

# APPLICANTS JUSTIFICATION STATEMENT

## Lake Emma Self Storage

Justification for height and setback waivers of the Seminole County Land Development Code and the Lake Mary Gateway Corridor requirements

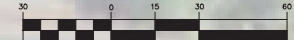
This document is to provide justification for the height increase from 35' to 50' and a buffer reduction from 15' down 5' along the Lake Emma frontage of this proposed site. The existing site was built in the mid 1980's and is being redeveloped to a self-storage facility. The site access has been changed over the years making the center not viable for commercial businesses. Per the Lake Mary Boulevard Corridor Overlay the site is to have a height no greater than 35' and is required to have a 15' landscaping buffer along the roadway frontage.

Please see Exhibit 1 for the sites proximity to Lake Mary Boulevard. Per the Lake Mary Boulevard Gateway corridor requirements any building within 320' of the centerline of Lake Mary Boulevard is required to have a height no higher than 35'. Our proposed building will be a minimum of 300' from the centerline of Lake Mary Boulevard, doesn't have access on Lake Mary Boulevard, and is behind an existing gas station. We are proposing to increase the height of our building to 50'. See the site plan included with this statement for the Hyatt Place Hotel(exhibit 2) west of I-4 that has direct frontage on Lake Mary Boulevard. A waiver to the standards was allowed for this site as a 45' height was allowed. The other taller buildings in the area are the Academy Sports building at 50'(exhibit 3) and the Top Golf facility(exhibit 4) that is just south of the site on Lake Emma Road. Top golf has a building height of 52'-7" and the net poles are 170' tall on Lot 1 of the development and also has the ability to build a hotel up to 10 stories and 100' tall on lot 2. Based on the surroundings and other taller buildings in the area we feel that a 50' height is justified in this location.

The reduction in buffer width from 15' down to 5' is requested due the existing site conditions that include an access easement to the adjacent gas station and the existing retention for the site that we intend to use for the redeveloped site. See exhibit 5, the existing survey of the property. The survey shows the location of the access easement and the existing retention pond. The access cannot be modified since it is connected to the drive isle of the existing gas station. We intend to landscape the slopes of the pond to try and meet the intent of the 15' buffer.



GRAPHIC SCALE



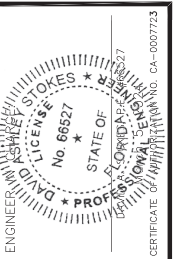
( IN FEET )  
1 inch = 30 ft.



**MADDEN**  
CIVIL ENGINEERS  
431 E. Horatio Avenue  
Suite 260  
Maitland, Florida 32751  
(407) 629-8330

**CONCEPT PLAN**  
FOR  
**LAKE EMMA SELF STORAGE**  
SEMINOLE COUNTY  
FLORIDA

**THE HUBER GROUP**  
625 MAIN ST., STE. 103  
WINDSOR, FL 32786  
407-909-0600



NO.	DATE	REVISIONS

JOB # 22059  
DATE: 05/12/23  
SCALE: 1"=20'  
DESIGNED BY: DAS  
DRAWN BY: DAS  
APPROVED BY: DAS

**C101**



312' 320' 304'

