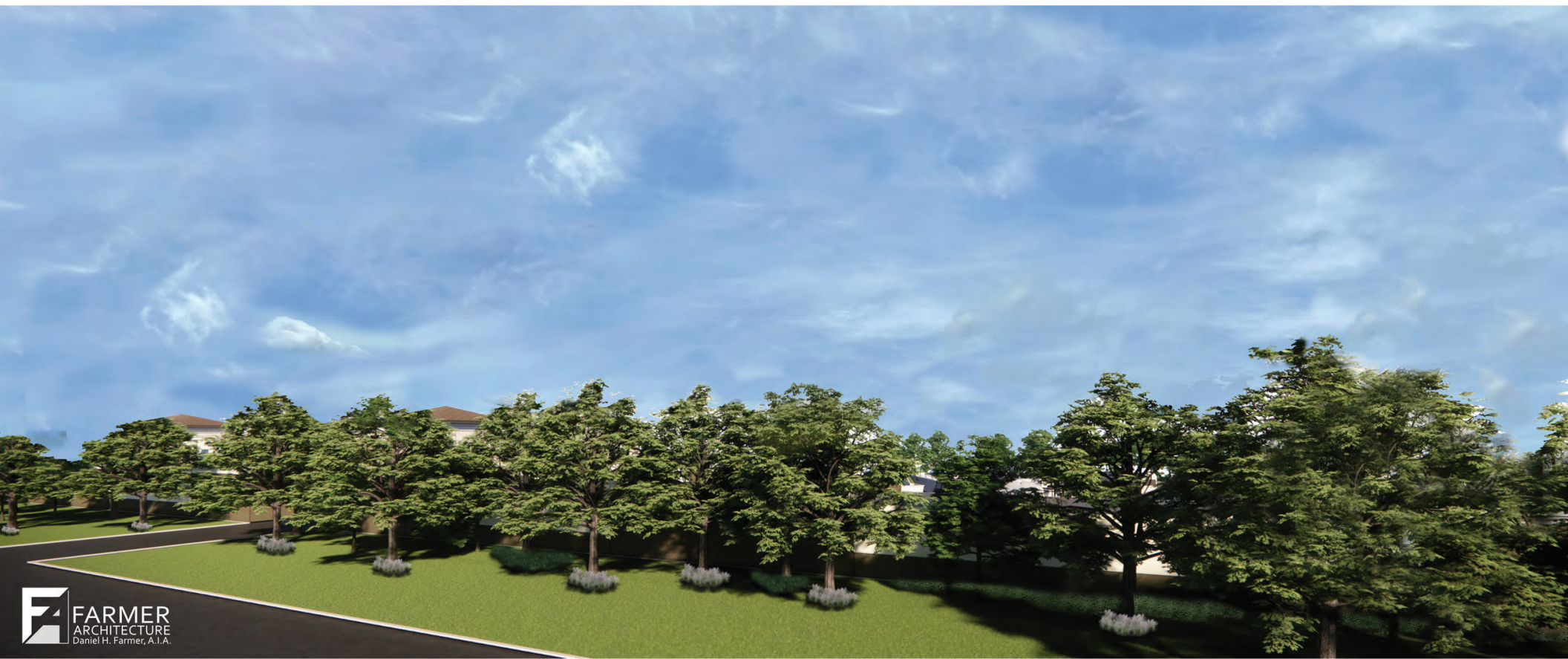
From Lake Forest Entrance looking East.



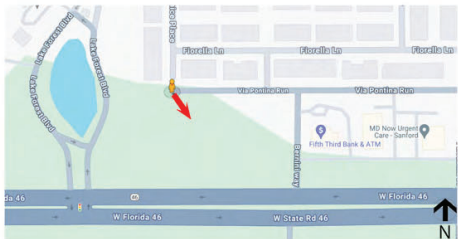


Via Pontina Run Looking South





**F** FARMER  
ARCHITECTURE  
Daniel H. Farmer, A.I.A.



From Via Pontina Run looking Southeast

















From State Rd 46 looking North





STORAGE UNIT COUNT	
STRUCTURE A (CLIMATE CONTROL):	
5'x5'	8
5'x15'	24
10'x10'	218
10'x15'	34
10'x20'	34
STRUCTURE B (CLIMATE CONTROL):	
5'x5'	12
5'x10'	72
10'x10'	148
10'x15'	26
10'x20'	26
STRUCTURE C (NO CLIMATE CONTROL):	
10'x15'	21
STRUCTURE D (NO CLIMATE CONTROL):	
10'x20'	21
STRUCTURE E (NO CLIMATE CONTROL):	
10'x20'	16
STRUCTURE F:	
40'x30'	1 (CLIMATE CONTROL)
24'x30'	2 (CLIMATE CONTROL)
12'x30' COVERED PARKING	11 (NO CLIMATE CONTROL)



CONCEPT  
FOR  
TERRACINA AT LAKE FOREST SELF STORAGE  
SEMIWALK COUNTY  
FLORIDA

TERRACINA AT LAKE FOREST SELF STORAGE, LLC

ENGINEER IN CHARGE:

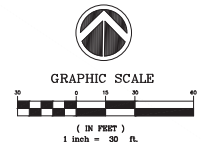
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CHADWYCK H. MOORHEAD, P.E. #61781  
DATE: September 6, 2023  
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

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	DATE
	REVISIONS

JOB # \_\_\_\_\_ 22013  
DATE: \_\_\_\_\_ 6/13/23  
SCALE: \_\_\_\_\_ 1"=30'  
DESIGNED BY: \_\_\_\_\_ CHM  
DRAWN BY: \_\_\_\_\_ CHM  
APPROVED BY: \_\_\_\_\_ CHM

### CONCEPT





SUBJECT SITE AND WESTLAKE CENTER SELF STORAGE FACILITY AREA MAP



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District Commissioner Van Der Weide stated he would like a commitment from the applicant for a residential-style construction.

Mr. Harling stated he will commit to that.

No one else spoke in support or in opposition.

Speaker Request Forms were received and filed.

**Motion** by Commissioner Van Der Weide, seconded by Commissioner Carey to adopt Ordinance #2005-46, as shown on page \_\_\_\_\_, approving Small Scale Land Use Amendment from Office to Planned Development (PD); and Ordinance #2005-47, as shown on page \_\_\_\_\_, approving rezoning from RP (Residential Professional District) to PCD (Planned Commercial Development District) on approximately 0.9 acres located at the northwest intersection of E. Lake Brantley Drive and SR 434, as described in the proof of publication, Hugh Harling, with staff findings, and approval of the Development Order, as shown on page \_\_\_\_\_.

Under discussion, Commissioner Van Der Weide stated he would like to include the commitments of the developer in the motion.

Districts 1, 2, 3, 4 and 5 voted AYE.

**REZONE/Robert Hattaway**

Proof of publication, as shown on page \_\_\_\_\_, calling for a public hearing to consider request to Rezone from A-1 (Agriculture District) to PUD (Planned Unit Development) on a 42.55 acre tract, located on the north side of SR 46, across from International Parkway, Robert Hattaway, received and filed.

Tony Walter stated the proposed development includes up to 286 townhouses at a maximum density of 10.0 dwelling units

**OCTOBER 25, 2005**

per net buildable acre, 6 commercial tracts adjacent to SR 46 with equivalent C-2 commercial zoning, and a maximum floor area ratio of 0.35. He stated there have been some changes to the plan and he has submitted a revised development order (received and filed). The proposed zoning is compatible with the Future Land Use Designation of HIP-TI. The property is adjacent to existing single-family to the north and the proposed townhouse use will serve as a transition between single family uses, pharmacy, bank and other proposed commercial uses fronting on SR 46. The P&Z Commission recommended approval of the site plan that was presented to them. Staff recommends approval of the request subject to the conditions in the development order.

Hugh Harling, representing the developer, submitted a Preliminary Master Plan and stated he has had several meetings with the Lake Forest Homeowner's Association. He said they have come to closure on many issues regarding this particular development. He stated the original site plan called for a retention pond in the center of this particular development with units to be completely around it. There was no conservation easement to the north and what they have done is come up with a minimum distance from the property line to the closest building being 170 ft. A pipe system runs under the entrance of Lake Forest Blvd. and there are some drainage problems associated with that pipe system. He said he has agreed to provide an equivalent hydraulic connection that would flow under Lake Forest Blvd. and discharge into the wetlands. That will keep the wetlands hydrated. He added he will provide connectivity from that wetland to the wetland to the northeast side and to the east. He stated they now have a

**OCTOBER 25, 2005**

35 ft. conservation easement and a 50 ft. conservation will come all the way across the property. He said he came back with a site plan and he submitted a letter to the homeowner's association with additional conditions. He referred to Item 13 in the development order and stated there will be a preservation to the north 50 ft. and west 35 ft. There has been discussion relating no minimum distance across the retention, a potential overflow from the Lake Forest community storm drain, the service water system having a spreader swale, and going with a pipe system of some sort for stormwater. He stated they have agreed to the ultimate outfall system being reviewed by staff and the St. Johns River Water Management District. There have been discussions having the Lake Forest Homeowner's Association involved in the process and they would like to have a hydrologist of their choosing to review what his firm is doing so that there is a unanimous agreement on the drainage outfall methodology. He said they have agreed to two additional items that would not be included, one is a self-service laundry and the other is a convenience store.

Commissioner Carey stated self-service laundry and convenience stores are not permitted under C-1 zoning.

Mr. Harling stated he will have to check with his client to make sure that he has agreed to that. He stated he has met the County code requirements for setbacks and active/passive buffers. The homeowner's association is requesting that a fence or wall be part of the western and northern boundary. From a security standpoint, there are two types of fencing, one would be dark green PVC and the other would be a chain-link green fence. The PVC fence would provide screening. That determination of how to handle that issue has not been

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resolved at this time. The homeowner's association prefers a masonry wall with a vine to cover it. The minimum square footage on the units will be 1400 sq. ft. The end units would have a two-car garage and the interior units would have a single car garage. The intent of the roof line would have a very high-end product. He stated the selling price of the townhomes would be in the low \$300,000 and up.

Dr. Ira Swartzberg, 5336 Lake Bluff Terrace, addressed the Board to display a FEMA map. He stated he doesn't deny Mr. Hattaway's rights to develop his property. He said almost the entire Hattaway property lies within the 100-year flood plain. He reviewed the location of the property on the map. He asked the Board to review the application versus the requirements of Appendix B of the Seminole County Land Development Code standards. He read the surface management standards regarding to development within flood prone areas. He said the Code indicates that developments that contain flood prone lands shall not cause an impact on existing flooding characteristics. Flood plains shall be maintained hydrologically in their natural state and protected with a conservation easement. Since Mr. Hattaway's property is almost entirely within a flood plain, he asked how can this section of the Land Development Code be ignored. Lake Forest has retained the service of a hydrologist to review the Hattaway proposals and as a result of his findings, there are significant omissions in the permit application. That application does not provide reasonable assurances that the proposed activities would not cause adverse flooding to the off-site property. Mr. Hattaway's plan provides a 50 ft. northern natural buffer and a 35 ft. western buffer between



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his property and Lake Forest. This does not appear to provide appropriate compatibility. He stated he believes that construction of high density multi-unit townhomes adjacent to Lake Forest will have an adverse effect on property values.

Steve Devine, 689 Treeline Place, addressed the Board to request the County Engineering Department look at the entire sub-basin and fully evaluate the entire area to make sure that the existing conservation areas, the water quality, and wildlife are protected. He stated he found out that Seminole County has done a study of Lake Monroe basin; and to ensure that his community does not flood, he would like a more detailed drainage study of the sub-basin be done. He submitted and reviewed documents (received and filed) containing the following Comprehensive Plan requirements; maps; aerial photos; Lake Forest Master Plan; letter from their hydrologist, John Loper; Land Development Code standards; Vision 2020 Drainage Element; Seminole County Watershed Atlas; a letter from the National Marine Fisheries Service; and a report from a biologist.

Mr. McMillan left the meeting at this time.

Mr. Grace left the meeting at this time.

Bob Manuel, 5336 Fawn Woods Ct., addressed the Board to display a site plan and to review the compatibility issue. He stated he believes that construction of high-density multi-unit townhomes adjacent to Lake Forest will have a negative effect on their property values as well as the traffic at their entrance. Two-story townhomes close to the proximity appear to be out of character with the large single-family homes they have in Lake Forest. The Pulte subdivision provides for far greater separation between their multi-family



**OCTOBER 25, 2005**

homes and the single-family dwellings of Lake Forest. The other issue he would like staff to look at is the proposed two entrances proposed onto SR 46. This is a proposed right-in and right-out and Lake Forest has only one entrance. There is 732 residents living in Lake Forest, this one entrance could not handle the additional traffic from the proposed project and it is going to make it unbearable.

