

**SITE DATA:**

- EXISTING ZONING: PUD PROPOSED ZONING: PUD
- EXISTING FUTURE LAND USE-COMMERCIAL AND INDUSTRIAL (IND) PROPOSED FUTURE LAND USE - INDUSTRIAL (IND)
- EXISTING SITE CONTAINS 17.23 ACRES
- PROPOSED DEVELOPMENT: COMMERCIAL/INDUSTRIAL SEE DEVELOPMENT ORDER APPROXIMATELY 144,000 SF OF COMMERCIAL AND LIGHT INDUSTRIAL USES
- MAXIMUM BLDG HEIGHT = 35 FT.
- BUILDING SETBACKS:  
FRONT: 25 (UNLESS BUFFER IS LARGER)  
REAR: 10  
SIDE: 10
- FEMA: PORTION OF THE LA MESA PARCEL FALLS WITHIN ZONE X (500 YR.) PROPOSED LOTS 2, 3, & 4 FALL OUTSIDE THE 100 YR.
- PROPOSED ACCESS & UTILITY EASEMENT = 70 FT. (PRIVATE)
- PROPOSED ON-SITE PAVEMENT = 24 FT.
- A PROPERTY OWNERS ASSOCIATION WILL BE ESTABLISHED TO MAINTAIN ALL COMMON AREAS.
- ADEQUATE FIRE PROTECTION WILL BE PROVIDED PER SEMINOLE COUNTY CODE.
- MAXIMUM SQUARE FOOTAGE TO ADHERE TO SEMINOLE COUNTY LDC.
- PROPERTY COULD BE SUBDIVIDED AT A LATER DATE DEPENDING ON THE EVENTUAL END USERS.
- WETLANDS WERE MITIGATED FOR AND FILLED-IN DURING PHASE 1 CONSTRUCTION
- MAXIMUM EXPL.  
INDUSTRIAL USES: 0.65  
OTHER USES: 0.35
- OUTDOOR STORAGE OF PARTS, SUPPLIES, OR MATERIALS SHALL BE LIMITED TO THE AREA OF THE SITE DESIGNATED INDUSTRIAL ON THE VISION 2020 PLAN, AS AMENDED BY THIS REQUEST. OUTDOOR STORAGE AREAS SHALL BE SCREENED FROM VIEW FROM ANY ROAD OR ADJOINING PARCEL INSIDE OR OUTSIDE THE DEVELOPMENT. SCREENING CONSISTS OF WALLS, FENCES, AND/OR LANDSCAPING, AND SHALL BE OPAQUE TO A HEIGHT OF AT LEAST 8 FEET. SUCH AREAS SHALL BE LOCATED A MINIMUM OF 150 FEET FROM THE WEST BOUNDARY OF THE SUBJECT PROPERTY
- 25-FOOT LANDSCAPE BUFFER WILL BE PLANTED WITH 2.70 PLANT GROUPS PER 100 FEET USING PLANT GROUP E AND HAVE A 3 FOOT TALL BERM CENTERED WITHIN THE BUFFER WITH THE PLANTINGS PLACED ON TOP OF THE BERM
- WESTERN PROPERTY SETBACKS  
60 FEET FOR 1 STORY  
100 FEET FOR 2 STORY  
150 FEET FOR 3 STORY
- PROPOSED OPEN SPACE REQUIREMENT: TWENTY-FIVE (25) PERCENT, RETENTION AREAS CAN COUNT TOWARDS PERCENTAGE
- OFF-STREET PARKING REQUIREMENTS SHALL MEET SCLDC CODE SEC. 30.11.3
- MIN. PARKING STALL SIZE WITHIN DEVELOPMENT TO BE 10'WIDE X 20' LENGTH
- OUTDOOR LOADING/UNLOADING AND OUTDOOR WORK ACTIVITIES SHALL BE LIMITED TO 7:00 A.M. TO 9:00 P.M., EXCEPT IN THE EVENT OF AN EMERGENCY

**SOILS LEGEND**

| SOILS LINE | SOILS                                |
|------------|--------------------------------------|
| 13         | EAUGALLIE AND IMMOKALEE FINE SANDS   |
| 20         | MYAKKA AND EAUGALLIE FINE SANDS      |
| 21         | NITTAW MUCKY FINE SAND, DEPRESSIONAL |
| 25         | PINEDA FINE SAND                     |

- GENERAL NOTES:**
- WATER AND SEWER SHALL BE PROVIDED BY SEMINOLE COUNTY. UTILITY LINES WILL BE DESIGNED TO MEET SEMINOLE COUNTY REQUIREMENTS.
  - UTILITY EASEMENTS DEDICATED TO SEMINOLE COUNTY SHALL BE PROVIDED OVER ALL WATER AND SEWER MAINS LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY.
  - ALL PROJECT SIGNAGE SHALL COMPLY WITH THE SEMINOLE COUNTY LAND DEVELOPMENT CODE.
  - PROJECT WILL BE CONSTRUCTED IN 1 PHASE.
  - OUTDOOR LIGHTING WILL COMPLY WITH SEMINOLE COUNTY LAND DEVELOPMENT CODE, AND OUTDOOR LIGHTING ADJACENT TO THE WEST PROPERTY LINE WILL BE LIMITED TO DECORATIVE LIGHTING AFFIXED TO THE FRONT FACADES OF BUILDINGS.