LAKE EMMA RD

W LAKE MARY BLVD

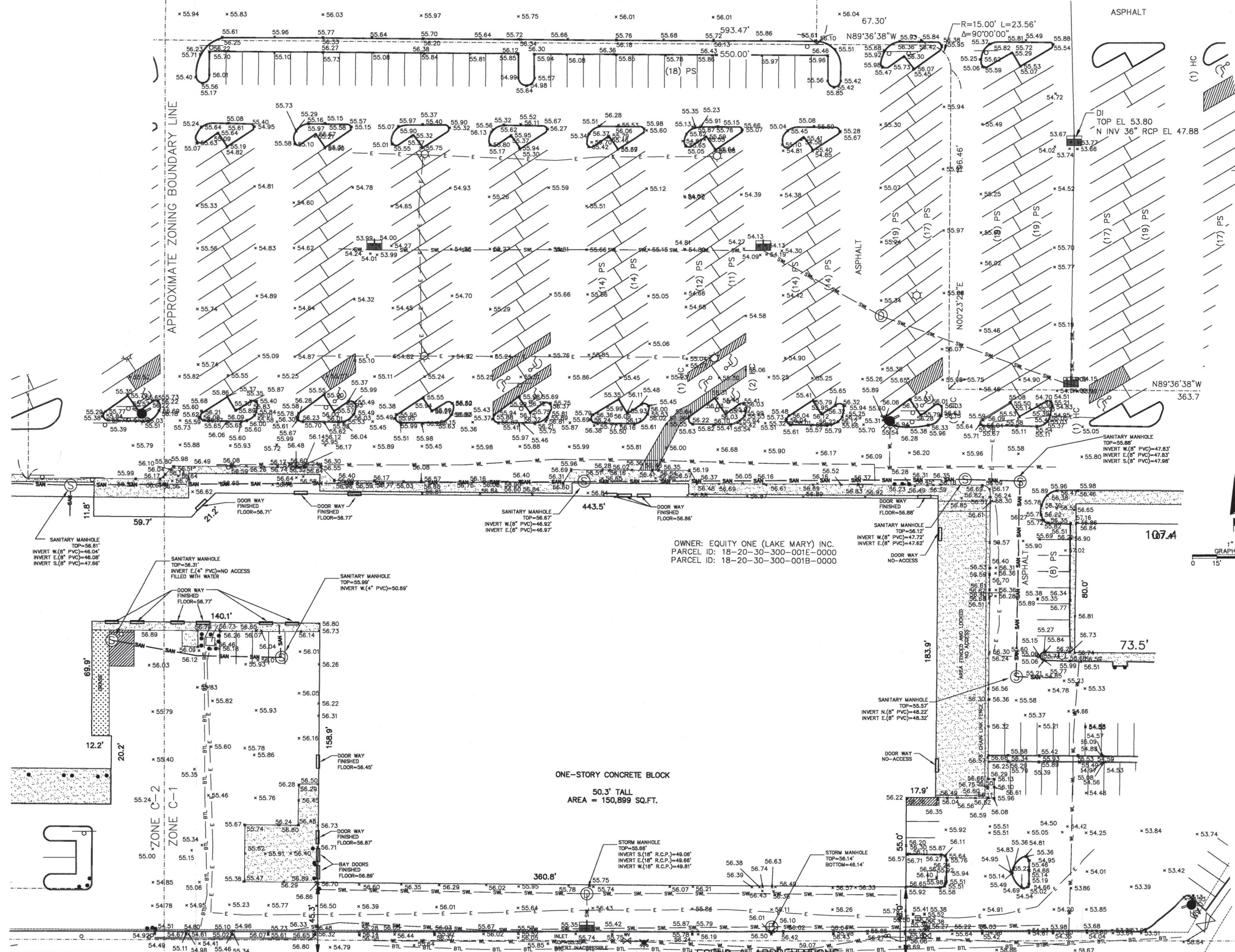
CANOPY  
14.5-FT  
HIGH

PROPOSED  
4 STORY BUILDING  
TOTAL = 108,000-GSF  
(FLOORS 1-4: 27,000-SF EACH)

10' BUILDING/ LANDSCAPE SETBACK

10' BUILDING/ LANDSCAPE SETBACK





OWNER: EQUITY ONE (LAKE MARY) INC.  
 PARCEL ID: 18-20-30-300-001E-0000  
 PARCEL ID: 18-20-30-300-001B-0000

ONE-STORY CONCRETE BLOCK  
 50.3' TALL  
 AREA = 150,899 SQ.FT.

**SURVEYORS NOTES**

1. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120289 0065 F (MAP NO. 121700085F), WHICH BEARS AN EFFECTIVE DATE OF 09/08/2007, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREA OUTSIDE FLOODPLAIN.
2. ELEVATIONS SHOWN HEREON ARE BASED ON SEMINOLE COUNTY BENCHMARK 3907301, NAVD 1988 DATUM.
3. BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF LAKE EMMA ROAD BEING N25°15'52"E, PER DESCRIPTION.
4. THE PURPOSE OF THIS SURVEY IS TO DETAIL A PORTION OF LAKE MARY CENTRE PLAZA.