Fred Bates, 4963 Maple Glen Place, addressed the Board to state the homeowner's association has been working with Mr. Hattaway and Mr. Harling for the last several weeks trying to resolve some of the issues. They did not oppose the conceptual permit because of the agreement that was reached at the St. Johns River Water Management District hearing. He stated they agreed they would not oppose the rezoning today if they could reach those agreements. The homeowner's association put together a five-part letter (not received and filed) and the final version was submitted to the Planning Department. The homeowner's association agreed with those conditions with the exception of Item #3 as there is still some discussions on it. The association believes the way to handle the stormwater is for it to discharge into the spreader swale system. The association does not want a direct pipe system.

Mr. Grace reentered the meeting at this time.

Mr. Bates stated he feels that the technical review by the County and the SJRWMD is a good idea. He pointed out the association had agreed on a single pond and he has been told that the dimension will be 300 ft. from the back of the property line instead of 170 ft. He also stated the dimension of the pond from the northwest corner was to be 300 ft.,

**OCTOBER 25, 2005**

running parallel with the culverts running across Lake Forest Blvd. He stated he has heard 500 ft. and 505 ft. and he would like those clarified. He added he has agreed to the technical review as well as the methodology would be discussed further before final engineering and permits are issued. He said he feels the County needs to take a hard look at what's happening to permitting these kinds of situations.

Bob Ward, 5258 Forest Edge Ct., addressed the Board to state the applicant is proposing to put 286 dwelling units in a basin of a flood plain and at some point common sense has to be invoked. Common sense will tell you that the next time they have a hurricane, 286 residents will come before the Board demanding that they fix their flooding problem. He stated Mr. Hattaway has a right to use his property, but he doesn't have a right to cause downstream problems for the other residents.

Gloria Ward, 5258 Forest Edge Ct., addressed the Board to state she has been a resident of Seminole County since 1966 and she has lived in developing areas before. She stated Mr. Hattaway has a right to use his property, but she feels that the quality of life that has been established has to be addressed by this Board. She said to come with a high density proposal for dwelling units and C-2 commercial in an area that has pretty nice homes is an insult.

Chairman Henley stated he has two Written Comment Forms from Steven Forbes and Debra Mischke.

Mr. McMillan reentered the meeting at this time.

Mr. Harling responded to the quality of life and high density issues that Ms. Ward referred to. He stated he will commit to reducing the zoning from C-2 to C-1. The density is

**OCTOBER 25, 2005**

25% less than what the developer of Lake Forest talked about. He said he is proposing to provide compensating storage so they will control the flood prone area. He stated he agrees with Mr. Ward relative to the methodology of what water will come from SR 46. If all development is held accountable as to the discharge capacity of a design storm that the County and SJRWMD have in their regulations, then the water quantity and water quality will be protected. He added he is in agreement with the 500 ft. distance for the buffer extending down to the pipes under Lake Forest. If they have the setback from the edge of the pavement, then the actual setback would be approximately 235 to 240 ft. from the north property line to the units. Therefore, with the existing setback and the existing lake system conditions, he can commit to a 235 ft. setback. He stated Dyer Riddle Mills and Precourt have done the outfall system so that the spreader swale will work. He said he will continue to work with the County, SJRWMD, and the homeowner's association to determine if there is a better system. Both entrances coming into the townhouse development will be gated, but the second entrance will be a controlled gated entrance for emergency vehicles as well as pedestrian traffic. The residents using their vehicles would come out to the light at International Parkway and SR 46. There will be a cross access easement across the northern portion of the commercial property so that people living in this development can get to any of the commercial properties without coming out onto SR 46. He stated several years ago the SJRWMD and the County went to a wildlife corridor master wetlands system on a connectivity basis. NTS was one of the first developments that did that.

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Commissioner Carey stated it was her understanding from staff's discussions that the wall was going to be along the north edge of the development and not on the north property line.

Mr. Walter stated he believes it was to be on the north property line. There was discussion of putting it on the north edge of the development.

Commissioner Carey suggested making that a 6 ft. precast wall system rather than a masonry wall.

Mr. Harling stated even though you don't have to footer in that, you would have to bring in a very heavy piece of wall system and it will be slotted in place with a heavy piece of equipment. In order to get the equipment and materials to accomplish that, the existing trees and vegetation will be destroyed. He would recommend that if a visual barrier is needed, they would put a dark green PVC plastic pipe system in and it can be carried in by hand. If it is a matter of security, then a green chain-link fence can be brought in the same way. He stated he would propose moving forward with the dark green PVC plastic wall system that will provide additional screening. They have agreed with the SJRWMD that any of those areas that are slightly barren of any tree cover will be enhanced with additional landscaping.

Upon inquiry by Commissioner Carey, Mr. Walter advised the 6 ft. masonry wall is a requirement of the Code and it could be waived.

Upon further inquiry by Commissioner Carey, Mr. Bates advised not only did the homeowner's association like the masonry wall on the north side, there were discussion relative to having a wall on the west side to create privacy on their

**OCTOBER 25, 2005**

side. The association indicated that they would continue the dialogue on that hopefully before final permits are issued. He understood that the masonry wall would be built on this side of the conservation area.

Mr. Walter informed Commissioner Carey that the Board can require a 6 ft. vinyl fence with decorative columns.

Commissioner Morris stated he feels that a bobcat can move in 6 ft. segments very easily. The destruction area is going to be 2 to 3 feet anyway.

Upon inquiry by Commissioner Carey, Mr. Harling advised the precast panels would weigh approximately 2.5 tons, therefore, a bobcat couldn't get them in there. He stated he would prefer a PVC system and he doesn't have a problem bringing it down both the west and north sides. He said he would propose using the 50 ft. conservation easement and meander the fence in there so they can save the maximum amount of trees and also on the conservation area on the western side of the property.

Mr. Harling informed Commissioner Carey he feels it would be appropriate if they could meander the fence on the south side and have the ability to jog five to ten feet to the north where there are no trees within the conservation easement.

Commissioner Carey stated the developer needs to jog the fence toward their side so they can protect the conservation easement.

Mr. Harling stated they could jog the fence a maximum of 10 ft. away from the conservation easement.

Bob Hattaway, owner, stated he has been trying to keep a fence up on his property for the last eight years. He stated at one time he had over 40 cows on his property and the

OCTOBER 25, 2005

residents in Lake Forest would call him to tell him that his cattle would be on their property because trees have fallen down on the fence. He said he can put a plastic or vinyl fence on the property, but the trees would still fall down.

No one else spoke in support or in opposition.

Speaker and Written Request Forms were received and filed.

**Motion** by Commissioner Carey, seconded by Commissioner Morris to adopt Ordinance #2005-48, as shown on page \_\_\_\_\_, approving rezoning from A-1 (Agriculture District) to PUD (Planned Unit Development) of a 42.55 acre tract, located on the north side of SR 46, across from International Parkway, Robert Hattaway, per the staff report, preliminary master plan, and approval of the revised Development Order, as shown on page \_\_\_\_\_, with the following changes: zoning for the commercial lots to be C-1 prohibiting use of a convenience store and self-service laundry; the fence to be vinyl, slatted, 6 ft. in height with columns to tie into the architecture of the building and to be placed on the south and east side of the conservation easements; correction to change minimum unit size to be 1400 sq. ft.; changing "the minimum north/south dimension of the pond on the west side shall be 500 ft. instead of 350 ft. from the northwest corner of the parcel"; and changing the total minimum setback of 235 ft. instead of 170 ft. She stated, relative to the technical review, she feels that with the homeowner's association and engineers working on this that they will come up with something good. She added that the second entrance between Lake Forest and International Parkway, would be gated controlled with emergency access only into the residential



**OCTOBER 25, 2005**

section from the commercial section with pedestrian access; and there will be a cross access easement on the north edge of the commercial parcel so that the residents can go in and out on the north side of the parcel without going out on SR 46.

Districts 1, 2, 4 and 5 voted AYE.

Commissioner Van Der Weide voted NAY.

Commissioner Van Der Weide stated the reason he is opposed to the request is the developer had to give up aesthetics of placing the fence on the south and east part of the property. He stated he feels that is over kill.

Commissioner Morris asked if the District Commissioner would allow giving a flexibility of the applicant to build in some aesthetics versus a required slotted fence.

Commissioner Carey stated the fence could be vinyl or rod iron and she will include in the motion the interpretation of the fence is flexible.

Chairman Henley recessed the meeting at 4:55 p.m., reconvening at 5:05 p.m., with Commissioner Van Der Weide entering late.

#### **CHAIRMAN'S REPORT**

Chairman Henley stated he received a letter from Larry Dale, CEO Orlando/Sanford International Airport (OSIA), requesting assistance from the County in an effort to bring Icelandair and FlyGlobespan to the Sanford airport. A letter from Mr. Dale was received and filed.

Commissioner Van Der Weide entered the meeting at this time.

Bill McDermott, Economic Development, stated the one thing that has been missing from OSIA is being able to go to an airport in Seminole County and take a flight directly to



# MADDEN

MOORHEAD & STOKES, LLC  
CIVIL ENGINEERS

June 3, 2022

Dear Neighbor:

This letter is to inform you of a community meeting to discuss the future development of 3.53 Acres located on the north side of W. SR 46 between Bernini Way and Lake Forest Blvd., identified as Parcels 30-19-30-300-002P-0000 & 30-19-30-516-0000-0C40 per Seminole County Public Records. **The meeting will be held at the Lakeside United Methodist Church, 121 N. Henderson Lane, Sanford, FL 32771 on Tuesday, June 14, 2022 at 6:00 p.m.**

The subject property is currently zoned as Planned Development (PD) with a future land use designation of HIPTI & PD. Our development application requests that self-storage be added as an allowable use.

If you have any questions and/or require additional information, please don't hesitate to contact me at 407-629-8330 / [chad@madden-eng.com](mailto:chad@madden-eng.com).

Thank you for your attention to this matter.

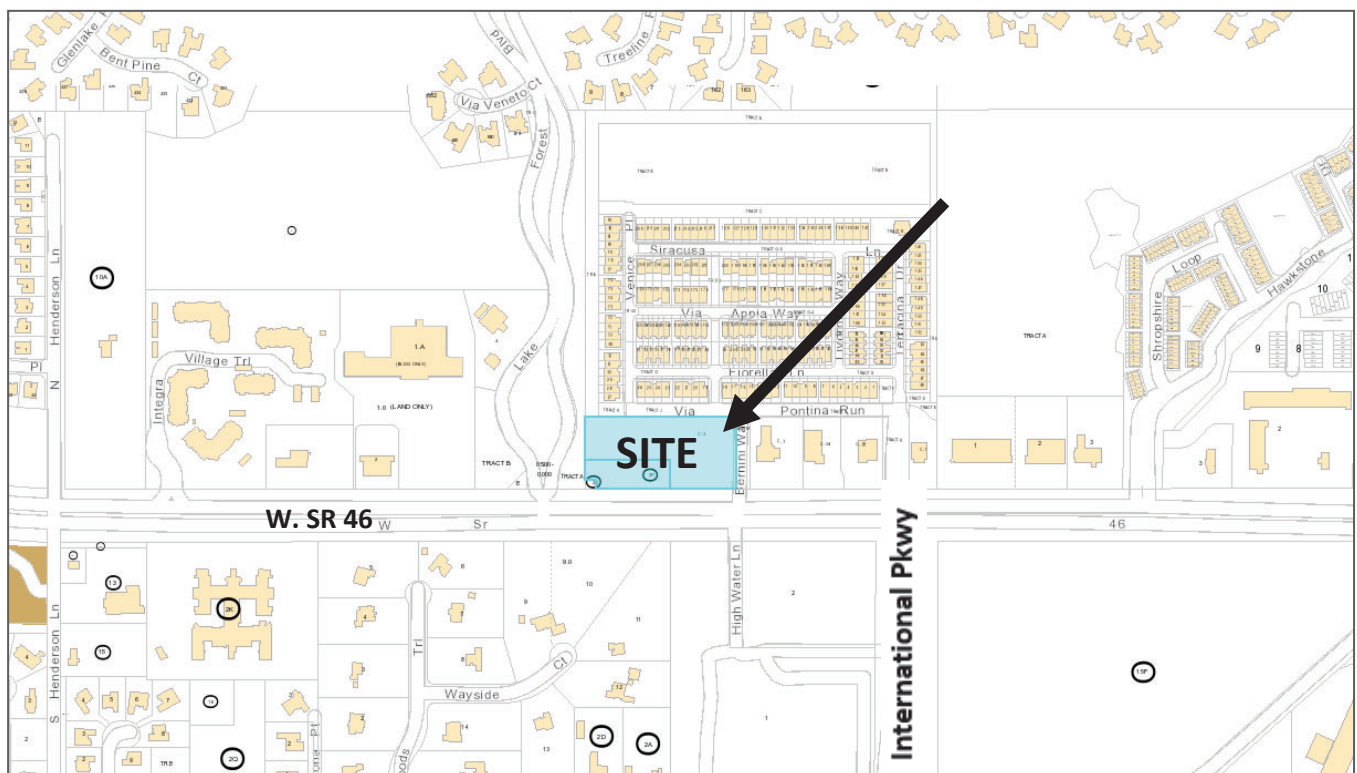
Sincerely,

*Chad Moorhead*

Chad Moorhead, P.E.

