



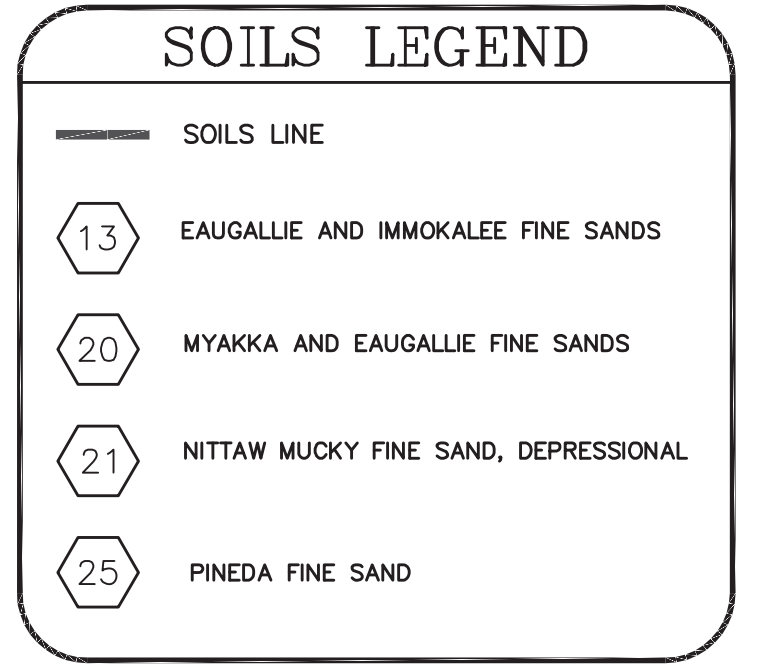
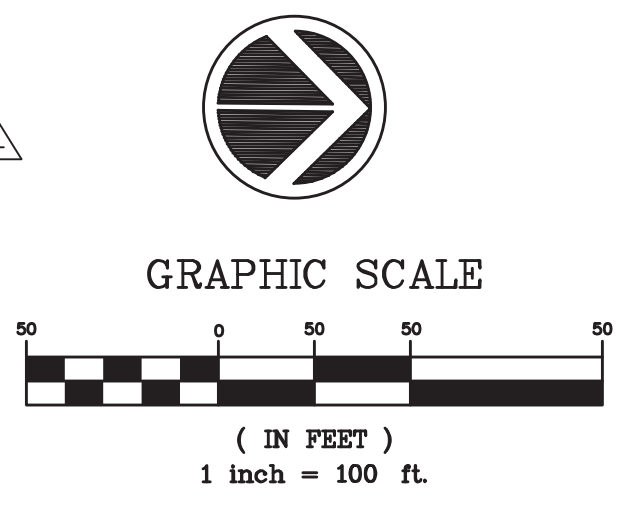
MASTER DEVELOPMENT PLAN FOR ORANGE BLVD. PARCEL 155

KBC DEVELOPMENT

Digitally signed by David A. Stokes Date: 2025.05.22 2:04:05 PM

Table with columns for JOB # (25116), DATE (11/21/24), SCALE (N/A), DESIGNED BY (CHM), DRAWN BY (RJS), APPROVED BY (DAS), and DATE REVISIONS.

C100



SITE DATA:

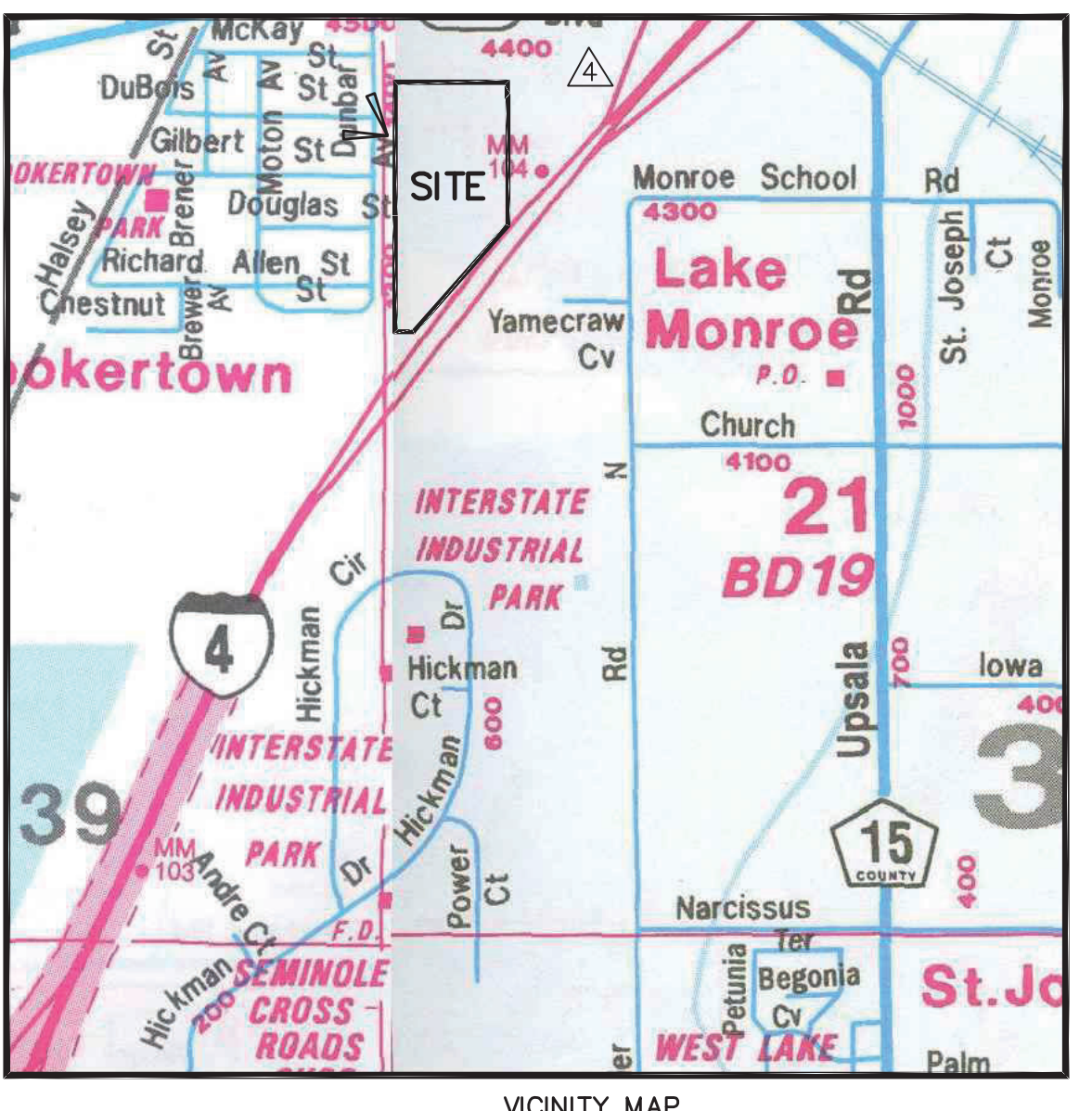
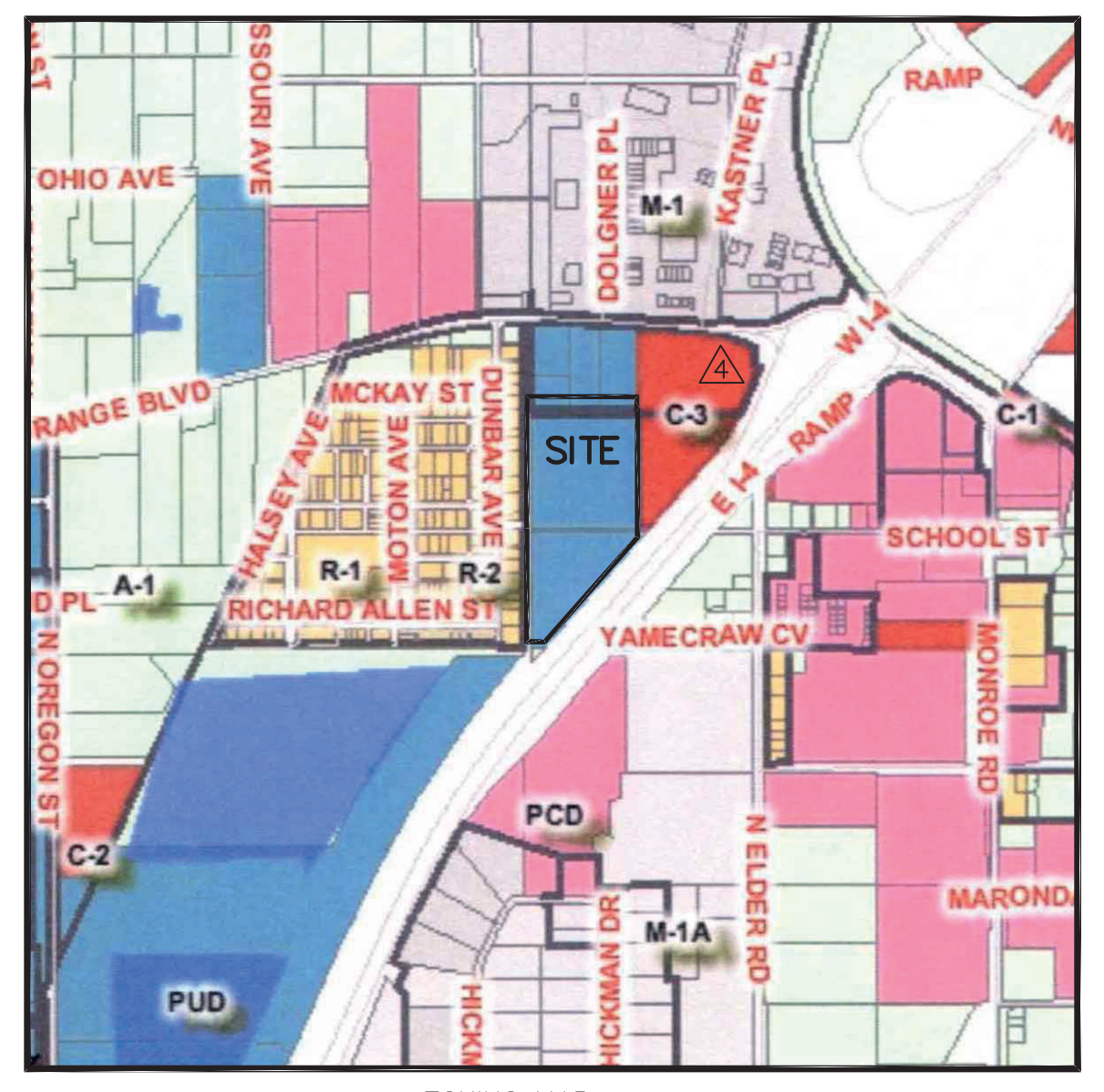
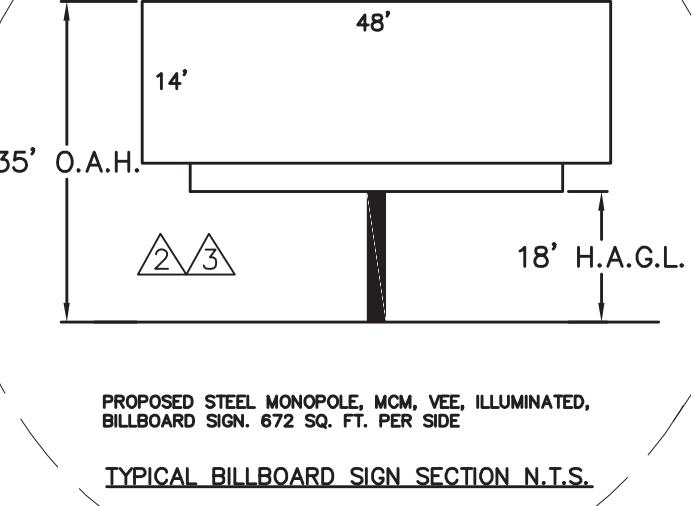
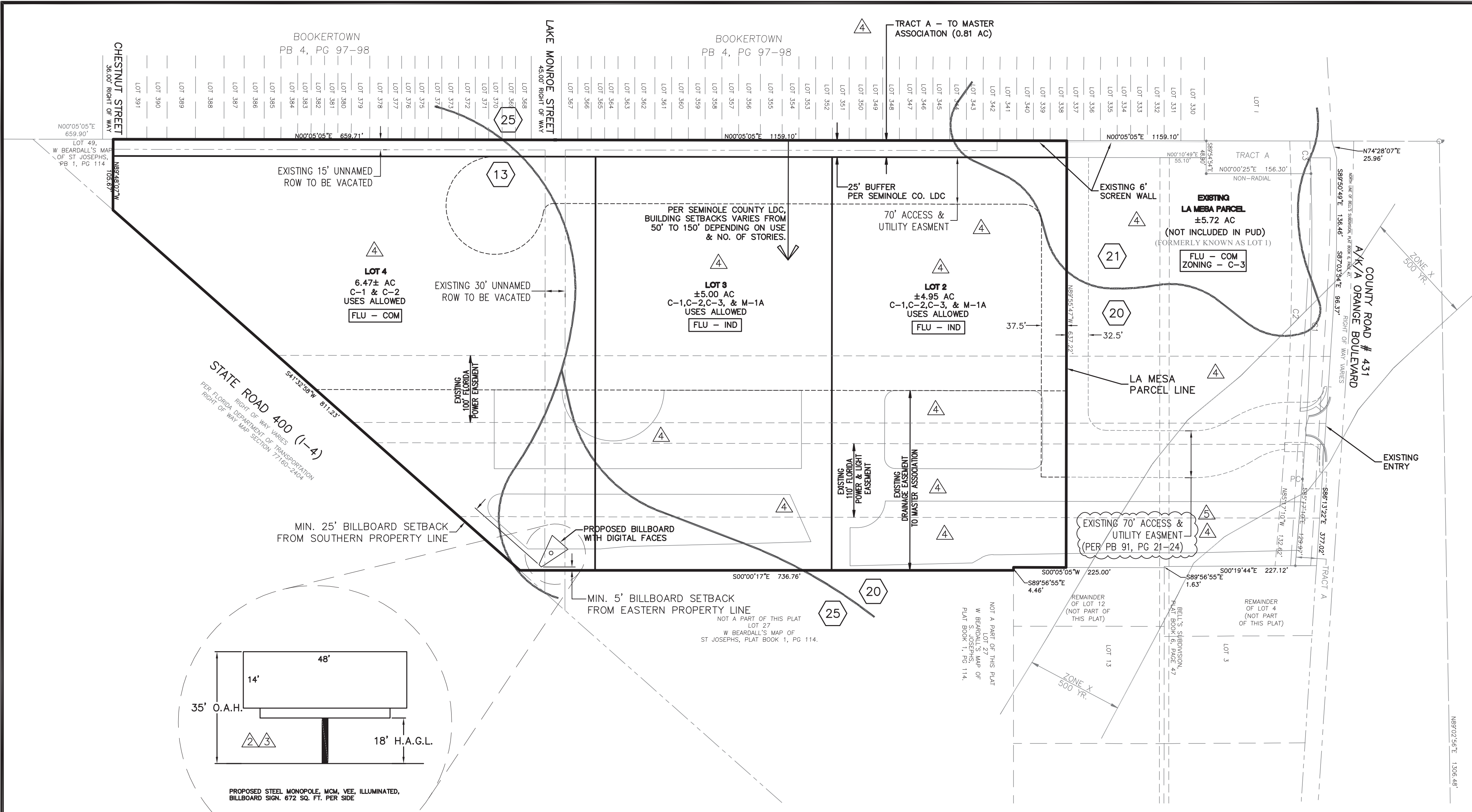
- 1. EXISTING ZONING: PUD
2. PROPOSED ZONING: PUD
3. EXISTING LAND USE - COMMERCIAL
4. PROPOSED LAND USE - COMMERCIAL AND INDUSTRIAL
5. EXISTING SITE CONTAINS 17.23 ACRES
6. PROPOSED DEVELOPMENT: COMMERCIAL/INDUSTRIAL
7. MAXIMUM BLDG HEIGHT = 35 FT.