I HEREBY CERTIFY, THAT THIS SURVEY, SUBJECT TO THE SURVEYOR'S NOTES CONTAINED HEREON MEETS THE APPLICABLE "MINIMUM TECHNICAL STANDARDS" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

*David M. DeFilippo*  
 DAVID M. DeFILIPPO PSM# 5038

THIS BOUNDARY & AS-BUILT SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**FIELD ABBREVIATIONS**

CONCRETE SURFACE	D PER DESCRIPTION	TF TRANSFORMER
NO PARKING AREA	M MEASURED	GMH GREASE MANHOLE
POWER POLE	CO CLEAN OUT	DMH DRAINAGE MANHOLE
LIGHT POLE	CSM GAS MARKER	SMH SANITARY MANHOLE
HANDICAP SPACE	UV UTILITY VAULT	DI DRAINAGE INLET
SEWER MANHOLE	EV ELECTRIC VAULT	INV INVERT
STORM MANHOLE	FDC FIRE DEPARTMENT CONNECTION	EL ELEVATION
WATER VALVE	TSP TRAFFIC SIGNAL POLE	TM TELEPHONE MARKER
FIRE HYDRANT	TE TRASH ENCLOSURE	CR CABLE RISER
BOLLARD	AC AIR CONDITIONING UNIT	DP DUMPSTER PAD
MONUMENT AS DESCRIBED	N&D NAIL & DISC	IRC IRON ROD WITH CAP-
OVERHEAD UTILITY LINE	WF WOOD FENCE	FOU FOUND OR SET AS NOTED
FENCELINE	SF SQUARE FEET	R.C.P. REINFORCED CONCRETE PIPE
MONITORING WELL	HC HANDICAP SPACE	PVC PLASTIC PIPE
SIGN	PS PARKING SPACE	TEL TELEPHONE LINE
CLF CHAIN-LINK FENCE	WB WATER BULKHEAD	WL WATER LINE
FND FOUND	TB TRAFFIC BOX	SWL STORMWATER LINE
REC RECOVERED	BFP BACK FLOW PREVENTER	E ELECTRIC LINE
	FR FREEZER	SAN SANITARY LINE
	FOB FIBER OPTIC BOX	
	WM WATER METER	

21928-5  
 RECEIVED  
 JUL 31 2013  
 TITLE AND SVC. CNTR.

DATE: JULY 23, 2013  
 SCALE: 1" = 30'  
 DRAWN BY: GHF  
 APPROVED BY: DMD  
 DRAWING FILE NAME: H:\2013\3073071102\ SPECIFIC PURPOSE 3071102.DWG

SPECIFIC PURPOSE SURVEY  
 OF  
 LAKE MARY CENTRE  
 LAKE MARY BOULEVARD  
 LAKE MARY  
 FLORIDA

ASM  
 AMERICAN SURVEYING & MAPPING INC.  
 3191 MAGUIRE BLVD., SUITE 200  
 ORLANDO, FLORIDA 32803  
 PHONE (407) 426-7373  
 WWW.ASM-SURVEYING.COM

**DEVELOPMENT NOTES:**

OVERALL DEVELOPMENT SIZE: 22.47 A.C.

PARCEL ID: 18-20-30-300-0120-0000, 18-20-30-300-0121-0000, & 18-20-30-300-0122-0000

EXISTING ZONING: M-1A & C-1  
 FUTURE LAND USE: COMMERCIAL (COM)  
 PROPOSED ZONING: PUD  
 CURRENT USE: UNDEVELOPED/VACANT

SETBACKS:

MINIMUM BUILDING SETBACKS:		LOT 2
FRONT (S):	25'	FRONT (E): 25'
SIDE (E):	25'	SIDE (N): 25'
SIDE (W):	25'	SIDE (S): 25'
BACK (N):	25'	BACK (W): 25'
INTERNAL:	25'	INTERNAL: 25'