President

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# MADDEN

MOORHEAD & STOKES, LLC

CIVIL ENGINEERS

June 30, 2022

Seminole County  
Attn: Annie Sillaway  
1101 East First Street  
Sanford, FL 32771

**RE: Terracina Storage – Community Meeting Summary  
Project # 22-20500012**

Dear Annie:

We sent out the attached notice on June 3, 2022, and held the meeting on June 14, 2022. Approximately 10 people attended the community meeting. We presented our MDP, a conceptual site plan, and building renderings at the meeting. There were many questions concerning the process that we are going through. We explained the process in detail and the steps that we must go through to get approvals to start construction. There were questions concerning the building heights on the three-story building and the RV storage units that were being proposed. We explained that the three-story building would be 43' to the top of the roof and 53' to the top of the spires. At that time, we did not know the height of the RV Storage units. There were general concerns over the use, but when we explained the existing allowable uses within the PD that could already be built onsite without any public hearings the crowd seemed to be in general agreement that the storage use was an upgrade from a traffic generation and overall intensity perspective. We told the attendees that they would be notified by the County of any public hearings if they received our invitation to the community meeting. The meeting was adjourned.

If you have any questions or need further information, please do not hesitate to call our office at 407-629-8330.

Sincerely,

*Chad Moorhead*

Chadwyck H. Moorhead, P.E.  
President

CHM:nwm  
H:\Data\22013\Cor\Comm Meeting Summary.doc

431 E. Horatio Avenue ■ Suite 260 ■ Maitland, FL 32751 ■ 407-629-8330 ■ FAX 407-629-8336



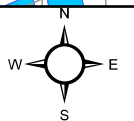
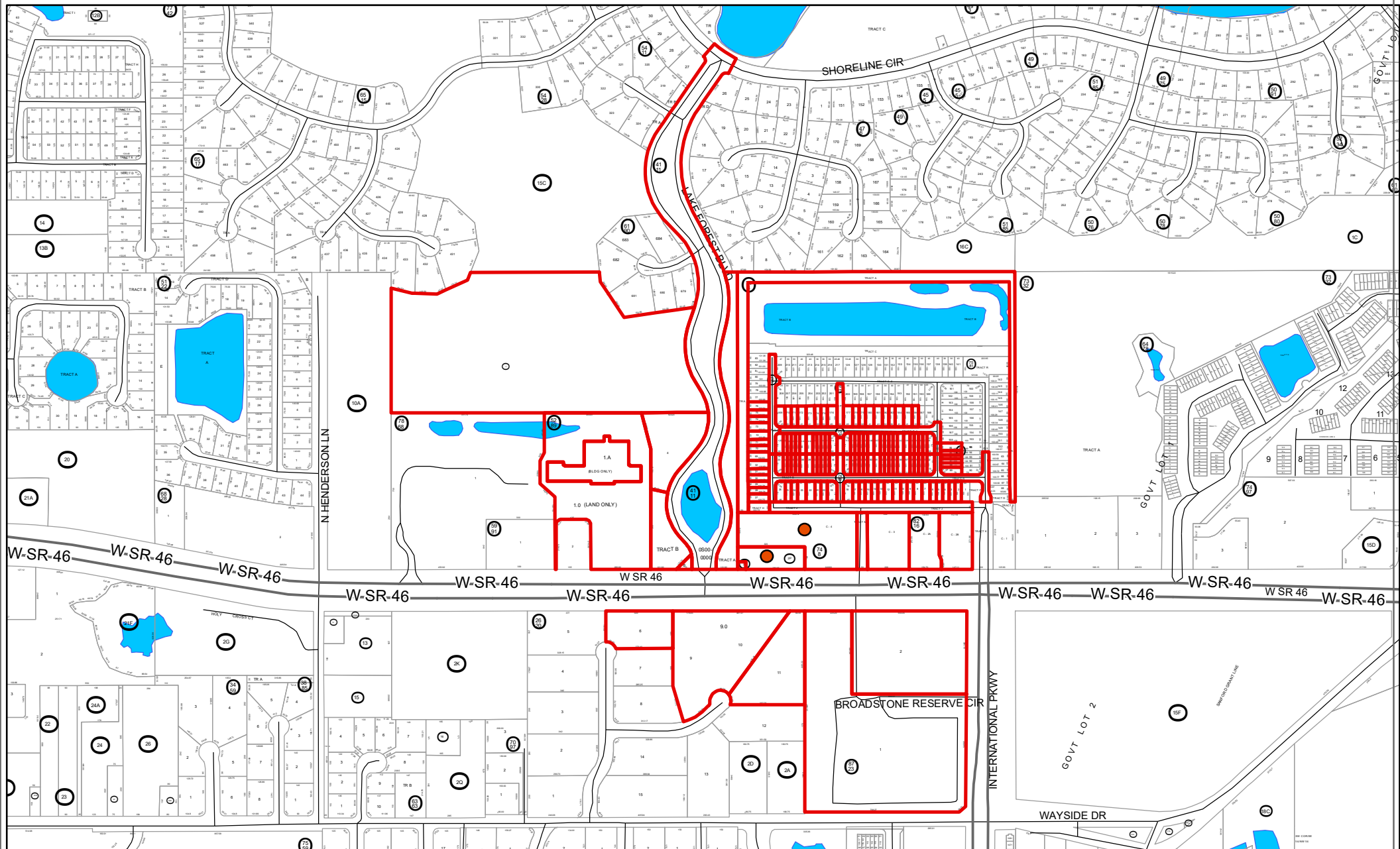








