

# Bowman

Bowman Consulting Group, Ltd.  
4450 W. Eau Gallie Blvd  
Suite 144  
Mims, FL 32954  
Phone: (321) 255-5434  
Fax: (321) 255-7751  
www.bowmanconsulting.com  
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**MASTER DEVELOPMENT PLAN FOR:**  
**SANFORD COMMERCIAL DEVELOPMENT - PD REZONE**  
 SANFORD, FL 32771  
 FLORIDA  
 SEMINOLE COUNTY

ZACHARY D. KOMMINOS LICENSE NO. 88711 11/05/2024	
PLAN STATUS	
DATE	DESCRIPTION
ALW	ELC
DESIGN	DRAWN
	ZDK
	CHKD
SCALE	1" = 30'
JOB No.	011319-01-001
DATE	11/05/2024
1 OF 1	
SHEET	

### PROPOSED LEGEND

- PROPERTY LINE
- LOT LINE
- FLOODPLAIN LINE
- CANAL EASEMENT
- WETLAND LINE
- LANDSCAPE BUFFER
- BUILDING SETBACK
- PROPOSED CURB
- STOP BAR
- SIGN
- PROPOSED PARKING SPACES
- ACCESSIBLE SPACES
- PARKING SPACE COUNT
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- STANDARD DUTY ASPHALT PAVEMENT

### OWNER/DEVELOPER

OCEAN BLEU GROUP  
2202 N. WEST SHORE BLVD  
SUITE 200  
TAMPA, FL 33607

### 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 84.6 FEET TO THE CENTER LINE OF GERTRUDE AVENUE, THENCE RUN WEST 330 FEET, THENCE RUN NORTH 84.6 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.

### SOILS LEGEND

- BASINGER AND DELRAY FINE SAND
- MYAKKA AND EAU GALLIE FINE SANDS

DIRECTION	PROPERTY USE AND ZONING	FUTURE LAND USE
EAST	COMMERCIAL PD	COMMERCIAL (HIPT)
SOUTH	STATE ROAD 46	STATE ROAD 46
WEST	COMMERCIAL SIGN SITE C2	COMMERCIAL COM
NORTH	WATER TREATMENT M-1A	INDUSTRIAL IND