**LANDSCAPE BUFFERS - PER SECTION 157.04**

LOT 1:	BUFFER	WIDTH	DESCRIPTION
GREENWOOD BLVD	TYPE A	15' WIDE	3 CANOPY TREES/100 LF / 4 UNDERSTORY TREES/100 LF / CONTINUOUS 24" HEDGE
LAKE EMMA ROAD	HYBRID CD	80' WIDE	8 CANOPY TREES/100 LF / 10 UNDERSTORY TREES/100 LF / 25 SHRUBS/100LF
SOUTH PERIMETER (SW PROPERTY LINE)	TYPE A	15' WIDE	3 CANOPY TREES/100 LF / 4 UNDERSTORY TREES/100 LF / CONTINUOUS 24" HEDGE
NORTH & WEST PROPERTY LINES	TYPE A	15' WIDE	3 CANOPY TREES/100 LF / 4 UNDERSTORY TREES/100 LF / CONTINUOUS 24" HEDGE
EAST (ADJACENT TO LOT 2)	NA	0' WIDE	SHARED ACCESS DRIVE
SOUTH (ADJACENT TO LOT 2)	TYPE A	15' WIDE	3 CANOPY TREES/100 LF / 4 UNDERSTORY TREES/100 LF / CONTINUOUS 24" HEDGE
PARKING AREA	NA	NA	1 CANOPY TREE/25 P.S. / 1 UNDERSTORY TREE/25 P.S. / 3 SHRUBS/25 P.S.

LOT 2:	BUFFER	WIDTH	DESCRIPTION
GREENWOOD BLVD	TYPE A	15' WIDE	3 CANOPY TREES/100 LF / 4 UNDERSTORY TREES/100 LF / CONTINUOUS 24" HEDGE
LAKE EMMA ROAD	TYPE B	35' WIDE	5 CANOPY TREES/100 LF / 7 UNDERSTORY TREES/100 LF / 25 SHRUBS/100 LF
WEST (ADJACENT TO LOT 1)	NA	0' WIDE	SHARED ACCESS DRIVE
NORTH (ADJACENT TO LOT 1)	TYPE A	15' WIDE	3 CANOPY TREES/100 LF / 4 UNDERSTORY TREES/100 LF / CONTINUOUS 24" HEDGE
(*WIDTH CONSTRAINED DUE TO ACCESS DRIVE SPACING)	TYPE A	15' WIDE	3 CANOPY TREES/100 LF / 4 UNDERSTORY TREES/100 LF / CONTINUOUS 24" HEDGE
PARKING AREA	NA	NA	1 CANOPY TREE/25 P.S. / 1 UNDERSTORY TREE/25 P.S. / 3 SHRUBS/25 P.S.

PARKING DATA:

LOT 1:	REQUIRED	PROVIDED (PER PUD)	PROVIDED
LOT 1:	1 PER EMPLOYEE + 1 PER 3.0 GUEST CAPACITY	1 PER EMPLOYEE + 1 PER 3.5 GUEST CAPACITY	1 PER EMPLOYEE + 1 PER 3.38 GUEST CAPACITY
LOT 2:	125 + (1200/3.0) = 525 SPACES	125 + (1200/3.5) = 468 SPACES	461 SPACES (91x19')
			9 ADA SPACES (12x19')
			10 MOTORCYCLE PARKING (8'x10')
			TOTAL SPACES: 480 PARKING SPACES

PER SECTION 155 - APPENDIX B TO BE PROVIDED PER SECTION 155 - APPENDIX B

OPEN SPACE:

LOT 1:	REQUIRED	PROVIDED
LOT 1:	0.30 x 18.75 = 5.63 AC	6.95 AC (37.1%)
LOT 2:	0.30 x 3.72 = 1.12 AC	TO MEET MINIMUM REQUIREMENT

IMPERVIOUS COVERAGE:

LOT 1:	MAX	PROVIDED
LOT 1:	0.70 x 18.75 = 13.12 AC	11.80 AC (62.9%)
LOT 2:	0.70 x 3.72 = 2.60 AC	NOT TO EXCEED MAXIMUM REQUIREMENT

**LOT DEVELOPMENT INFORMATION:**

AREAS IN ACRES:	LOT 1	LOT 2
AREA IN SQUARE FEET:	±18.75	±3.72
PERMITTED USES:	TOP GOLF FACILITY	C-2 PERMITTED USES EXCEPT AS EXPRESSLY PROHIBITED IN PUD DEVELOPMENT AGREEMENT; LOT 2 TRIP GENERATION NOT TO EXCEED 372 TOTAL PM PEAK HOUR TRIPS.