500 FT - 301930300002P0000 & 30193051600000C40



HATTAWAY, ROBERT T TR  
601 HILLVIEW DR #105  
ALTAMONTE SPG, FL 32714

LAKE FOREST MASTER COMM ASSN INC  
5350 SHORELINE CIR  
SANFORD, FL 32771

LAKE FOREST MASTER COMMUNITY  
2180 W SR 434 STE 5000  
LONGWOOD, FL 32779

CRUTCHFIELD JERRY B & BERTIE P  
LIVING TRUST AGREEMENT  
233 WOODS TRL  
SANFORD, FL 32771

PAONE, MICHAEL & SPRING  
112 WAYSIDE CT  
SANFORD, FL 32771

DUNCAN, JOHANNA T  
113 WAYSIDE CT  
SANFORD, FL 32771

LAKE FOREST PARTNERS LTD  
4811 S 76TH ST STE 211  
MILWAUKEE, WI 53220

LAKE FOREST LLC  
4811 S 76TH ST STE 211  
GREENFIELD, WI 53220

C&B CAPITAL VENTURES LLC  
3535 RICE LAKE LOOP  
LONGWOOD, FL 32779

LAKE FOREST MASTER COMMUNITY  
2180 W SR 434 STE 5000  
LONGWOOD, FL 32779

FIFTH THIRD BANK C/O SLK GLOBAL  
SOLUTIONS AMERICA  
2727 LYNDON B JOHNSON FWY STE 806  
DALLAS, TX 75234

HATTAWAY, ROBERT T TR  
601 HILLVIEW DR #105  
ALTAMONTE SPG, FL 32714

TERRACINA AT LAKE FOREST OWNERS  
ASSN INC C/O PREMIER ASSOCIATION  
3112 W LAKE MARY BLVD  
LAKE MARY, FL 32746

TERRACINA AT LAKE FOREST OWNERS  
ASSN INC C/O PREMIER ASSOCIATION  
3112 W LAKE MARY BLVD  
LAKE MARY, FL 32746

TERRACINA COMMERCIAL/RETAIL  
PROPERTY OWNERS ETAL  
601 HILLVIEW DR STE 105  
ALTAMONTE SPG, FL 32714

TERRACINA COMMERCIAL/RETAIL  
PROPERTY OWNERS ETAL  
601 HILLVIEW DR STE 105  
ALTAMONTE SPG, FL 32714

SHROFF, SHARMILA G  
5015 FIORELLA LN  
SANFORD, FL 32771

NOYES, KELSEY L  
5019 FIORELLA LN  
SANFORD, FL 32771

RAZA, HAMZA  
5023 FIORELLA LN  
SANFORD, FL 32771

MALASPINE, LISA R  
5027 FIORELLA LN  
SANFORD, FL 32771

STEPHENS, SHANTAYE  
5031 FIORELLA LN  
SANFORD, FL 32771

REDDY SUDIREDDY, ANIL K & BATHINI,  
VEENA  
5035 FIORELLA LN  
SANFORD, FL 32771

ALLEY, VICKIE D ENH LIFE EST & ALLEY,  
DAN D ENH LIFE EST  
5043 FIORELLA LN  
SANFORD, FL 32771

CAREY, ROBERT J HEIR  
5051 FIORELLA LN  
SANFORD, FL 32771

SPRATT, LYNNETTE S  
5055 FIORELLA LN  
SANFORD, FL 32771

ZITO, TRISCHETTI & DONNA A  
5059 FIORELLA LN  
SANFORD, FL 32771

PRESTON, TIMOTHY  
5067 FIORELLA LN  
SANFORD, FL 32771

ONYEKWELU, EMILY  
5075 FIORELLA LN  
SANFORD, FL 32771

MCDONOUGH, CHRISTOPHER  
5079 FIORELLA LN  
SANFORD, FL 32771

THOTA, TARUN K & PRIYA SWAMY, SAI  
L  
5083 FIORELLA LN  
SANFORD, FL 32771

LEWIS, PETER E & LISA T  
5087 FIORELLA LN  
SANFORD, FL 32771

SMALLWOOD, JERRICK A  
5095 FIORELLA LN  
SANFORD, FL 32771

EHRET, LINDA ENH LIFE EST  
5099 FIORELLA LN  
SANFORD, FL 32771

PEYTON, JEFFREY M & KRISTIN A  
5113 FIORELLA LN  
SANFORD, FL 32771

DEL ROSARIO, JOSE & KRISTEN  
5117 FIORELLA LN  
SANFORD, FL 32771

POLIN, LYNNE & SHADLEY, KRISTEN N  
5746 BROOK LOOP  
LAKELAND, FL 33811

PROCTA, STEVEN D  
5129 FIORELLA LN  
SANFORD, FL 32771

MAQBOOL, FAHAD & MAQBOOL,  
FAIZAN  
5137 FIORELLA LN  
SANFORD, FL 32771

RILEY, VINCENZA & RILEY, MORGAN B  
5141 FIORELLA LN  
SANFORD, FL 32771

SIRIGINEEDI, SAIRAM A  
5145 FIORELLA LN  
SANFORD, FL 32771

MARCINKO, ANDREW TR  
1002 CUTLER LN  
HUDSON, OH 44236

SEENATH, SHERWIN & PATRICIA  
600 VENICE PL  
SANFORD, FL 32771

WHEELER, VICKI L  
289 TERRACINA DR  
SANFORD, FL 32771

LESTER, KRISTINA L  
608 VENICE PL  
SANFORD, FL 32771

SULLIVAN, KRISTIN M  
612 VENICE PL  
SANFORD, FL 32771

KUMAR, ASHOK & PARMILA, FNU  
616 VENICE PL  
SANFORD, FL 32771

XU, JENNIFER & XU, RENLIANG  
620 VENICE PL  
SANFORD, FL 32771

JIANG, NING  
108 ROSA BELLA VW  
DEBARY, FL 32713

ROBERTS, MICHAEL  
5150 FIORELLA LN  
SANFORD, FL 32771

WASHINGTON, WILLIE  
5146 FIORELLA LN  
SANFORD, FL 32771

MELENDEZ, RICHARD U & GODOY,  
FEXYS B  
5142 FIORELLA LN  
SANFORD, FL 32771

OGLESBY, TONY V  
5138 FIORELLA LN  
SANFORD, FL 32771

ELIA, JEFFREY I  
5134 FIORELLA LN  
SANFORD, FL 32771

KEMPKE, COURTNEY  
5130 FIORELLA LN  
SANFORD, FL 32771

PIRMOHAMED, IMRAN M & HUSSEIN,  
TANVEER M  
5126 FIORELLA LN  
SANFORD, FL 32771

SIEGFRIED, THOMAS L  
5122 FIORELLA LN  
SANFORD, FL 32771

ROWELL, STEPHANIE M  
5118 FIORELLA LN  
SANFORD, FL 32771

ARMAIRA LLC  
2121 PONCE DE LEON BLVD SUITE 1050  
CORAL GABLES, FL 33134

LU, JASON J  
108 ROSA BELLA VW  
DEBARY, FL 32713

SURRARRER, RHONDA  
5100 FIORELLA LN  
SANFORD, FL 32771

NORTHCUTT, STEPHANIE  
5096 FIORELLA LN  
SANFORD, FL 32771

GARCIA, DEBBIE  
5092 FIORELLA LN  
SANFORD, FL 32771

GARCIA, EDMELINDA  
11700 OLD GEORGETOWN RD UNIT 303  
ROCKVILLE, MD 20852

GILCHRIST, BILLY JR  
5084 FIORELLA LN  
SANFORD, FL 32771

MOSER, ROBERT C  
5080 FIORELLA LN  
SANFORD, FL 32771

GOEBELER, THOMAS E & GOEBELER,  
BECKY D & GOEBELER, SUSANNA R  
1 HAYFIELD CT  
NEW FREEDOM, PA 17349

ESTERS, DANIELLE S  
5072 FIORELLA LN  
SANFORD, FL 32771

AREVALO, CARMEN E  
5068 FIORELLA LN  
SANFORD, FL 32771

CASTRO, SUSANA M  
5064 FIORELLA LN  
SANFORD, FL 32771

JONES, ANNETT  
5060 FIORELLA LN  
SANFORD, FL 32771

FLOYD, ERICA L  
5056 FIORELLA LN  
SANFORD, FL 32771

CAPONE, FRANK J & KAREN M  
5052 FIORELLA LN  
SANFORD, FL 32771

FIORELLA LANE LLC  
14667 BRADDOCK OAK DR  
ORLANDO, FL 32837

KING, JENNIFER D  
6173 HEDGESPARROWS LN  
SANFORD, FL 32771

KUNDARAPU, JAYAPRAKASH & RAJITHA  
355 BRENTWOOD CLUB CV  
LONGWOOD, FL 32750

EVERMANN, LAUREN  
2055 CRYSTAL LAKE TRL  
BRADENTON, FL 34211

LYNN, CAROL A & JAMES S  
5032 FIORELLA LN  
SANFORD, FL 32771

TERRACINA AT LAKE FOREST OWNERS  
ASSN INC C/O PREMIER ASSOCIATION  
3112 W LAKE MARY BLVD  
LAKE MARY, FL 32746

VELAZQUEZ, ADRIANA & ESCORIZA,  
JACINTO  
5008 SHORELINE CIR  
SANFORD, FL 32771

ARIOTTI, MARLA I & SCOTT R  
628 VENICE PL  
SANFORD, FL 32771

GOTTFRIED, EMILY & GOTTFRIED,  
ANDREA R  
632 VENICE PL  
SANFORD, FL 32771

VELAZQUEZ, WILMA & ORTIZ, WILFRED  
330 W 28TH ST  
APT 13D  
NEW YORK, NY 10001

SACCONI, DANELLA M TR  
640 VENICE PL  
SANFORD, FL 32771

RASHID PROPERTIES LLC C/O M.  
KERMALI CPA  
405 WAYMONT CT STE 121  
LAKE MARY, FL 32746

CHITIMINI, NIKIL R &  
VUMMANNAGARI, ALEKHYA  
648 VENICE PL  
SANFORD, FL 32771

TORRELLAS, PATRICIA N  
652 VENICE PL  
SANFORD, FL 32771

PAINTER, EMILY A  
421 LIVORNO WAY  
SANFORD, FL 32771

QU, XIAOLONG & RASKIN, JENNIFER M  
417 LIVORNO WAY  
SANFORD, FL 32771

AGARWAL, DINESH & PRIYANKA  
413 LIVORNO WAY  
SANFORD, FL 32771

CHARBONNEAU, DAIN P &  
CHARBONNEAU, SAMANTHA  
409 LIVORNO WAY  
SANFORD, FL 32771

CARPENTER, Nanci  
405 LIVORNO WAY  
SANFORD, FL 32771

HECKERMAN, TOD M & LAURA A  
401 LIVORNO WAY  
SANFORD, FL 32771

TERRACINA AT LAKE FOREST OWNERS  
ASSN INC C/O PREMIER ASSOCIATION  
3112 W LAKE MARY BLVD  
LAKE MARY, FL 32746

TERRACINA AT LAKE FOREST OWNERS  
ASSN INC C/O PREMIER ASSOCIATION  
3112 W LAKE MARY BLVD  
LAKE MARY, FL 32746

ANDRZEJEWSKA, ALEKSANDRA  
685 OLEAN CT  
WINTER SPGS, FL 32708

MORALES, SANDRA A  
5924 PAXTON CT  
APOPKA, FL 32703

KELLEY, TERRY L & CYNTHIA B  
5329 VIA APPIA WAY  
SANFORD, FL 32771

FRANK, ROY A & ELLEN S  
5333 VIA APPIA WAY  
SANFORD, FL 32771

FOX, DANIEL L  
25849 CROSSINGS BLUFF LN  
SORRENTO, FL 32776

STRANGE, SANDRA  
2241 GRAND TREE CT  
LAKE MARY, FL 32746

LADAK, SHAFFIQ & ZAHIRA  
2660 TWEED RUN  
SANFORD, FL 32771

PAREDES, MARIA DEL  
5349 VIA APPIA WAY  
SANFORD, FL 32771

FROESS, MEGHAN K & FROESS, ERNEST  
J & FROESS, ALICE A  
5353 VIA APPIA WAY  
SANFORD, FL 32771

BOZZACCO, DOROTHEA R &  
ALEXANDER A  
10 YAWL DR  
COCOA BEACH, FL 32931

MASTERS, STEPHEN A  
5361 VIA APPIA WAY  
SANFORD, FL 32771

VOSKOVITCH, JAMES JR  
5365 VIA APPIA WAY  
SANFORD, FL 32771

SMITH, BRIAN & LIDFELDT, SCOTT &  
SMITH, NOAH  
2301 MAITLAND CENTER PKWY  
MAITLAND, FL 32751

ROBINSON, JUDITH M  
5373 VIA APPIA WAY  
SANFORD, FL 32771

YIM, SUMIN  
5377 VIA APPIA WAY  
SANFORD, FL 32771

PAONE, ANTOINETTE  
5381 VIA APPIA WAY  
SANFORD, FL 32771

DAGA, MAYANK & SARDA, KRITI  
5385 VIA APPIA WAY  
SANFORD, FL 32771

BELL, CATHY L  
5389 VIA APPIA WAY  
SANFORD, FL 32771

TOSHNIWAL, AMOL & AARTI  
5403 VIA APPIA WAY  
SANFORD, FL 32771

RAJAGOPAL, VIJAY S & JEYARAMAN,  
BHANUPRIYA  
5407 VIA APPIA WAY  
SANFORD, FL 32771

FRANCO, RONALD A  
5411 VIA APPIA WAY  
SANFORD, FL 32771

ROCHE, MATTHEW & ALEXANDRIA E  
5415 VIA APPIA WAY  
SANFORD, FL 32771

AYALA, ROSARIO & AYALA, YESENIA R  
5419 VIA APPIA WAY  
SANFORD, FL 32771

PARFENOVICH, YANA & LESYK, OSTAP  
4263 S 95TH ST  
GREENFIELD, WI 53228

CANDO VARGAS, JUAN C & FIERRO  
BETANCOURT, LORENA V  
5427 VIA APPIA WAY  
SANFORD, FL 32771

BARBALEZ, JORGE A  
A CALLE CADIZ  
239 URB, LA CAPILLA LA MOLINA

SINHA, NILESH K & SRIVASTAVA,  
SHWETA  
5435 VIA APPIA WAY  
SANFORD, FL 32771

BARRY, ANDREA  
5439 VIA APPIA WAY  
SANFORD, FL 32771

BOGUS, JOANNE M  
5443 VIA APPIA WAY  
SANFORD, FL 32771

BENDER, SHEREE  
5447 VIA APPIA WAY  
SANFORD, FL 32771

TERRACINA AT LAKE FOREST OWNERS  
ASSN INC C/O PREMIER ASSOCIATION  
3112 W LAKE MARY BLVD  
LAKE MARY, FL 32746

TERRACINA AT LAKE FOREST OWNERS  
ASSN INC C/O PREMIER ASSOCIATION  
3112 W LAKE MARY BLVD  
LAKE MARY, FL 32746

PATTON, RICHARD J & KATHY J  
5448 VIA APPIA WAY  
SANFORD, FL 32771

HOBOK, DARLENE B & HOBOK, LESLI  
26862 SQUIRES PARK DR  
KINGWOOD, TX 77339

TRUONG, QUI & TRUONG, NU T &  
TRUONG, LUONG T  
5434 VIA APPIA WAY  
SANFORD, FL 32771

YARAMENKO, VERA D & MOROZ,  
HELENA D  
5428 VIA APPIA WAY  
SANFORD, FL 32771

GAREY, COLLEEN  
5422 VIA APPIA WAY  
SANFORD, FL 32771

WALKER, EMILY M TR  
5416 VIA APPIA WAY  
SANFORD, FL 32771

GIRASOLI, PRUSIA CAROLINE  
5410 VIA APPIA WAY  
SANFORD, FL 32771

BRISSON, CARLY & ELWELL, NEAL  
5404 VIA APPIA WAY  
SANFORD, FL 32771

BLOOMBERG, LAURA  
5388 VIA APPIA WAY  
SANFORD, FL 32771

NADREAU, BRUCE G & CAROLYN A  
5382 VIA APPIA WAY  
SANFORD, FL 32771

CARROLL, JOE ANN & CARROLL,  
EDWARD L  
5378 VIA APPIA WAY  
SANFORD, FL 32771

DROZDA, LAURA D ENH LIFE EST  
5370 VIA APPIA WAY  
SANFORD, FL 32771

FLOCK, KELLY ENH LIFE EST  
5364 VIA APPIA WAY  
SANFORD, FL 32771

NICHOLAS, NICOLE M  
5358 VIA APPIA WAY  
SANFORD, FL 32771

PASZKIEWICZ, DANIEL G  
5352 VIA APPIA WAY  
SANFORD, FL 32771

HORAN, CHRISTOPHER N  
5346 VIA APPIA WAY  
SANFORD, FL 32771

GUPTA, YOGESH & SHIVIKA  
5340 VIA APPIA WAY  
SANFORD, FL 32771

DIAZ, PRISCILLA  
5334 VIA APPIA WAY  
SANFORD, FL 32771

TERRACINA AT LAKE FOREST OWNERS  
ASSN C/O PREMIER ASSOCIATION  
3112 W LAKE MARY BLVD  
LAKE MARY, FL 32746

GBDJK LLC  
3940 W TOUHY AVE # 1  
LINCOLNWOOD, IL 60712

LGM INTERESTS LLC  
32284 LAKESHORE DR  
TAVARES, FL 32778

TMP SANFORD PROJECT LLC C/O  
TREELINE MULTIFAMILY PARTNERS LTD  
2000 S COLORADO BLVD # 730  
DENVER, CO 80222

INTERNATIONAL 46 LLC  
6414 MONTCLAIR BLUFF LN  
WINDERMERE, FL 34786

LAKE FOREST MASTER COMMUNITY  
2180 W SR 434  
STE 5000  
LONGWOOD, FL 32779



LAKE FOREST MASTER COMMUNITY  
2180 W SR 434  
STE 5000  
LONGWOOD, FL 32779

LAKE FOREST MASTER COMMUNITY  
2180 W SR 434  
STE 5000  
LONGWOOD, FL 32779

**From:** [Massari, Diana](#)  
**To:** [John Bisigni](#)  
**Cc:** [Herr, Andria](#); [Dallari, Bob](#); [Sillaway, Annie](#)  
**Subject:** RE: Lake Forest Commercial Development concerns  
**Date:** Saturday, July 9, 2022 9:33:12 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)

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On behalf of Commissioner Herr, thank you for your recent email. As an update, the proposed Major PD Amendment is still under staff review and has not yet been scheduled for consideration by the Board of County Commissioners. That said, Commissioner Herr values citizen input as part of the evaluation process so thank you for taking the time to detail your position on this matter. In the meantime, please be aware that before the amendment goes before the Board of County Commissioners for a decision, the developer will hold a community meeting that will include Lake Forest and Terracina. Please note that community meetings are not coordinated by the county or the District Commission office – they are solely the responsibility of the developer/applicant. Again, thank you for your engagement and input.