8. BUILDING SETBACKS: FRONT: 25 (UNLESS BUFFER IS LARGER), REAR: 10, SIDE: 0
9. FEMA: PORTION OF THE LA MESA PARCEL FALLS WITHIN ZONE X (500 YR.)
10. PROPOSED ACCESS & UTILITY EASEMENT = 70 FT. (PRIVATE)
11. PROPOSED ON-SITE PAVEMENT = 24 FT.
12. A PROPERTY OWNERS ASSOCIATION WILL BE ESTABLISHED TO MAINTAIN ALL COMMON AREAS.
13. ADEQUATE FIRE PROTECTION WILL BE PROVIDED PER SEMINOLE COUNTY CODE.
14. MAXIMUM SQUARE FOOTAGE TO ADHERE TO SEMINOLE COUNTY LDC.
15. PROPERTY COULD BE SUBDIVIDED AT A LATER DATE DEPENDING ON THE EVENTUAL END USERS.
16. SEE ATTACHED ENVIRONMENTAL REPORT FOR WETLANDS DATA - ANY POTENTIAL WETLAND IMPACTS TO BE ADDRESSED AT FINAL ENGINEERING - WETLANDS WERE MITIGATED FOR AND FILLED-IN DURING PHASE 1 CONSTRUCTION
17. WATER & SEWER SERVICE TO BE PROVIDED BY SEMINOLE COUNTY.
18. MAX F.A.R.: IND: 0.65, COM: 0.35