GROSS FLOOR AREA - SQ. FT.: 68,000 SF SEE DEVELOPERS AGREEMENT

MAXIMUM BUILDING HEIGHT: 52'-7" BUILDING / 5 STORIES HOTEL / OFFICE USES 100' / 10 STORIES  
 170' NET POLES RETAIL USES 45' / 2 STORIES  
 (ABOVE FINISH FLOOR) (ABOVE FINISH FLOOR)

**LEGEND:**

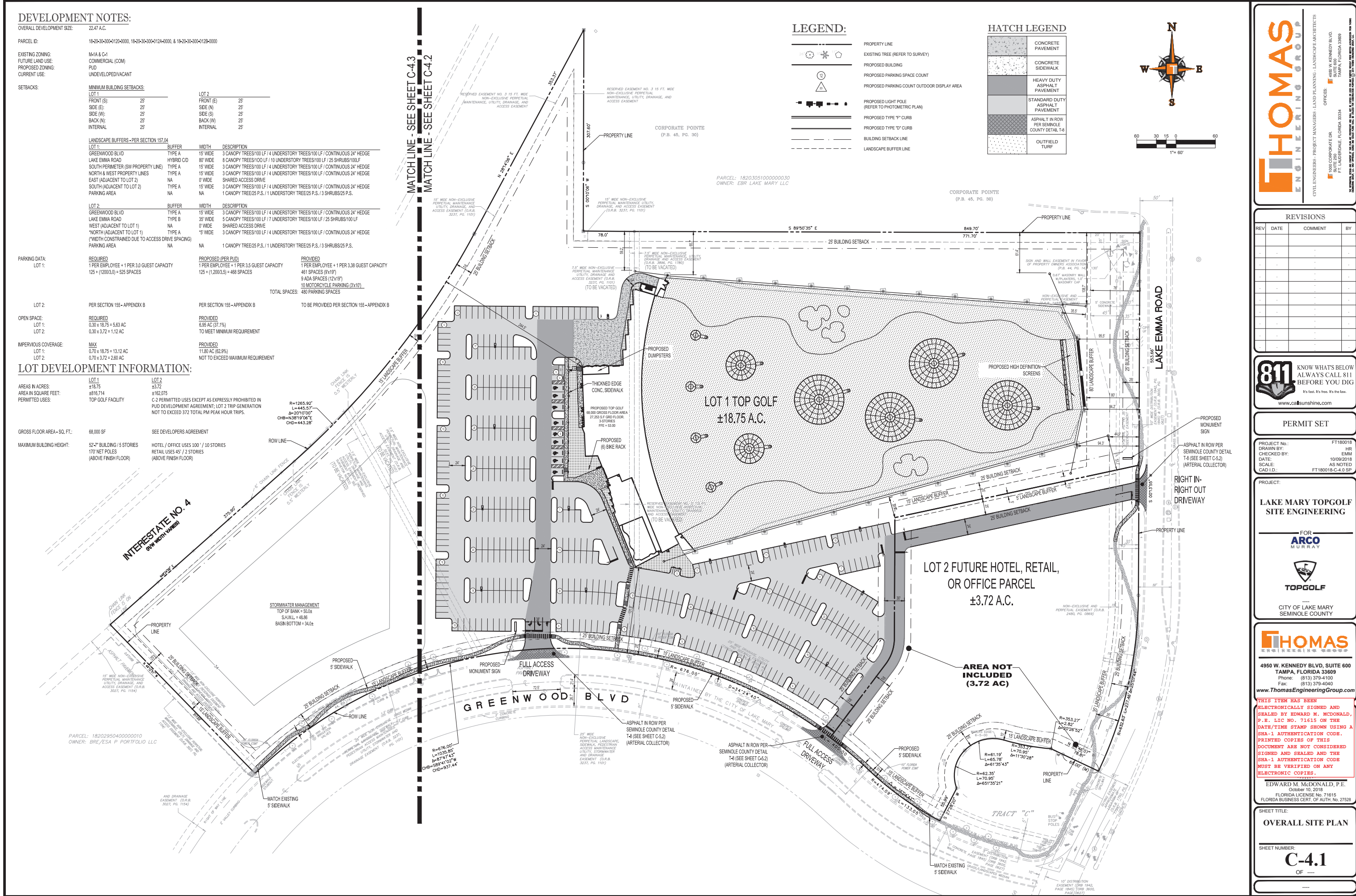
- PROPERTY LINE
- EXISTING TREE (REFER TO SURVEY)
- PROPOSED BUILDING
- PROPOSED PARKING SPACE COUNT
- PROPOSED PARKING COUNT OUTDOOR DISPLAY AREA
- PROPOSED LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- PROPOSED TYPE 'T' CURB
- PROPOSED TYPE 'D' CURB
- BUILDING SETBACK LINE
- LANDSCAPE BUFFER LINE