Sincerely,



**Diana Massari**  
Executive Assistant to  
Commissioner Andria Herr, District 5  
O: (407) 665-7209 | F: (407) 665-7958  
1101 E. First Street, Sanford, FL 32771-1468  
[dmassari@seminolecountyfl.gov](mailto:dmassari@seminolecountyfl.gov)  
[www.seminolecountyfl.gov](http://www.seminolecountyfl.gov)



---

**From:** John Bisigni <[jbisigni@vertexmedical.net](mailto:jbisigni@vertexmedical.net)>  
**Sent:** Thursday, July 7, 2022 12:15 PM  
**To:** Herr, Andria <[aherr@seminolecountyfl.gov](mailto:aherr@seminolecountyfl.gov)>; Dallari, Bob <[BDallari@seminolecountyfl.gov](mailto:BDallari@seminolecountyfl.gov)>  
**Subject:** Lake Forest Commercial Development concerns

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Commissioner Herr and Commissioner Chair Dallari,

Recently the Lake Forest HOA sent out communication about concerns due to an upcoming request by Mr. Bob Hattaway to amend the Terracina commercial planned development agreement which has been in place since 2008. This requested change would allow for a self-storage complex to be built on the vacant site between the 5/3 Bank, the Lake Forest entrance and in front of Terracina. The proposed development will encompass the entire site.

Based upon the limited information known at that time, the our Board voted unanimously to

oppose this proposed self-storage development at the May 18th meeting.

I am writing to express my concerns about the lack of overall concerns about current residents and ask that if this comes to a vote that it is voted "NO" to changing the developmental uses of this property. This location is not ideal for a storage unit and would be, as has been explained, contrary to existing zoning.

Thank you for keeping this on your radar.

Cordially,

John T. Bisigni

407.688.6556

4936 shoreline cir, sanford FL 32771

Sent from my iPad

**From:** [Massari, Diana](#)  
**To:** [Nash, Michelle R](#)  
**Cc:** [Herr, Andria](#); [Dallari, Bob](#); [Sillaway, Annie](#)  
**Subject:** RE: Terracina Commercial Planned Development  
**Date:** Saturday, July 9, 2022 9:34:02 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)

---

On behalf of Commissioner Herr, thank you for your recent email. As an update, the proposed Major PD Amendment is still under staff review and has not yet been scheduled for consideration by the Board of County Commissioners. That said, Commissioner Herr values citizen input as part of the evaluation process so thank you for taking the time to detail your position on this matter. In the meantime, please be aware that before the amendment goes before the Board of County Commissioners for a decision, the developer will hold a community meeting that will include Lake Forest and Terracina. Please note that community meetings are not coordinated by the county or the District Commission office – they are solely the responsibility of the developer/applicant. Again, thank you for your engagement and input.

Sincerely,



**Diana Massari**  
Executive Assistant to  
Commissioner Andria Herr, District 5  
O: (407) 665-7209 | F: (407) 665-7958  
1101 E. First Street, Sanford, FL 32771-1468  
[dmassari@seminolecountyfl.gov](mailto:dmassari@seminolecountyfl.gov)  
[www.seminolecountyfl.gov](http://www.seminolecountyfl.gov)



---

**From:** Nash, Michelle R <michelle.r.nash@pfizer.com>  
**Sent:** Thursday, July 7, 2022 12:15 PM  
**To:** Herr, Andria <aherr@seminolecountyfl.gov>; Dallari, Bob <BDallari@seminolecountyfl.gov>  
**Subject:** Terracina Commercial Planned Development  
**Importance:** High

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Dear Ms. Herr & Mr. Dallari,

I recently learned of an upcoming request by Mr. Bob Hattaway to amend the Terracina commercial planned development agreement which has been in place since 2008. This requested change would allow for a self-storage complex to be built on the vacant site between the 5/3 Bank, the Lake Forest entrance and in front of Terracina. The proposed development will encompass the entire site.

As a resident of Lake Forest for over 17 years, I am vehemently opposed to such a change. According to our BOD, this area (Terracina Commercial) is considered a planned development with an underlying zoning of C-1 which is residential commercial. This type of commercial designation is intended to support local residential communities and “be walkable” for residents. Currently in Seminole County self-storage and warehousing is only permitted in industrial zoned areas (M-1, M-2) or areas of heavy commercial (C-3). For this reason, it's very uncommon to find ANY self-storage facility this close to residential areas. This is not an allowable use of this property and will damage our quality of life and our property values. I ask that you not support Mr. Hattaway’s request.

Thanks!



**From:** [Massari, Diana](#)  
**To:** [Anthony J. Fedullo](#)  
**Cc:** [Herr, Andria](#); [Dallari, Bob](#); [Sillaway, Annie](#)  
**Subject:** RE: Storage facility  
**Date:** Saturday, July 9, 2022 9:34:16 AM

---

On behalf of Commissioner Herr, thank you for your recent email. As an update, the proposed Major PD Amendment is still under staff review and has not yet been scheduled for consideration by the Board of County Commissioners. That said, Commissioner Herr values citizen input as part of the evaluation process so thank you for taking the time to detail your position on this matter. In the meantime, please be aware that before the amendment goes before the Board of County Commissioners for a decision, the developer will hold a community meeting that will include Lake Forest and Terracina. Please note that community meetings are not coordinated by the county or the District Commission office – they are solely the responsibility of the developer/applicant. Again, thank you for your engagement and input.

Sincerely,

Diana Massari  
Executive Assistant to  
Commissioner Andria Herr, District 5  
O: (407) 665-7209 | F: (407) 665-7958  
1101 E. First Street, Sanford, FL 32771-1468  
[dmassari@seminolecountyfl.gov](mailto:dmassari@seminolecountyfl.gov)  
[www.seminolecountyfl.gov](http://www.seminolecountyfl.gov)

-----Original Message-----

From: Anthony J. Fedullo <[ayong@cfl.rr.com](mailto:ayong@cfl.rr.com)>  
Sent: Thursday, July 7, 2022 12:29 PM  
To: Herr, Andria <[aherr@seminolecountyfl.gov](mailto:aherr@seminolecountyfl.gov)>; Dallari, Bob <[BDallari@seminolecountyfl.gov](mailto:BDallari@seminolecountyfl.gov)>  
Subject: Storage facility

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Dear commissioners Herr and Dallari,

I strongly oppose the proposed storage facility near the Lake Forest development.

The area is currently not zoned for this use, and should remain that way.

A storage development will not only adversely impact Lake Forest, but will negatively affect properties along the route 46 corridor in that area, which currently holds residential and light commercial properties. I believe this negative impact is obvious, and shared by other facilities in that region.

I strongly urge that you not to allow this development variance to be granted.

Sincerely,



Anthony Fedullo  
542 Broadoak Loop  
Sanford

**From:** [Massari, Diana](#)  
**To:** [Scott Koenig](#)  
**Cc:** [Herr, Andria](#); [Sillaway, Annie](#)  
**Subject:** RE: Quick point regarding a development idea you're considering  
**Date:** Saturday, July 9, 2022 9:34:46 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)

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**From:** Scott Koenig <[skoenig@cfl.rr.com](mailto:skoenig@cfl.rr.com)>  
**Sent:** Thursday, July 7, 2022 12:56 PM  
**To:** Herr, Andria <[aherr@seminolecountyfl.gov](mailto:aherr@seminolecountyfl.gov)>  
**Subject:** Quick point regarding a development idea you're considering

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Hello Ms. Herr...hope this finds you well. I'd like to only take a moment of your time but want to quickly let you know that my family and many of my Lake Forest friends STRONGLY OBJECT to Mr. Hattaway's proposed self-storage facility on the land adjacent to 53 Bank on Hwy 46 near Lake Forest.

You and your colleagues know what the intention of the land use for that land when it was laid out. As our local community grows nearby, with more homes and apartments with their attendant families, this land should be held for the INTENDED USE. As you know this use was to make the local residential properties have expanded and improved businesses nearby. As you're aware there are many

places nearer to industrial or commercial property for a self storage. I'm sure you agree.

I wonder if you would just keep my thoughts in mind when you all discuss this land and its use please?

Thank you for considering my opinion. Thank you also for all you do and please let's not approve this nonsense?

Scott and Jennifer Koenig

458 Fawn Hill Pl Sanford

**From:** [Massari, Diana](#)  
**To:** [Margie Robertson](#)  
**Cc:** [Herr, Andria](#); [Sillaway, Annie](#)  
**Subject:** RE: Proposed development on 46  
**Date:** Saturday, July 9, 2022 9:35:43 AM

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On behalf of Commissioner Herr, thank you for your recent email. As an update, the proposed Major PD Amendment is still under staff review and has not yet been scheduled for consideration by the Board of County Commissioners. That said, Commissioner Herr values citizen input as part of the evaluation process so thank you for taking the time to detail your position on this matter. In the meantime, please be aware that before the amendment goes before the Board of County Commissioners for a decision, the developer will hold a community meeting that will include Lake Forest and Terracina. Please note that community meetings are not coordinated by the county or the District Commission office – they are solely the responsibility of the developer/applicant. Again, thank you for your engagement and input.

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[dmassari@seminolecountyfl.gov](mailto:dmassari@seminolecountyfl.gov)  
[www.seminolecountyfl.gov](http://www.seminolecountyfl.gov)

-----Original Message-----

From: Margie Robertson <[margierobertson@earthlink.net](mailto:margierobertson@earthlink.net)>  
Sent: Thursday, July 7, 2022 1:16 PM  
To: Herr, Andria <[aherr@seminolecountyfl.gov](mailto:aherr@seminolecountyfl.gov)>  
Subject: Proposed development on 46

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Dear Ms. Herr;

I'm writing to request that you oppose Mr. Hattaway's zoning change on Highway 46 between Lake Forest subdivision and Terracina. This is something that would be detrimental to our communities and would not enhance our enjoyment of the area. The proposed industrial storage area goes beyond current zoning standards.

Sincerely,  
Margie Robertson  
Lake Forest resident

Sent from my iPhone

**From:** [Massari, Diana](#)  
**To:** [Francine Larke](#)  
**Cc:** [Herr, Andria](#); [Dallari, Bob](#); [Sillaway, Annie](#)  
**Subject:** RE: Lake Forest Community# REJECTS STORAGE FACILITY  
**Date:** Saturday, July 9, 2022 9:36:05 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)

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[dmassari@seminolecountyfl.gov](mailto:dmassari@seminolecountyfl.gov)  
[www.seminolecountyfl.gov](http://www.seminolecountyfl.gov)



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**From:** Francine Larke <narfaluy@yahoo.com>  
**Sent:** Thursday, July 7, 2022 1:58 PM  
**To:** Herr, Andria <aherr@seminolecountyfl.gov>; Dallari, Bob <BDallari@seminolecountyfl.gov>  
**Subject:** Lake Forest Community# REJECTS STORAGE FACILITY

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Hello,

I recently retired from the Army, I chose the Lake Forest Subdivision because of its peaceful and well planned surroundings.

There is a lot of land all over Florida, there is no need for this facility to be placed within the vicinity of our subdivision's entrance.

The storage facility needs another location- on a back road.

V/r  
Francine  
[305-494-8912](tel:305-494-8912)

**From:** [Massari, Diana](#)  
**To:** [Melisa Medina](#)  
**Cc:** [Herr, Andria](#); [Sillaway, Annie](#)  
**Subject:** RE: Opposition  
**Date:** Saturday, July 9, 2022 9:36:27 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)

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Sincerely,



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[www.seminolecountyfl.gov](http://www.seminolecountyfl.gov)



---

**From:** Melisa Medina <medinamm@yahoo.com>  
**Sent:** Thursday, July 7, 2022 5:49 PM  
**To:** Herr, Andria <aherr@seminolecountyfl.gov>  
**Subject:** Opposition

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Ms. Herr,

I am writing in opposition to the amendment that Mr. thanks Bob Hattaway is proposing to the Terracina commercial planned development agreement with him wanting to build a self storage facility in front of Terracina and the Lake Forest community. Lake Forest has been a residential area for years and building a very commercial site would drastically reduce the property value but also negatively affect the peaceful



family centered community. Please know that the residents of Lake Forest strongly oppose this idea of Mr Hathaway.