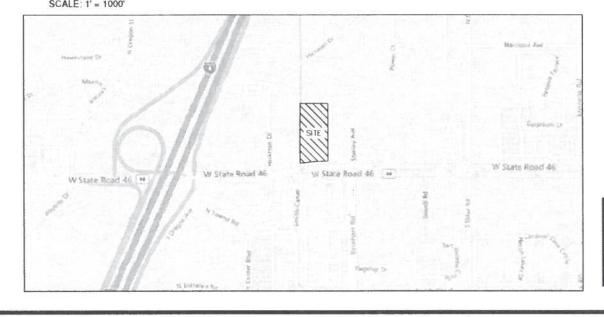
### SITE DATA

- TOTAL SITE AREA: 225,540 SF (5.18 AC.) (100%)
- PROPERTY PARCEL ID: 29-19-30-300-0000-0000
- LOCAL JURISDICTION: SEMINOLE COUNTY
- OVERLAY DISTRICT: SR 46 OVERLAY
- EXISTING ZONING CLASSIFICATION: C-2 (COMMERCIAL)
- PROPOSED ZONING CLASSIFICATION: PLANNED DEVELOPMENT (PD)
- FUTURE LAND USE CLASSIFICATION: HIPT
- LOOD ZONE CLASSIFICATION: ACCORDING TO F.L.R.M. NO. 1217C0055F, DATED 09/28/2007, THE DESCRIBED PARCEL LIES PARTIALLY IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND PARTIALLY IN ZONE "A" AREAS WITH NO BASE FLOOD ELEVATION DETERMINED.
- NET BUILDABLE COULD CHANGE AT THE TIME OF THE FINAL DEVELOPMENT PLAN.
- ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ALTPANS LAND TITLE SURVEY PREPARED BY SHANNON SURVEYING INC., FILE NUMBER 29-19-30-46-HDKMAN CURRENT VERSION FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
- TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE FDOT DESIGN STANDARDS (600 SERIES) AND THE LATEST OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- FIRE PROTECTION WILL BE PROVIDED AND DESIGNED IN ACCORDANCE WITH ALL APPLICABLE SEMINOLE COUNTY CODE AND REGULATIONS AS WELL AS FLORIDA FIRE PREVENTION CODE 8TH EDITION, NFPA 1, FIRE CODE, NFPA 101 LIFE SAFETY CODE OF CURRENT ADOPTED CODES.
- LIGHTING SHALL NOT SPILL OVER TO ADJACENT PROPERTIES AND SHALL COMPLY WITH SEMINOLE COUNTY LAND DEVELOPMENT CODE SECTION 30.15.1 CONCRETE LIGHTING REQUIREMENTS.
- THE SOUTH BUFFER WILL CONFORM TO SEC. 30.10.11, STATE ROAD 46 GATEWAY CORRIDOR OVERLAY.
- ADDITIONAL BUFFERING DETAILS WILL BE DETERMINED AT FINAL DEVELOPMENT PLAN.
- UTILITY LINES WILL BE SEMINOLE COUNTY REQUIREMENTS.
- WATER AND SEWER SERVICE WILL BE PROVIDED BY SEMINOLE COUNTY.
- REUSE SERVICE WILL BE PROVIDED BY SEMINOLE COUNTY IF APPLICABLE.
- UTILITY EASEMENTS DEDICATED TO SEMINOLE COUNTY SHALL BE PROVIDED OVER ALL WATER AND SEWER MAINS OUTSIDE THE PUBLIC RIGHT OF WAY.
- SIDEWALKS WILL BE CONSTRUCTED IN COMPLIANCE WITH SEMINOLE COUNTY A PEDESTRIAN, BICYCLE AND VEHICULAR LINKAGE PLAN GIVING ACCESS TO ALL PORTIONS OF THE DEVELOPMENT WILL BE PROVIDED WITH THE FINAL DEVELOPMENT PLAN. INTERNAL SIDEWALKS AND THE PROPOSED SIDEWALK ALONG THE PROJECT SR-46 FRONTAGE WILL CONNECT.
- ALL PROJECT SIGNAGE SHALL COMPLY WITH THE STATE ROAD 46 GATEWAY CORRIDOR OVERLAY.
- INTERNAL DRIVEWAYS WILL BE PRIVATE.
- CROSS ACCESS BETWEEN THE PROPOSED DEVELOPMENT AND THE ADJACENT SITE TO THE EAST (SUNPLEX SEMINOLE CROSSINGS LLC) WILL BE REQUIRED TO BE ESTABLISHED AT THE TIME OF THE FINAL DEVELOPMENT PLAN.
- THE WETLAND LIMITS AND UNAM WETLAND SCORES HAVE BEEN APPROVED BY THE DISTRICT AND MITIGATION HAS BEEN SECURED AT FARMTON MITIGATION BANK. THE WETLANDS ARE NOT CONSIDERED FEDERALLY JURISDICTIONAL WETLANDS, AND THEREFORE, NO SECTION 404 PERMIT IS REQUIRED. FDEP ISSUED A NO PERMIT REQUIRED DETERMINATION ON DECEMBER 9, 2023 FOR SECTION 404.
- A MANDATORY P.O.A. WILL NEED TO BE CREATED TO PROVIDE FOR THE MANAGEMENT OF ALL COMMON AREA AND FACILITIES.
- THE STORMWATER SYSTEM WILL BE DESIGNED TO MEET SEMINOLE COUNTY AND SURWMD REQUIREMENTS.
- ALL EXISTING IMPROVEMENTS TO BE DEMOLISHED UNLESS NOTED OTHERWISE.
- ALL CONSTRUCTION MATERIALS AND OTHER PROPOSED IMPROVEMENTS SHALL MEET THE APPLICABLE CODES OF SEMINOLE COUNTY. STANDARD DETAILS WILL BE UTILIZED ON THE FINAL DEVELOPMENT PLAN.
- PROJECT MAY BE PHASED. PHASING WILL BE DETERMINED AND SHOWN ON THE FINAL DEVELOPMENT PLAN.
- AT A MINIMUM, LANDSCAPING WILL COMPLY WITH CHAPTER 30, PART 14 OF THE SEMINOLE COUNTY LAND DEVELOPMENT CODE UNLESS OTHERWISE NOTED.
- MINIMUM PARKING STALL SIZE: 9 FT X 18 FT THAT VARIES FROM THE OFF STREET PARKING REQUIREMENTS PER SEMINOLE COUNTY LAND DEVELOPMENT CODE SECTION 30.14.1(A).
- A MINIMUM OF 25% OPEN SPACE WILL BE PROVIDED FOR THE OVERALL DEVELOPMENT PLAN. ALL BUFFERS, PASSIVE AND ACTIVE REGULATIONS AREAS, GREEN SPACE, AND RETENTION PONDS WILL COUNT AS OPEN SPACE.
- A 15 FOOT MAINTENANCE BERM WILL BE PROVIDED AT THE FINAL DEVELOPMENT PLAN PROCESS. A DRAINAGE EASEMENT WILL BE REQUIRED OVER THE CANAL SIDE SLOPE, AND 15 FOOT BERM AT THAT TIME.