**HATCH LEGEND**

	CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	HEAVY DUTY ASPHALT PAVEMENT
	STANDARD DUTY ASPHALT PAVEMENT
	ASPHALT IN ROW PER SEMINOLE COUNTY DETAIL T-8
	OUTFIELD TURF



MATCH LINE - SEE SHEET C-4.3  
 MATCH LINE - SEE SHEET C-4.2



**THOMAS ENGINEERING GROUP**  
 CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS  
 OFFICES:  
 4950 W. KENNEDY BLVD. SUITE 600 TAMPA, FLORIDA 33609  
 1000 CORPORATE DR. SUITE 200 FT. LAUDERDALE, FLORIDA 33334

**REVISIONS**

REV	DATE	COMMENT	BY

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 PROJECT No.: FT180018  
 DRAWN BY: HR  
 CHECKED BY: EMM  
 DATE: 10/09/2018  
 SCALE: AS NOTED  
 CAD ID: FT180018-C-4.0 SP

**LAKE MARY TOPGOLF SITE ENGINEERING**  
 FOR **ARCO MURRAY**  
**TOPGOLF**  
 CITY OF LAKE MARY SEMINOLE COUNTY

**THOMAS ENGINEERING GROUP**  
 4950 W. KENNEDY BLVD, SUITE 600 TAMPA, FLORIDA 33609  
 Phone: (813) 379-4100  
 Fax: (813) 379-4040  
 www.ThomasEngineeringGroup.com

**THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY EDWARD M. McDONALD, P.E. LIC NO. 71615 ON THE DATE/TIME STAMP SHOWN USING A SHA-1 AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.**

EDWARD M. McDONALD, P.E.  
 October 10, 2018  
 FLORIDA LICENSE No. 71615  
 FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:  
**OVERALL SITE PLAN**  
 SHEET NUMBER:  
**C-4.1**  
 OF ---

# MAP OF SURVEY

## (TOPOGRAPHIC DETAIL)



ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475  
 2012 E. Robinson Street, Orlando, Florida 32803  
 www.AccurightSurveys.net  
 ACCU@AccurightSurveys.net  
 PHONE: (407) 894-6314