**PROHIBITED USES WITHIN THE DEVELOPMENT:**

- (a) ADULT ENTERTAINMENT ESTABLISHMENTS
- (b) ALCOHOLIC BEVERAGE ESTABLISHMENTS
- (c) CAR WASH
- (d) CONVENIENCE STORE
- (e) COMMERCIAL KENNELS
- (f) SELF SERVICE LAUNDRY
- (g) AUTOMOBILE WRECKING LOTS
- (h) BOTTLE AND DISTRIBUTION PLANTS
- (i) INCINERATION OF ORGANIC MATERIALS
- (j) JUNK AND RECEIVING YARDS
- (k) LAUNDRY AND DRY CLEANING PLANTS
- (l) SOAP MANUFACTURING
- (m) FEED MILL MANUFACTURING
- (n) FERTILIZER MANUFACTURING
- (o) CONCRETE BLOCK PLANTS
- (p) REDI-MIX CONCRETE PLANTS
- (q) ANIMAL PROCESSING
- (r) SAWMILL
- (s) WHOLESALE STORAGE OF FLAMMABLE LIQUIDS OR GASES
- (t) SANITARY LANDFILL
- (u) SOLID WASTE TRANSFER
- (v) STORAGE AND RECOVERY STATIONS
- (w) TRUCK TERMINAL
- (x) RETAIL PLANT NURSERY
- (y) OUTDOOR RECREATION AND AMUSEMENT USES
- (z) FLEA MARKET
- (aa) DRIVE-IN THEATRES
- (ab) MULTI-FAMILY HOUSING
- (ac) COMMUNICATION TOWERS

**PROPERTY INFORMATION:**

PARCEL ID#: 2119305130000020  
PLAT BOOK: 91  
PAGE: 21-24

**PERMITTED USE DATA TABLE:**

(a) ANY USED PERMITTED IN THE C-1, C-2, C-3 & M-1A ZONING DISTRICTS AS SHOWN AND DESCRIBED IN SEC. 30.5.2 OF THE SEMINOLE COUNTY LAND DEVELOPMENT CODE

**DEVELOPMENT TEAM**

**OWNER**  
KBC DEVELOPMENT, INC.  
1590 BOBBY LEE POINT  
SANFORD, FL 32771  
PH: 407-330-7022

**DEVELOPER**  
GREENBURG GIBBONS PROPERTIES  
436 E 36TH STREET  
CHARLOTTE, NC 28203  
PH: 843-469-2517

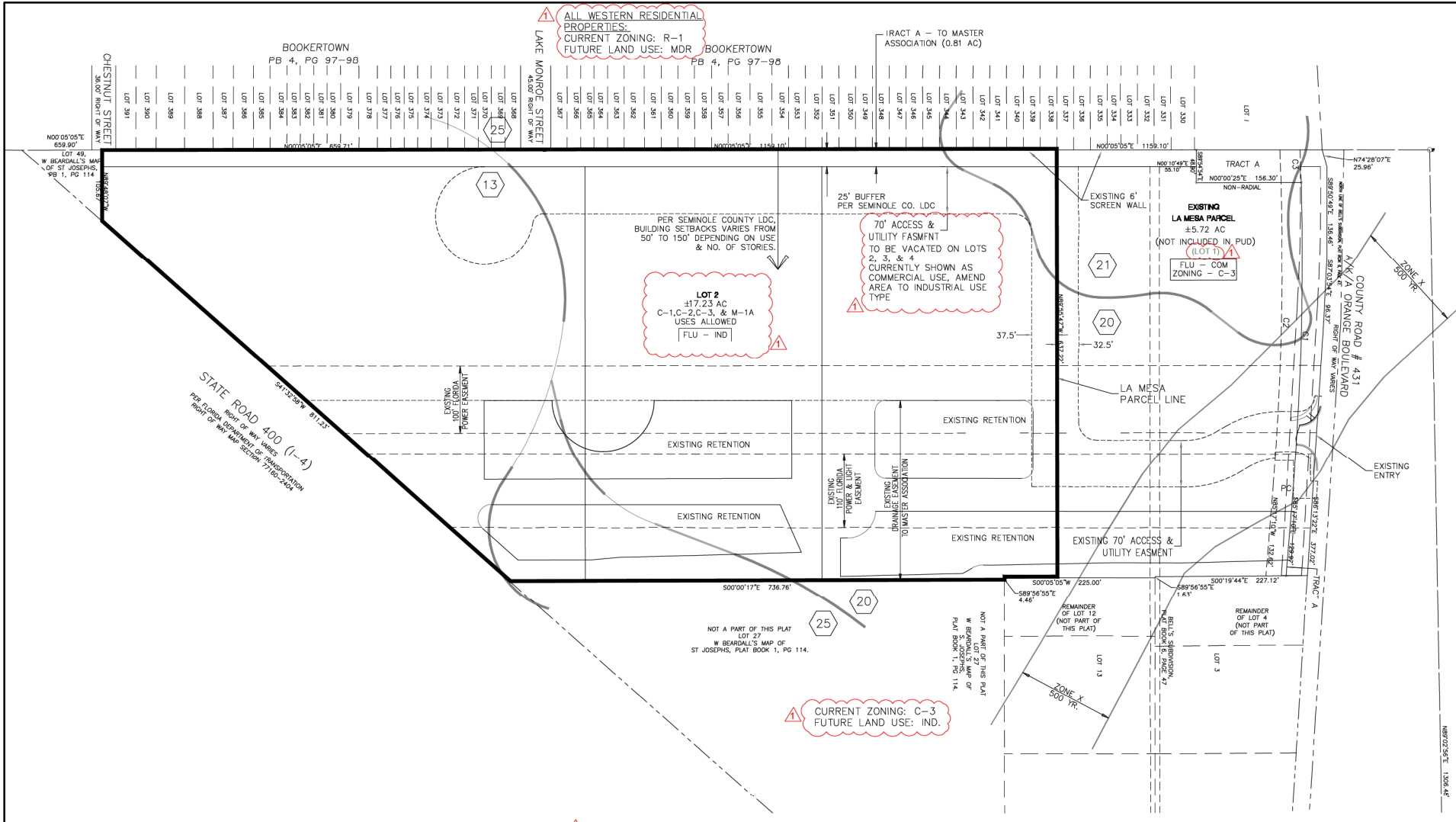
**ENGINEER**  
SCOUT & CO. ENGINEERING, P.C.  
2100 SOUTH TRYON STREET SUITE 205  
CHARLOTTE, NC 28203  
PH: 980-403-2581