PERMITTED USE DATA

- C-1 (Entire Property)
(a) Any use permitted in the CS District.
(b) Amusement and commercial recreation within an enclosed building.
(c) Appliance stores.
(d) Bakeries, where all goods are sold on premises at retail.
(e) Banks.
(f) Churches.
(g) Day nurseries, kindergartens.
(h) Employment agencies.
(i) Funeral homes.
(j) Furniture stores.
(k) Hardware stores.
(l) Launderettes and laundromats.
(m) Pet stores.
(n) Plant nurseries.
(o) Private clubs and lodges.
(p) Quick print shops.
(q) Radio and television broadcasting studios, excluding towers.
(r) Radio and television sales and service.
(s) Restaurants, but not drive-in.
(t) Theatres, but not drive-in.
(u) Multifamily housing such as condominiums, apartments and townhouses of medium to high density. Density and design criteria must conform to the standards for properties assigned the R-3 zoning classification.
(v) Above-store or above-office flats.
(w) Dry cleaners utilizing a Permian R308 dry cleaning machine or machine found to be similar in nature by the Planning Manager, which provide dry cleaning services to only those customers bringing clothing and other materials to the site for service, provided, however, that this provision shall not apply to dry cleaning businesses with pick-up service or satellite facilities or to a dry cleaning plant.
(x) Veterinary clinics with no overnight boarding except for animals being treated on the premises at the time of their boarding.
(y) Communication towers when camouflage in design.
C-2 (Entire Property)
(a) Any use permitted in the C-1 District.
(b) Amusement and recreational facilities.
(c) Building and plumbing supplies.
(d) Car wash.
(e) Furniture warehouse with retail sales.
(f) Hotels and motels.
(g) Marine sales and service.
(h) Mobile home and recreational vehicle sales. (service/repair/interior build-out)
(i) Outdoor advertising signs.
(j) Parking garages.
(k) Printing and book binding shops.
(l) Automobile sales with no repair facilities.
(m) Veterinary hospitals and kennels.
(n) Multifamily housing such as condominiums, apartments and townhouses of medium to high density. Density and design criteria must conform to the standards for properties assigned the R-3 zoning classification.
(o) Above-store or above-office flats.
(p) Communication towers when camouflage in design.
(q) Bed and Breakfast establishments.
C-3 (Small Scale Industrial Use Only)
(a) Any use permitted in the C-2 District excluding public or private elementary schools, middle schools, and high schools.
(b) Bakeries.
(c) Baiting and distribution plants.
(d) Cold storage and frozen foodlockers.
(e) Contractors' equipment-storage yards.
(f) Feed stores.
(g) Greenhouses - wholesale.
(h) Industrial trade schools.
(i) Laundry and dry-cleaning plants.
(j) Lithography and publishing plants.
(k) Lumber yards.
(l) Machinery sales and storage.
(m) Mechanical garages, bus, cab and truck repair, and storage.
(n) Point and body shops.
(o) Plumbing shops.
(p) Trade shops, such as, upholstery, metal, cabinet.
(q) Warehouses.
(r) Wholesale meat and produce distribution with meat cutting, but not butchering.
(s) Communication towers when camouflage in design.
(t) Communication towers when monopole in design if the tower is under one hundred forty (140) feet in height.
(u) Office showroom.

