

# 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

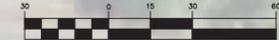
This document is to provide justification for the height increase from 35' to 50' and a buffer reduction from 15' down 5' along the Lake Emma frontage of this proposed site. The existing site was built in the mid 1980's and is being redeveloped to a self-storage facility. The site access has been changed 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 )

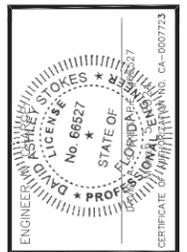
1 inch = 30 ft.



**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



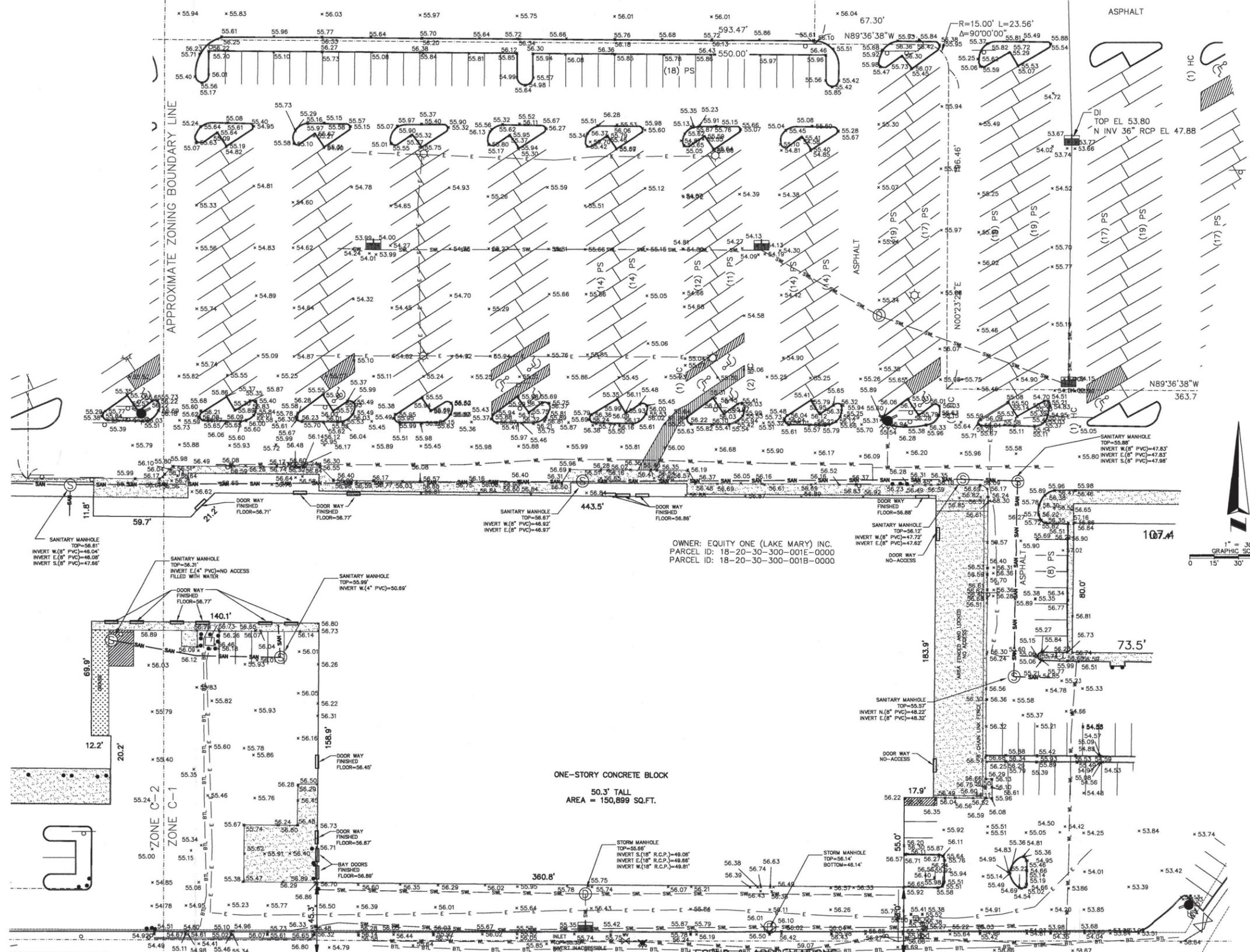
NO.	DATE	REVISIONS
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JOB # 22059  
DATE: 05/12/23  
SCALE: 1"=20'  
DESIGNED BY: DAS  
DRAWN BY: DAS  
APPROVED BY: DAS

C101







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.

**LEGEND & 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	TB TRAFFIC BOX	WL WATER LINE
FOUND	BFP BACK FLOW PREVENTER	SWL STORMWATER LINE
RECOVERED	FR FREEZER	E ELECTRIC LINE
	FOB FIBER OPTIC BOX	SAN SANITARY LINE
	WM WATER METER	

**SURVEYORS NOTES**

- 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.
- ELEVATIONS SHOWN HEREON ARE BASED ON SEMINOLE COUNTY BENCHMARK 3907301, NAVD 1988 DATUM.
- BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF LAKE EMMA ROAD BEING N25°15'52"E, PER DESCRIPTION.
- 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.