- Melisa Bruso

**From:** [Massari, Diana](#)  
**To:** [Erin Nickell](#)  
**Cc:** [Herr, Andria](#); [Sillaway, Annie](#)  
**Subject:** RE: Terracina Development Agreement  
**Date:** Saturday, July 9, 2022 9:36:42 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)

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[www.seminolecountyfl.gov](http://www.seminolecountyfl.gov)



---

**From:** Erin Nickell <erin726@gmail.com>  
**Sent:** Thursday, July 7, 2022 8:45 PM  
**To:** Herr, Andria <aherr@seminolecountyfl.gov>  
**Subject:** Terracina Development Agreement

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Hi Andria - I hope this email finds you well. I am a resident of the Lake Forest community and we were recently notified by our community management that a proposed amendment to a development agreement may result in the addition of a self-storage facility to be built on the vacant lot near the Lake Forest entrance. I am writing to respectfully share some thoughts about this possibility and hope that you are the right person to contact.

My family and I have lived in Lake Forest for three years now and have grown to love this community and the surrounding area. We have also been genuinely excited about the ongoing construction and development that has so much potential to grow and improve this area. A self-storage facility is sadly not what we had

envisioned for this space and we truly hope that the commission will ultimately agree and vote against an amendment that would permit this type of use.

While a self-storage facility is certainly a valuable service in an area with a variety of residential communities, this particular lot is located in close proximity to many adjoining highways (I-4, 417, and eventually 429) and serves as an entry point to all of the surrounding residential communities - not just Lake Forest. With the expansion of the main road and the addition of bike paths, crosswalks, and large sidewalks, there is a tremendous potential to increase the walkability of our area - a feature that continues to be an important factor for current and prospective homeowners. A self-storage facility does not contribute to this potential nor the vibrancy of our community as it primarily serves transient over long-term residents. Such a facility would be more appropriately located on a lot that does not serve as a major entry point to a large and rapidly growing residential area.

My husband and I both work full time - he as a private client advisor with Charles Schwab and myself as an accounting professor and director of the master's of accountancy program at Stetson University - and we have two elementary aged children who keep us busy after work as well. Unfortunately this is the phase of life that is not incredibly conducive to regular attendance at community meetings, but it also happens to be the phase of life where we are most interested in the ongoing developments of our community and those surrounding it. It is my hope that sharing some of these thoughts with you via email will contribute in some small way to the discussions that I expect will continue to happen over the next few months. Regardless of the outcome, thank you for your consideration and for representing our community in these incredibly important and impactful matters.

Respectfully,  
Dr. Erin Nickell and Family

**From:** [Massari, Diana](#)  
**To:** [diana 2webmen.com](#)  
**Cc:** [Herr, Andria](#); [Sillaway, Annie](#)  
**Subject:** RE: proposed construction of storage facility on SR46 at Lake Forest Blvd.  
**Date:** Thursday, July 14, 2022 11:55:45 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)

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[dmassari@seminolecountyfl.gov](mailto:dmassari@seminolecountyfl.gov)  
[www.seminolecountyfl.gov](http://www.seminolecountyfl.gov)



---

**From:** diana 2webmen.com <diana@2webmen.com>  
**Sent:** Friday, July 8, 2022 1:50 PM  
**To:** Herr, Andria <aherr@seminolecountyfl.gov>  
**Subject:** proposed construction of storage facility on SR46 at Lake Forest Blvd.

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Hello Commissioner Herr,

I am writing to share my concerns about the construction of a storage facility being proposed for the empty lot on SR46 in front of the Terracina townhomes and next to the Lake Forest community, where I live. There has been a tremendous amount of development in our area recently, all of which impacts the existing residents like myself and my neighbors. However, this proposed storage facility is going too far! This is a completely inappropriate use of that land, and we feel that its construction would negatively affect our way of life and our property values.

I am urging you to please oppose the construction of this storage facility.

Thank you,  
Diana Thomson  
4852 Shoreline Circle  
Sanford, FL 32771

**From:** [Massari, Diana](#)  
**To:** [richard.boggsgases.com](#)  
**Cc:** [Herr, Andria](#); [Sillaway, Annie](#)  
**Subject:** RE: Opposition to Terracina commercial planned development agreement changes  
**Date:** Thursday, July 14, 2022 3:54:20 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)

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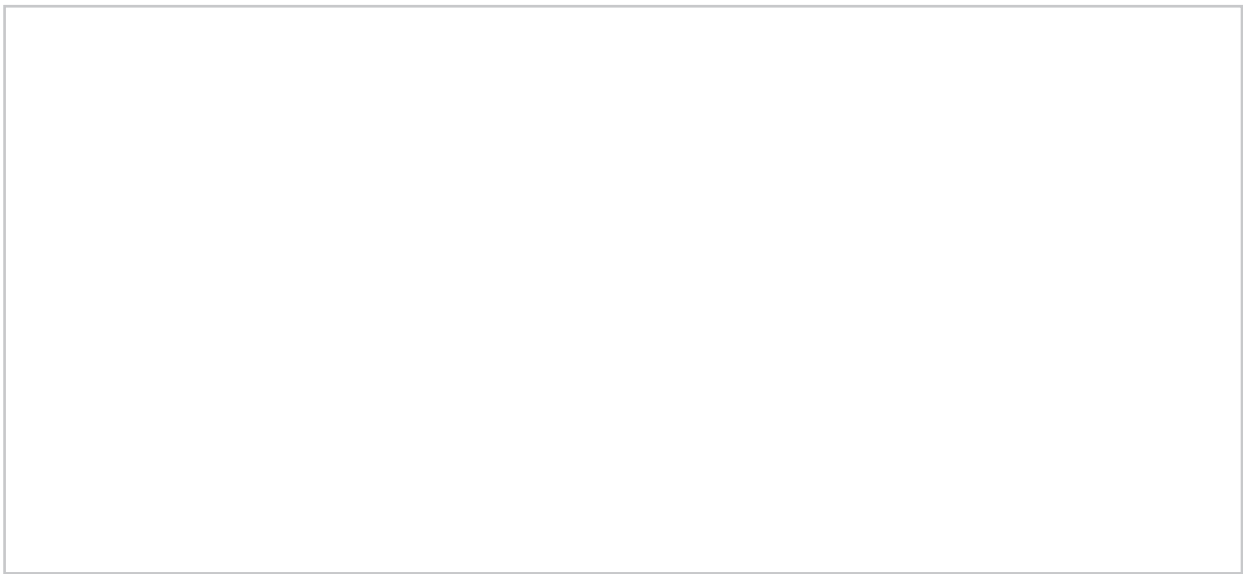
**From:** richard.boggsgases.com <[richard@boggsgases.com](mailto:richard@boggsgases.com)>  
**Sent:** Tuesday, July 12, 2022 2:01 PM  
**To:** Herr, Andria <[aherr@seminolecountyfl.gov](mailto:aherr@seminolecountyfl.gov)>  
**Subject:** Opposition to Terracina commercial planned development agreement changes

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Dear Commissioner Herr:

I am writing to you today in opposition to the changes proposed by Mr. Bob Hattaway to the Terracina commercial planned development agreement. This planned development agreement, which has been in place since 2008 has allowed a constructive balance between residents and commercial interests in the corridor between Oregon Avenue and Orange Boulevard. Mr. Hattaway's proposed changes would damage that balance to the detriment of the residents of this area. The changes that Mr. Hattaway is requesting are for the purpose of constructing a self-storage complex in the vacant property between the 5/3 Bank and the entrance to the Lake Forest subdivision (pictured below ). The construction of 4 buildings on this site of heights up to 53 feet tall would completely block the Terracina apartment homes as well the entrance to Lake Forest. They would be a blight to the residents and frankly to the professional establishments like banks and doctors offices that are on this corridor. That is why these type of large storage units are not permitted under the current C-1 zoning. I urge you to oppose the proposed changes to the current development agreement and to the construction of this type of large scale storage so close to residential areas.

Sincerely,  
Richard Boggs  
5229 Vista Club Run  
Sanford, FL 32771





**From:** [Massari, Diana](#)  
**To:** [kathi mehr](#)  
**Cc:** [Herr, Andria](#); [Dallari, Bob](#); [Sillaway, Annie](#)  
**Subject:** RE: Hattaway storage unit project @ Tericina  
**Date:** Thursday, July 14, 2022 3:54:35 PM

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[dmassari@seminolecountyfl.gov](mailto:dmassari@seminolecountyfl.gov)  
[www.seminolecountyfl.gov](http://www.seminolecountyfl.gov)

-----Original Message-----

From: kathi mehr <[kathimehr@gmail.com](mailto:kathimehr@gmail.com)>  
Sent: Monday, July 11, 2022 8:14 AM  
To: Herr, Andria <[aherr@seminolecountyfl.gov](mailto:aherr@seminolecountyfl.gov)>; Dallari, Bob <[BDallari@seminolecountyfl.gov](mailto:BDallari@seminolecountyfl.gov)>  
Subject: Hattaway storage unit project @ Tericina

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Please oppose this unsightly project, surely there is something more aesthetically pleasing that could be here. Tell Bob Hattaway to locate it across the street in the empty field in front of the hundreds of apartments just built on the previously pristine, natural property that is just one of the 6 or 8 new apt. complexes all over our once-natural county.

We don't have to grow our tax base, less is more. We who have lived here for many years would like to keep some natural space and don't want to have hundreds of thousands moving here every year. Let Orange Co. house them since they are accommodating them to move here.

**From:** [Massari, Diana](#)  
**To:** [deb12353@aol.com](mailto:deb12353@aol.com)  
**Cc:** [Herr, Andria](#); [Sillaway, Annie](#)  
**Subject:** RE: Proposed High Rise Storage Units SR 46 Lake Forest Area  
**Date:** Thursday, July 14, 2022 3:54:45 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)

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[dmassari@seminolecountyfl.gov](mailto:dmassari@seminolecountyfl.gov)  
[www.seminolecountyfl.gov](http://www.seminolecountyfl.gov)



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**From:** [deb12353@aol.com](mailto:deb12353@aol.com) <[deb12353@aol.com](mailto:deb12353@aol.com)>  
**Sent:** Sunday, July 10, 2022 11:32 AM  
**To:** Herr, Andria <[aherr@seminolecountyfl.gov](mailto:aherr@seminolecountyfl.gov)>  
**Subject:** Proposed High Rise Storage Units SR 46 Lake Forest Area

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Dear Ms Herr:

Lake Forest recently became aware that a developer was planning on rezoning an area right outside of our community to build High Rise Storage Units. It is an area right in front of Terracina another residential community. This area is recently zoned as Residential/Commercial. Much has changed in the area with the expansion of SR 46 and so far it has been done with the communities interests in mind. To make this area an industrial area would affect our housing values and quite frankly our quality of life. There are approximately 750 homes in Lake Forest alone. We are making great efforts to be sure to have our representation at any zoning, community meetings regarding this rezone. Our voice will be heard!!!! **Please speak out for us to keep this area beautiful as our community is similar to those found in the Heathrow area just up the road.**

Thanks in advance for your support,  
Debbie Loperfito  
5142 Majestic Woods Place  
Sanford, FL 32771

**From:** [Massari, Diana](#)  
**To:** [Sherman Auger](#)  
**Cc:** [Herr, Andria](#); [Sillaway, Annie](#)  
**Subject:** RE: storage sheds on 46 by lake forest community  
**Date:** Thursday, July 14, 2022 3:55:09 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)

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On behalf of Commissioner Herr, thank you for your recent email. As an update, the proposed Major PD Amendment is still under staff review and has not yet been scheduled for consideration by the Board of County Commissioners. That said, Commissioner Herr values citizen input as part of the evaluation process so thank you for taking the time to detail your position on this matter. In the meantime, please be aware that before the amendment goes before the Board of County Commissioners for a decision, the developer will hold a community meeting that will include Lake Forest and Terracina. Please note that community meetings are not coordinated by the county or the District Commission office – they are solely the responsibility of the developer/applicant. Again, thank you for your engagement and input.