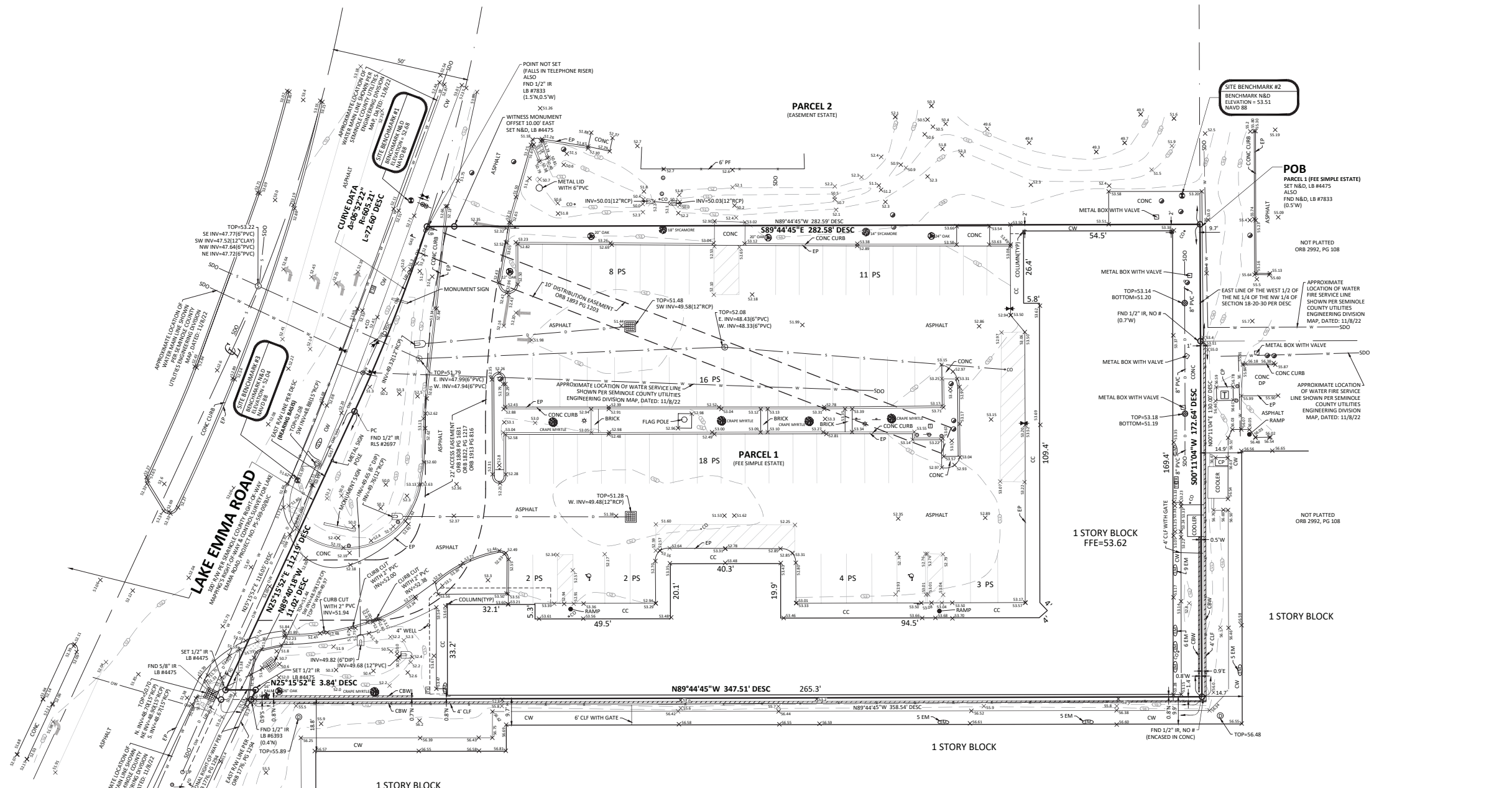
SCALE: 1" = 20' JOB #56458 SHEET 2 OF 2  
 DRAWN BY: SNH