21928-5  
 RECEIVED  
 JUL 31 2013  
 MAIL 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

FLORIDA  
 LAKE MARY  
 LAKE MARY BOULEVARD  
 LAKE MARY CENTRE  
 SPECIFIC PURPOSE SURVEY  
 OF  
 AS  
 AMERICAN SURVEYING & MAPPING INC.  
 3191 MAGUIRE BLVD., SUITE 200  
 ORLANDO, FLORIDA 32803  
 PHONE (407) 426-7373  
 WWW.ASMAPPING.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:	±816,714	±162,075
	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

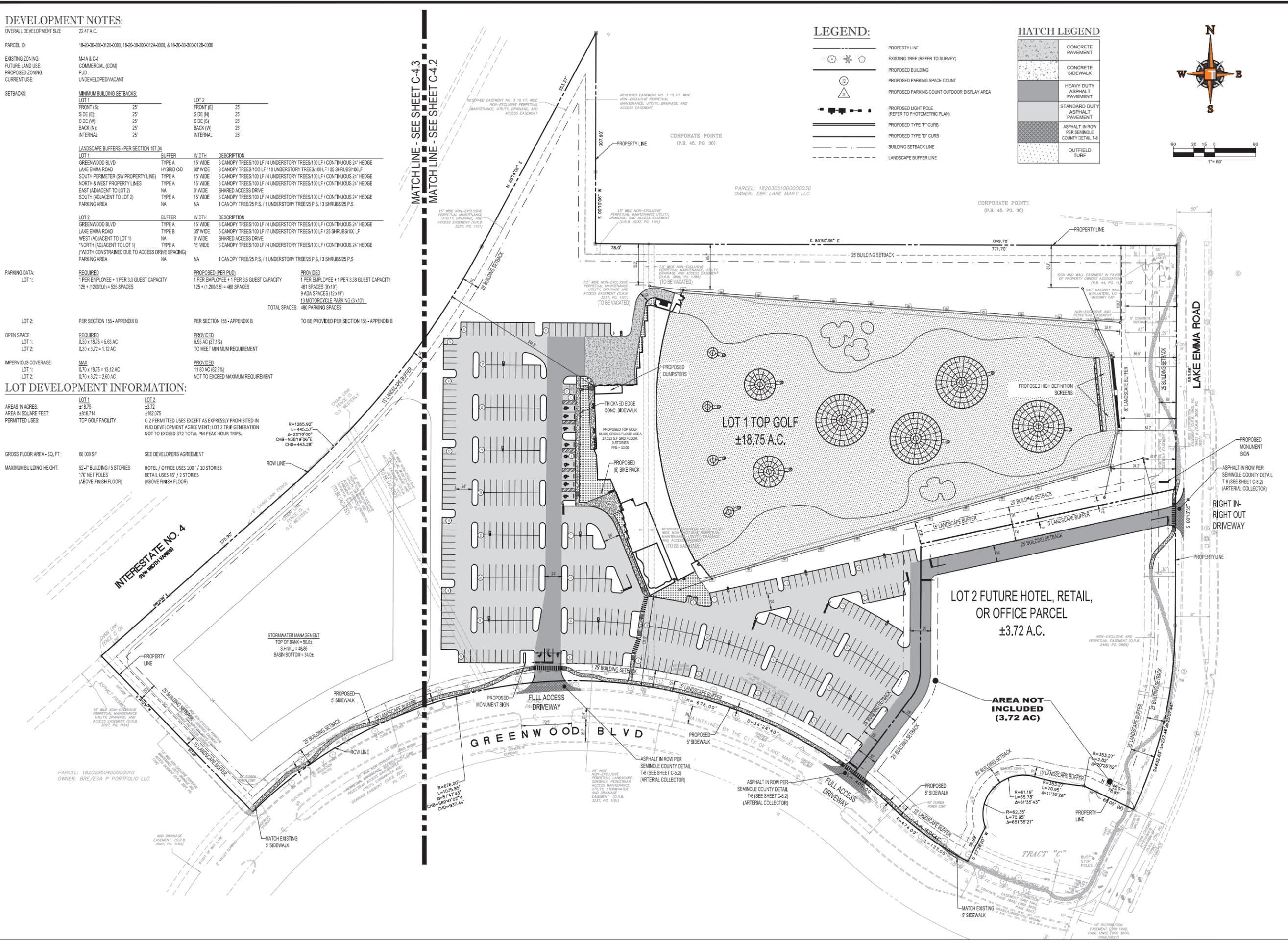
MAXIMUM BUILDING HEIGHT: 52'-7" BUILDING / 5 STORIES HOTEL / OFFICE USES 100' / 10 STORIES  
 170' NET POLES RETAIL USES 45' / 2 STORIES  
 (ABOVE FINISH FLOOR) (ABOVE FINISH FLOOR)

**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 'F' CURBS
- PROPOSED TYPE 'D' CURBS
- 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



**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

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REV	DATE	COMMENT	BY

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 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  
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SHEET TITLE:  
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 SHEET NUMBER:  
**C-4.1**  
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