Sincerely,



**Diana Massari**  
Executive Assistant to  
Commissioner Andria Herr, District 5  
O: (407) 665-7209 | F: (407) 665-7958  
1101 E. First Street, Sanford, FL 32771-1468  
[dmassari@seminolecountyfl.gov](mailto:dmassari@seminolecountyfl.gov)  
[www.seminolecountyfl.gov](http://www.seminolecountyfl.gov)



---

**From:** Sherman Auger <[ShermanAuger@msn.com](mailto:ShermanAuger@msn.com)>  
**Sent:** Saturday, July 9, 2022 6:21 PM  
**To:** Herr, Andria <[aherr@seminolecountyfl.gov](mailto:aherr@seminolecountyfl.gov)>  
**Subject:** storage sheds on 46 by lake forest community

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Commissioner Herr,

I recently found out the land very near Lake forest community looks for relief from the current zoning to build a large storage facility Having moved to Lake forest some 18 months ago I was not expecting such use of the land on 46. Currently there is a very large storage facility within a mile of the proposed property. It is my belief you should oppose any change in zoning at this time. I retired in 2019 as a small business and property owner. I do understand what the people are asking for. Please oppose this use of the property. Its not part of the original plan that was approved. The current owners know what the property can be used for. I believe in time they will find a suitable type of business for the property.

Thank you,

Sherman Auger  
5211 forest edge court  
Sanford, florida 32771

863-944-0652

Sent from [Mail](#) for Windows

**From:** [Massari, Diana](#)  
**To:** [stacyburdett@gmail.com](mailto:stacyburdett@gmail.com)  
**Cc:** [Herr, Andria](#); [Sillaway, Annie](#)  
**Subject:** RE: Proposed zone change near Lake Forest  
**Date:** Monday, July 18, 2022 8:38:43 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)

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On behalf of Commissioner Herr, thank you for your recent email. As an update, the proposed Major PD Amendment is still under staff review and has not yet been scheduled for consideration by the Board of County Commissioners. That said, Commissioner Herr values citizen input as part of the evaluation process so thank you for taking the time to detail your position on this matter. In the meantime, please be aware that before the amendment goes before the Board of County Commissioners for a decision, the developer will hold a community meeting that will include Lake Forest and Terracina. Please note that community meetings are not coordinated by the county or the District Commission office – they are solely the responsibility of the developer/applicant. Again, thank you for your engagement and input.

Sincerely,



**Diana Massari**  
Executive Assistant to  
Commissioner Andria Herr, District 5  
O: (407) 665-7209 | F: (407) 665-7958  
1101 E. First Street, Sanford, FL 32771-1468  
[dmassari@seminolecountyfl.gov](mailto:dmassari@seminolecountyfl.gov)  
[www.seminolecountyfl.gov](http://www.seminolecountyfl.gov)



---

**From:** stacyburdett@gmail.com <stacyburdett@gmail.com>  
**Sent:** Saturday, July 16, 2022 3:20 PM  
**To:** Massari, Diana <dmassari@seminolecountyfl.gov>  
**Cc:** aherr@seminolecountyfl.gov  
**Subject:** Proposed zone change near Lake Forest

**NOTICE:** This email was sent from someone outside of the Seminole County BCC Organization. Always use caution when opening attachments or clicking links from unknown senders or when receiving unexpected emails. If you believe this message is suspicious or malicious in nature, please use the Phish Alert Button to report it to the Information Services Security Team or contact 311Support at [CSDSupport@seminolecountyfl.gov](mailto:CSDSupport@seminolecountyfl.gov) for assistance.

Dear Commissioner Herr:

I would like to share by deep concern for the proposed zone changes by Mr. Bob Hattaway to amend the Terracina commercial planned development agreement and build a large self-storage unit on a parcel of land that is not zoned for industrial use. I hope that you will not allow this zoning change to occur.

I am a resident of Lake Forest in the unincorporated area of Sanford in Seminole county. We have lived here for two years. During this time we have seen the growth and development of the area on State Rd 46 and

what appears to be the concern for residential improvement by the addition of bike paths, modern stop lights, and cross-walks built in addition to the expansion of the roads. The medians have been built with grass areas that look like they were made to accommodate palms trees, etc... that would be consistent with International Pkwy. The area of concern is near the intersection of State Rd 46 and International Pkwy. It is also near a main entry into Sanford off of I-4, C417, and 429. I mention this because it is a gateway into Sanford as well as our community of Lake Forest. The area of Lake Mary and Heathrow have done such an excellent job of zoning in this same area that I hope the area of Sanford will also put a high priority on maintaining zoning regulations. This will enhance our area, maintain property values, and encourage growth in our area of Central FL. Surely there is land for industrial use that would make more logical sense for our community that Mr. Hattaway could build a self-storage unit.

I hope that you will stand up for this area of land to remain zoned for C-1. Due to the recent and continuing residential growth in this area, it is of utmost importance to keep this area zoned for residents rather than industrial zoning.

Respectfully,

Stacy Burdett





# MADDEN

MOORHEAD & STOKES, LLC

CIVIL ENGINEERS

October 8, 2024

Dear Neighbor:

The original meeting that was scheduled for Thursday, Oct. 10<sup>th</sup> was cancelled due to Hurricane Milton. This letter is to inform you of the rescheduled community meeting to discuss the future development of 3.53 Acres located on the north side of W. SR 46 between Bernini Way and Lake Forest Blvd., identified as Parcels 30-19-30-300-002P-0000 & 30-19-30-516-0000-0C40 per Seminole County Public Records. **The meeting will be held at the Lakeside United Methodist Church, 121 N. Henderson Lane, Sanford, FL 32771 on Tuesday, October 22, 2024 at 6:00 p.m.**

The subject property is currently zoned as Planned Development (PD) with a future land use designation of HIPTI & PD. Our development application requests that self-storage be added as an allowable use.

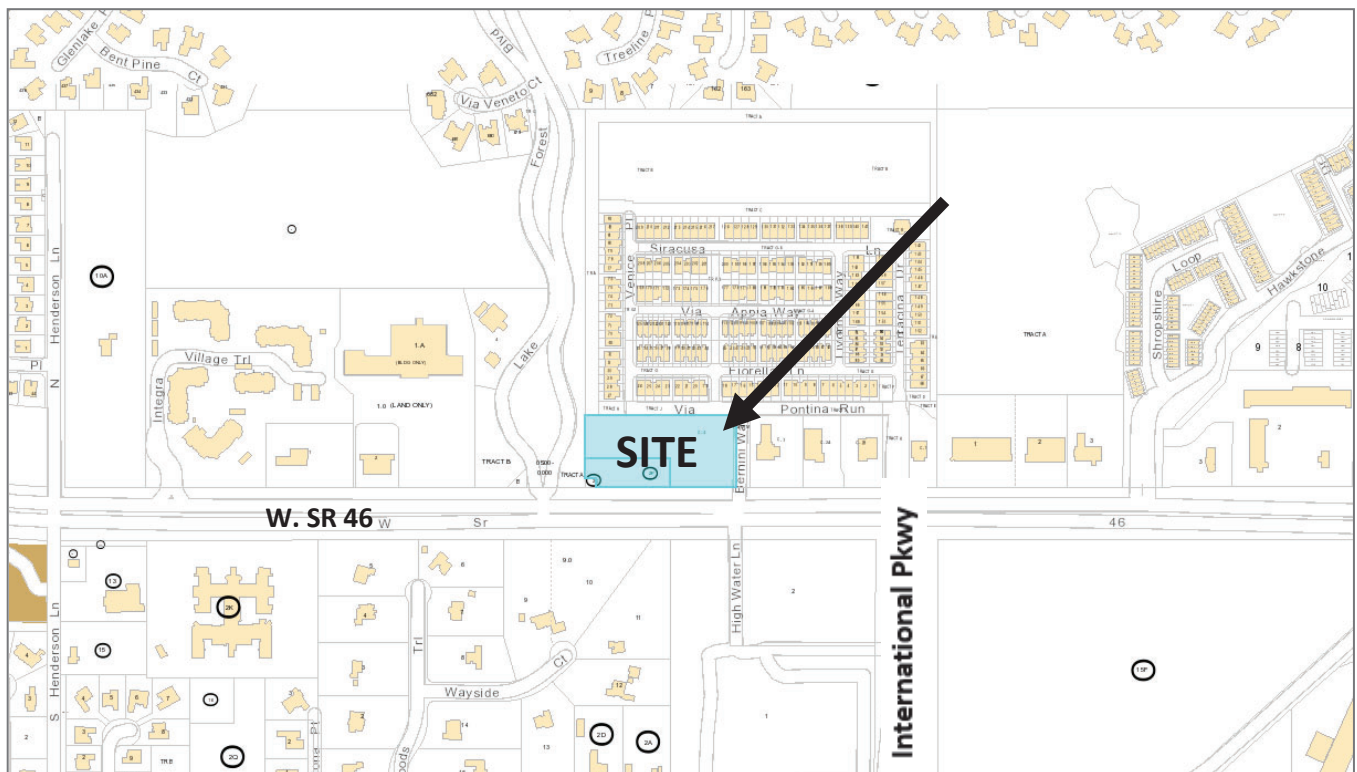
If you have any questions and/or require additional information, please don't hesitate to contact me at 407-629-8330 / [chad@madden-eng.com](mailto:chad@madden-eng.com).

Sincerely,

*Chad Moorhead*

Chad Moorhead, P.E.  
Project Manager

H:\Data\22MMS0130- Terracina Storage\Cor\Community Meeting Info Letter 10-22-24.doc





October 23, 2024

Seminole County  
Attn: Annie Sillaway  
1101 East First Street  
Sanford, FL 32771

**RE: Terracina Storage – 10/22/2024 Community Meeting Summary  
Project # 22-20500012**

Dear Annie:

We sent out the attached notices on September 30, 2024 and again on October 8, 2024 due to Hurricane Milton. The meeting had to be rescheduled from October 10 to October 22 again due to the hurricane. Approximately 10 people attended the community meeting. We presented our MDP, conceptual site plan and renderings for the phase 1 and 2 proposals, landscape exhibit, and a concept plan showing the allowable fast-food drive through restaurants that would be allowed without a zoning modification at the meeting. We explained the differences between the previous plan and the new one. There were general concerns over the use, but when we explained the existing allowable uses within the PD that could already be built onsite without any public hearings the crowd seemed to be in general agreement that the storage use was an upgrade from a traffic generation and overall intensity perspective. We explained the landscaping plan and how it was prepared with both the Terracina residents in mind and the passersby on SR 46. We offered to visit the site when the landscaping was being installed to make sure that the views from the townhouses directly adjacent to the site would be blocked by the newly installed trees. Mr. Hattaway addressed the crowd and explained that the zoning modification as being asked for so that this storage facility could be built for his family and more particularly for his grandson. We told the attendees that they would be notified by the County of any public hearings if they received our invitation to the community meeting. The meeting was adjourned.

If you have any questions or need further information, please do not hesitate to call our office at 407-629-8330.

Sincerely,

*Chad Moorhead*

Chadwyck H. Moorhead, P.E.