PREPARED FOR:  
**THE HUBER GROUP**

SECTION: 18-20-30  
 LOCATION:  
 3895 LAKE EMMA ROAD  
 LAKE MARY, FL 32746

### LEGEND

- BB - BOTTOM OF BANK
- BF - BACK FLOW PREVENTER
- BM - BENCHMARK
- BL - BOLLARD
- BE - BURIED ELECTRIC
- BWF - BARBED WIRE FENCE
- CB - CABLE TV RISER
- CC - BURIED CABLE TV
- CA - CENTRAL ANGLE
- CBW - CONCRETE BLOCK WALL
- CC - COVERED CONCRETE
- CCR - CERTIFIED CORNER RECORD
- CF - CONCRETE FUME
- CHW - CONCRETE HEAD WALL
- CLF - CHAIN LINK FENCE
- CM - CENTERLINE
- CMP - CONCRETE MONUMENT
- CO - CORRUGATED METAL PIPE
- CD - CLEAN OUT
- CONC - CONCRETE
- COVD - COVERED
- CP - CONCRETE PAD
- CW - CONCRETE WALKWAY
- DBM - DEED/DESC & MEASURED
- DE - DRAINAGE EASEMENT
- DESC - DESCRIPTION
- DI - DOT INLET
- DOC - DOCUMENT #
- DP - DUMPSTER PAD
- DR - DRIVEWAY
- EN - EASEMENT NUMBER
- EM - ELECTRIC METER
- EL - ELECTRICAL BOX
- ELEV - ELEVATION
- EMT - EASEMENT
- EP - EDGE OF PAVEMENT
- FC - FIRE DEPARTMENT CONNECTION
- FIRM - FLOOD INSURANCE RATE MAP
- FE - FINISHED FLOOR ELEVATION
- FH - FIRE HYDRANT
- FND - FORCE MAIN
- FO - FOUND
- FB - FIBER OPTIC BOX
- FO - FIBER OPTIC LINE
- GL - GAS LINE
- GM - GAS METER
- GV - GAS VALVE
- GT - GREASE TRAP
- GA - GUY WIRE ANCHOR
- HP - HANDICAP PARKING
- HDPE - HIGH DENSITY POLYETHYLENE
- INV - INVERT ELEVATION
- IP - IRON PIPE
- IR - IRON ROD
- IRV - IRRIGATION VALVE
- L - ARC LENGTH
- LB - LICENSED BUSINESS
- LSA - LANDSCAPE AREA
- LS - LICENSE SURVEYOR
- MEAS - MEASURED
- MF - METAL FENCE
- MS - METAL SHED
- MS - MITERED END SECTION
- MON - MONITORING WELL
- NAD - NORTH AMERICAN DATUM
- ND - NAIL & DISC
- NOVD - NATIONAL GEODETIC VERTICAL DATUM
- NT - NON-TANGENT
- NTS - NOT TO SCALE
- ORB - OFFICIAL RECORDS BOOK
- OW - OVERHEAD WIRE
- PS - PLAT BOOK
- PC - POINT OF CURVATURE
- PER - PER ENGINEERING PLANS
- PF - PLASTIC FENCE
- PG - PAGE
- PI - POINT OF INTERSECTION
- PBM - PLAT & MEASURED
- PGB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- PRC - POINT OF REVERSE CURVATURE
- PS - PARKING SPACES
- PRM - PERMANENT REFERENCE MONUMENT
- PSM - PROFESSIONAL SURVEYOR AND MAPPER
- PT - POINT OF TANGENCY
- PVC - PLASTIC PIPE
- R - CURVE RADII
- RCP - REINFORCED CONCRETE PIPE
- R/W - RIGHT OF WAY
- SM - SANITARY MANHOLE
- S - SANITARY LINE
- SD - SHOWN FOR DIRECTION ONLY
- SF - SQUARE FEET
- SP - SPOT ELEVATION
- STB - STORM/BRAIN LINE
- SV - SEWER VALVE
- STM - STORM MANHOLE
- UT - UNDERGROUND TELEPHONE
- TI - TYPICAL
- TE - TOP OF BANK
- TD - TRAFFIC DOLE
- TS - TRAFFIC SIGN
- TL - TRAFFIC LIGHT
- TR - TRANSFORMER/JUNCTION BOX
- TP - TELEPHONE RISER
- UT - UTILITY
- UM - UTILITY MARKER
- UP - UTILITY POLE
- W - WATERS LINE
- WF - WOOD FENCE
- WS - WOOD SHED
- WV - WATER VALVE
- WM - WATER METER (FRESH)
- WM - WATER METER (RECLAIMED)
- YD - YARD DRAIN



SURVEY DATE: 1/19/23

DATE:	JOB #	REVISION	BY:
4/17/23	56458	ADDED LAND AREA	TWR

### BOUNDARY AND TOPOGRAPHIC SURVEY

Digitally signed  
 by Terrence W  
 Rutter  
 Date: 2023.04.17  
 16:23:15 -04'00'

TERRENCE W. RUTTER, JR., PSM 7371  
 "THE DATE OF SIGNATURE DOES NOT REVISE OR SUPERSEDE THE BOUNDARY SURVEY DATE OR REVISION DATE."

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 51-17 FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

"NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER." -OR- THE DIGITAL SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TERRENCE W. RUTTER, JR., PSM 7371.