M-1A (Small Scale Industrial Use Only)

- (a) Manufacturing of the following:
(1) Garments.
(2) Photographic equipment and supplies.
(3) Bakery products.
(4) Boats.
(5) Ceramics, pottery, using electrically fired kilns.
(6) Chemical products and processing.
(7) Dairy products.
(8) Electrical machinery and equipment.
(9) Furniture.
(10) Glass and glass products, using electrically fired kilns.
(11) Pharmaceutical products.
(12) Shoes and leather goods, except no leather processing.
(13) Brooms and brushes.
(14) Candy and confectionery products.
(15) Cosmetics and toiletries, except soap.
(16) Candles.
(17) Jewelry.
(18) Optical equipment.
(19) Perfume.
(20) Precision instruments and machinery.
(21) Plastic products, except pyrolyin.
(22) Silverware.
(23) Spices and spice packing.
(24) Stationery.
(25) Toys.
(26) Electronic equipment and assembling.
(b) Beverage bottling and distribution.
(c) Cold storage and frozen-food lockers.
(d) Data processing services.
(e) Laundry and dry cleaning, except only nonflammable solvents shall be used. (Class IV National Fire Protective Association Code.)
(f) Living quarters for guards, custodians, and caretakers when such facilities are accessory uses to the primary use of the premises.
(g) Machine shops using only electrically fired forges.
(h) Assembling of metal, plastic, or cardboard containers.
(i) Post offices.
(j) Printing, bookbinding, lithographic platemaking, engraving, and publishing plants.
(k) General business and professional offices.
(l) Radio and television studios and offices.
(m) Restaurants.
(n) Signs, identification, directional, or which advertise products manufactured, processed, stored, or sold on the premises.
(o) Technical and trade schools.
(p) Testing of materials, equipment, and products.
(q) Truck terminals.
(r) Warehouses and storage buildings, providing no storage is done outside an enclosed structure.
(s) Manufacturing of water-based and/or epoxy-based coatings, adhesives, sealants, and paints.
(t) Medical clinics - out-patient service only.
(u) Public and private utility plants, stations and distribution offices; provided, however, no sewer plant shall be located closer than two hundred (200) feet to the perimeter of the district nor shall any other utility plant, station, or distribution office be located closer than one hundred (100) feet to the perimeter of the district.
(v) Cabinetry and woodworking shops.
(w) Communication towers when camouflage in design.
(x) Communication towers when monopole in design if the tower is under one hundred forty (140) feet in height.
(y) Retail sales if ancillary to a use permitted by this section. For purposes of this subsection, "ancillary" shall mean supplementary, or secondary, not of primary importance.



PZ25-20500006 06/23/25 APPROVED Seminole County Government Planning & Development Division