**UTILITY PROVIDERS:**

**ELECTRIC:**  
DUKE ENERGY CORPORATION  
525 S TRYON STREET  
CHARLOTTE, NC 28202  
PH: 704-382-3853

**WATER & WASTEWATER:**  
SEMINOLE COUNTY  
500 W LAKE MARY BLVD.  
SANFORD, FL 32773  
PH: 407-665-2110

**TELECOM/PHONE:**  
AT&T, INC.  
5400 LEGACY DRIVE  
PLANO, TX  
800-288-2020



**TRIP GENERATION TABLE**

| Land Use   | Site       | ITE Code (Z) | Trip Generation Rates |                |      |                |      |       | Traffic Volumes |     |                |    |   |    |   |    |
|------------|------------|--------------|-----------------------|----------------|------|----------------|------|-------|-----------------|-----|----------------|----|---|----|---|----|
|            |            |              | Daily                 | A.M. Peak Hour |      | P.M. Peak Hour |      | Daily | A.M. Peak Hour  |     | P.M. Peak Hour |    |   |    |   |    |
| Warehouses | 144,250 SF | 150 (E-R)    | 1.55                  | 0.17           | 0.13 | 0.04           | 0.18 | 0.05  | 0.13            | 267 | 25             | 19 | 6 | 26 | 7 | 19 |

(1) Trip generation calculations from 11<sup>th</sup> Edition of ITE Trip Generation Report.  
 (2) ITE Land Use Code Number 'E' = Fitnes Curve Equation (R<sup>2</sup> = 0.75) or R = Average Trip Rate.  
 (3) ITE Land Use Code (Z) = Warehouse  
 Daily: Rate = T = 1.71 \* (X) Equation: T = 1.58 \* (X) + 28.25, Enter 50%/Exit 50% (R<sup>2</sup> = 0.82) | X = 600  
 A.M. Peak Hour: Rate = T = 0.17 \* (X) Equation: T = 0.13 \* (X) + 23.62, Enter 77%/Exit 23% (R<sup>2</sup> = 0.69)  
 P.M. Peak Hour: Rate = T = 0.13 \* (X) Equation: T = 0.12 \* (X) + 26.46, Enter 20%/Exit 22% (R<sup>2</sup> = 0.65)  
 Lake Transportation Engineering Consultants, Inc., 2023

**WATER/SEWER IMPACT TABLE (TOTAL SITE)**

| TYPE OF IMPACT | CALCULATION         | BASIS                     | TOTAL FLOW                    |
|----------------|---------------------|---------------------------|-------------------------------|
| SEWER          | 100 GPD/LOADING BAY | ~45 LOADING BAYS          | 4,500 GPD                     |
| DOMESTIC WATER | 100 GPD/LOADING BAY | ~45 LOADING BAYS          | 4,500 GPD                     |
| FIRE WATER     | TYPE IIB CONST.     | ~45,000 SF (LARGEST BLDG) | 1,500 GPM (MAXIMUM PER BLDG.) |