CHM:nwm  
H:\Data\22013\Cor\Comm Meeting Summary.doc

431 E. Horatio Avenue ■ Suite 260 ■ Maitland, FL 32751 ■ 407-629-8330 ■ FAX 407-629-8336

# Community Meeting Sign In Sheet

PROJECT NAME: Terracina

DATE OF MEETING: 10/22/24

NAME	ADDRESS	EMAIL ADDRESS &/OR PHONE #
Annette Paone	5381 Via Appia Way	407-474-6239
DAN HERMANS	293 Terracina Dr.	407-790-1281
Wriston DeRosario	5117 Fiorella Ln.	321 940 1391
Lynne Polin	5121 Fiorella Ln	LP 45 @ AOL.com 863 602 9780
STEPHANIE NORTH CUTT	5096 FIORELLA LN	
Jerry Bogan	5579 Siracusa Ln	407.754.4920
Harry Price	5596 Siracusa Ln	407-314-1507
Jean Conner	441 Livorno Ln.	407-739-7406

JIANG, NING  
108 ROSA BELLA VW  
DEBARY, FL 32713-5419

DUNCAN, JOHANNA T  
113 WAYSIDE CT  
SANFORD, FL 32771-9541

ARIOTTI, SCOTT R ENH LIFE EST  
628 VENICE PL  
SANFORD, FL 32771-5450

SIEGFRIED, THOMAS L  
5122 FIORELLA LN  
SANFORD, FL 32771-5448

MELENDEZ, RICHARD U & GODOY, FEXYS B  
5142 FIORELLA LN  
SANFORD, FL 32771-5448

BENDER, SHEREE  
5447 VIA APPIA WAY  
SANFORD, FL 32771-5455

PIRMOHAMED, IMRAN M & HUSSEIN, TANVEER M  
5126 FIORELLA LN  
SANFORD, FL 32771-5448

TERRACINA AT LAKE FOREST OWNERS ASSN INC  
C/O PREMIER ASSOCIATION MANAGEMENT OF CENTRAL FLOR  
3112 W LAKE MARY BLVD  
LAKE MARY, FL 32746-6024

TERRACINA COMMERCIAL/RETAIL PROPERTY OWNERS ETAL  
601 HILLVIEW DR  
STE 105  
ALTAMONTE SPG, FL 32714-1527

SULLIVAN, KRISTIN M  
1638 SWALLOWTAIL LN  
SANFORD, FL 32771-8079

DEL ROSARIO, JOSE & KRISTEN  
5117 FIORELLA LN  
SANFORD, FL 32771-5449

PEYTON, JEFFREY M & KRISTIN A  
703 COPPER CREEK DR  
NEW SMYRNA, FL 32168-5423

ELIA, JEFFREY I  
5134 FIORELLA LN  
SANFORD, FL 32771-5448

TERRACINA AT LAKE FOREST OWNERS ASSN INC  
C/O PREMIER ASSOCIATION MANAGEMENT OF CENTRAL FLOR  
3112 W LAKE MARY BLVD  
LAKE MARY, FL 32746-6024

LESTER, KRISTINA L  
608 VENICE PL  
SANFORD, FL 32771-5450

GARCIA, DEBBIE  
5092 FIORELLA LN  
SANFORD, FL 32771-5445

TERRACINA COMMERCIAL/RETAIL PROPERTY OWNERS ETAL  
601 HILLVIEW DR  
STE 105  
ALTAMONTE SPG, FL 32714-1527

WASHINGTON, WILLIE  
5146 FIORELLA LN  
SANFORD, FL 32771-5448

LAKE FOREST MASTER COMMUNITY ASSN INC  
C/O ARTEMIS LIFESTYLE SERVICES INC  
1631 E VINE ST # 300  
KISSIMMEE, FL 34744-8310

REED, ROBERT & AMANDA  
95324 BENTGRASS CT  
FERNANDINA BEACH, FL 32034-5455

VELAZQUEZ, WILMA & ORTIZ, WILFRED  
330 W 28TH ST  
APT 13D  
NEW YORK, NY 10001-4722

XU, JENNIFER & XU, RENLIANG  
620 VENICE PL  
SANFORD, FL 32771-1955

ROWELL, STEPHANIE M  
5118 FIORELLA LN  
SANFORD, FL 32771-5448

LAKE FOREST MASTER COMMUNITY ASSN INC  
C/O ARTEMIS LIFESTYLE SERVICES INC  
1631 E VINE ST # 300  
KISSIMMEE, FL 34744-8310

PARFENOVICH, YANA & LESYK, OSTAP  
4263 S 95TH ST  
GREENFIELD, WI 53228-2174

MARCINKO, ANDREW TR  
1002 CUTLER LN  
HUDSON, OH 44236-5100

LAKE FOREST MASTER COMMUNITY ASSN INC  
C/O ARTEMIS LIFESTYLE SERVICES INC  
1631 E VINE ST # 300  
KISSIMMEE, FL 34744-8310

ARMAIRA LLC  
2121 PONCE DE LEON BLVD  
SUITE 1050  
CORAL GABLES, FL 33134-5224

FRANCO, RONALD A  
5411 VIA APPIA WAY  
SANFORD, FL 32771-5455

FIFTH THIRD BANK  
C/O SLK GLOBAL SOLUTIONS AMERICA  
2727 LYNDON B JOHNSON FWY STE 806  
DALLAS, TX 75234-7334

AYALA, ROSARIO & AYALA, YESENIA R  
5419 VIA APPIA WAY  
SANFORD, FL 32771-5455

MAQBOOL, FAHAD & MAQBOOL, FAIZAN  
5137 FIORELLA LN  
SANFORD, FL 32771-7112

CRAFTON, MALCOLM & CORNELIA C  
603 TURNSTONE TRCE  
NEW SMYRNA, FL 32168-1727

TERRACINA AT LAKE FOREST OWNERS ASSN INC  
C/O PREMIER ASSOCIATION MANAGEMENT OF CENTRAL FLOR  
3112 W LAKE MARY BLVD  
LAKE MARY, FL 32746-6024

NORTHCUTT, STEPHANIE  
5096 FIORELLA LN  
SANFORD, FL 32771-5445

GOTTFRIED, EMILY & GOTTFRIED, ANDREA R  
632 VENICE PL  
SANFORD, FL 32771-5450

OGLESBY, TONY V  
5138 FIORELLA LN  
SANFORD, FL 32771-5448

C&B CAPITAL VENTURES LLC  
3535 RICE LAKE LOOP  
LONGWOOD, FL 32779-3081

LAKE FOREST MASTER COMMUNITY ASSN INC  
C/O ARTEMIS LIFESTYLE SERVICES INC  
1631 E VINE ST # 300  
KISSIMMEE, FL 34744-8310

SINHA, NILESH K & SRIVASTAVA, SHWETA  
300 TERRACINA DR  
SANFORD, FL 32771-5458

HATTAWAY, ROBERT T TR  
377 MAITLAND AVE  
STE 1001  
ALTAMONTE SPG, FL 32701-5460

MCDONOUGH, CHRISTOPHER  
5079 FIORELLA LN  
SANFORD, FL 32771-5447

ROCHE, MATTHEW & ALEXANDRIA E  
5415 VIA APPIA WAY  
SANFORD, FL 32771-5455

RAJAGOPAL, VIJAY S & JEYARAMAN, BHANUPRIYA  
5407 VIA APPIA WAY  
SANFORD, FL 32771-5455

BARRY, ANDREA  
5439 VIA APPIA WAY  
SANFORD, FL 32771-5455

SMALLWOOD, JERRICK A  
5095 FIORELLA LN  
SANFORD, FL 32771-5447

PAONE, MICHAEL  
112 WAYSIDE CT  
SANFORD, FL 32771-9541

SIRIGINEEDI, SAIRAM A  
5145 FIORELLA LN  
SANFORD, FL 32771-5449

ESCORIZA, JACINTO TR & VELAZQUEZ, ADRIANA TR  
5008 SHORELINE CIR  
SANFORD, FL 32771-7130

KAY, PETER  
1190 GATWICK LOOP  
LAKE MARY, FL 32746-1947

SURRARRER, RHONDA  
5100 FIORELLA LN  
SANFORD, FL 32771-5448

EHRET, LINDA ENH LIFE EST  
5099 FIORELLA LN  
SANFORD, FL 32771-5447

SEENATH, SHERWIN & PATRICIA  
600 VENICE PL  
SANFORD, FL 32771-5450

THOTA, TARUN K & PRIYA SWAMY, SAI L  
1619 MEADOWLARK DR  
DELTONA, FL 32725-4610

WHEELER, VICKI L  
289 TERRACINA DR  
SANFORD, FL 32771-5451

TMP SANFORD PROJECT LLC  
Attn: PHH US  
745 5TH AVE STE 1406  
NEW YORK, NY 10151-0099

TOSHNIWAL, AMOL & AARTI  
5403 VIA APPIA WAY  
SANFORD, FL 32771-5455

POLIN, LYNNE & SHADLEY, KRISTEN N  
5121 FIORELLA LN  
SANFORD, FL 32771-5449

LAKE FOREST MASTER COMMUNITY ASSN INC  
C/O ARTEMIS LIFESTYLE SERVICES INC  
1631 E VINE ST # 300  
KISSIMMEE, FL 34744-8310

CANDO VARGAS, JUAN C & FIERRO BETANCOURT, LORENA V  
5427 VIA APPIA WAY  
SANFORD, FL 32771-5455



KUMAR, ASHOK & PARMILA, FNU  
616 VENICE PL  
SANFORD, FL 32771-5450

LU, JASON J  
108 ROSA BELLA VW  
DEBARY, FL 32713-5419

HATTAWAY, ROBERT T TR  
377 MAITLAND AVE  
STE 1001  
ALTAMONTE SPG, FL 32701-5460

MODARRES FAMILY TRUST  
1525 INTERNATIONAL PKWY  
STE 3001  
HEATHROW, FL 32746-7644

TERRACINA AT LAKE FOREST OWNERS ASSN INC  
C/O PREMIER ASSOCIATION MANAGEMENT OF CENTRAL FLOR  
3112 W LAKE MARY BLVD  
LAKE MARY, FL 32746-6024

INTERNATIONAL 46 LLC  
6414 MONTCLAIR BLUFF LN  
WINDERMERE, FL 34786-1527

KEMPKE, COURTNEY  
5130 FIORELLA LN  
SANFORD, FL 32771-5448

RILEY, LOGAN T ENH LIFE EST  
5141 FIORELLA LN  
SANFORD, FL 32771-5449

LEWIS, PETER E & LISA T  
5087 FIORELLA LN  
SANFORD, FL 32771-5447

**SEMINOLE COUNTY  
APPLICATION & AFFIDAVIT**

**Ownership Disclosure Form**

The owner of the real property associated with this application is a/an (check one):

- ☒ Individual                      ☐ Corporation                      ☐ Land Trust  
☐ Limited Liability Company                      ☐ Partnership                      ☐ Other (describe): \_\_\_\_\_

1. List all **natural persons** who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER
Robert Hattaway	601 Hillview Drive, Altamonte Springs, FL 32714	407-875-3433

(Use additional sheets for more space)

2. For each **corporation**, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

3. In the case of a **trust**, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above:

Trust Name: \_\_\_\_\_

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

4. For **partnerships**, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)



5. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: \_\_\_\_\_

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

6. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: \_\_\_\_\_

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: \_\_\_\_\_

Specify any contingency clause related to the outcome for consideration of the application: \_\_\_\_\_

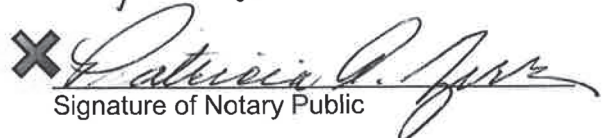
7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
8. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject Rezone, Future Land Use Amendment, Special Exception, or Variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein:

April 27-2022  
Date

  
Owner, Agent, Applicant Signature Robert Hattaway

**STATE OF FLORIDA  
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 27<sup>th</sup> day of April, 2022, by ROBERT HATTAWAY who is ☒ personally known to me, or  
☐ has produced \_\_\_\_\_ as identification.

  
Signature of Notary Public



# OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).


I, Robert Hattaway, the owner of record for the following described property (Tax/Parcel ID Number) 30-19-30-300-002P-0000 & 30-19-30-516-0000-0C40 hereby designates Self (Applicant) Madden, Moorhead & Stokes, LLC (Engineer) to act as my authorized agent for the filing of the attached application(s) for:

<input checked="" type="checkbox"/> Arbor Permit	<input checked="" type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering	<input type="checkbox"/> Final Plat
<input checked="" type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input checked="" type="checkbox"/> Preliminary Sub. Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Exception	<input checked="" type="checkbox"/> Rezone
<input type="checkbox"/> Vacate	<input checked="" type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input checked="" type="checkbox"/> Other (please list):

**OTHER:** Major PD Amendment

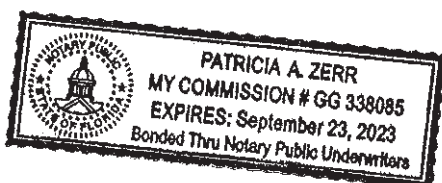
and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

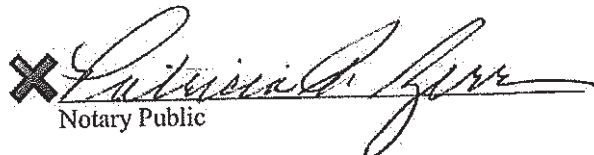
Date April 27, 2022

  
Property Owner's Signature  
Robert Hattaway  
Property Owner's Printed Name

STATE OF FLORIDA  
COUNTY OF Seminole

**SWORN TO AND SUBSCRIBED** before me, an officer duly authorized in the State of Florida to acknowledgements, appeared ROBERT HATTAWAY (property ☒ by means of physical presence or ☐ online notarization; and ☒ who is personally known to me or ☐ w produced \_\_\_\_\_ as identification, and who executed the foregoing instrument sworn an oath on this 27th day of April, 2022



  
Notary Public