### UTILITY PROVIDERS

SANITARY SEWER	SEMINOLE COUNTY 1101 EAST FIRST STREET SANFORD, FL 32771 PHONE: 407-665-2040	FIRE	CITY OF SANFORD FIRE DEPT. 1303 WILLIAM CLARK AVENUE SANFORD, FL 32771 PHONE: 407-688-5000
WATER	SEMINOLE COUNTY 1101 EAST FIRST STREET SANFORD, FL 32771 PHONE: 407-665-2040	GAS	FLORIDA PUBLIC UTILITIES 450 S HIGHWAY 17-92 DEBARY, FL 32713 PHONE: 386-337-4990
STORM WATER	SEMINOLE COUNTY 1101 EAST FIRST STREET SANFORD, FL 32771 PHONE: 407-665-2040	ELECTRIC	FLORIDA POWER & LIGHT-DEMINGO 700 UNIVERSE BLVD. JUNO BEACH, FL 33408 PHONE: 561-694-4000
HEALTH	FLORIDA DEPT. OF HEALTH SEMINOLE 400 WEST AIRPORT BLVD. SANFORD, FL 32773 PHONE: 407-665-3000	TELEPHONE	AT&T DISTRIBUTION 1657 WP BALL BLVD. SANFORD, FL 32771 PHONE: 407-302-6757
FDOT	FLORIDA DEPT. OF TRANSPORTATION DISTRICT 5-DELAND OPERATIONS 719 S. WOODLAND BLVD. DELAND, FL 32720 PHONE: 386-943-5000	LIGHTING	SEMINOLE COUNTY 1101 EAST FIRST STREET SANFORD, FL 32771 PHONE: 407-665-2040

### VICINITY MAP



### TRAFFIC IMPACT ANALYSIS

Table 3 Site Trip Generation

Land Use	Land Use Code	Intensity	Units	Daily Trips	AM Peak Hour	PM Peak Hour
				Total	In	Out
Proposed Development						
Fast-Food Restaurant w Drive-Through Window	994	2.50	KSP	1,169	564	585
Coffee/Donut Shop w Drive-Through Window & No Indoor Seating	999	2	DT Lanes	356	179	179
Sub-Total				1,525	743	764
Sub-Total				57	29	28
Sub-Total				37	20	17
Sub-Total				15	15	15
Sub-Total				428	64	37
Sub-Total				977	288	289

Based on the Institute of Transportation Engineers Trip Generation, 11th Edition  
 (1) Peak Hour of Adjacent Street  
 (2) Pass-by rates based on the 2021 ITE Pass-by Tables  
 If Weekday Pass-by rates are not provided, assumed equal to the average of the morning and evening rates

Based on Table 3, the proposed development is expected to generate 1527 weekday trips (950 pass-by and 577 primary), a total of 192 trips (129 pass-by trips and 63 primary) during the morning peak hour, and 113 trips (76 pass-by trips and 37 primary) during the evening peak hour of an average weekday.

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