FUTURE LAND USE:

- LAND USE BOUNDARY
- TRACT A — TARGET INDUSTRY: HIP-TI = ±9.017 AC.
- TRACT B — TARGET INDUSTRY: HIP-TI (MFR) = ±6.486 AC.
- TRACT C — COMMERCIAL: COM = ±4.477 AC.

LAND USE DATA

1. PD BOUNDARY: 19.98 AC (870,322 SF)
2. ESTIMATED NET BUILDABLE AREA: 19.98 AC (870,322 SF)
3. MINIMUM OPEN SPACE:
   19.98 AC x 25% = 4.99 AC (217,580 SF)
   * IF THE PROJECT IS PHASED, EACH PHASE WILL BE REQUIRED TO MEET ALL STORMWATER, OPEN SPACE, BUFFER/LANDSCAPING, PARKING, ACCESS, AND PEDESTRIAN CIRCULATION REQUIREMENTS.

4. TRACT A — TARGET INDUSTRY
   FUTURE LAND USE (FLU): HIP-TI
   NET BUILDABLE AREA: 9.017 AC
   MAX NET / GROSS FAR: 1.5
   (9.017 AC x 43,560 SF/AC) x 1.5 = 589,171 SF

5. TRACT B — MULTI-FAMILY
   FUTURE LAND USE (FLU): HIP-TI (MULTI-FAMILY)
   NET BUILDABLE AREA: 6.486 AC
   MAX NET / GROSS FAR: 1.5
   (6.486 AC x 43,560 SF/AC) x 1.5 = 423,795 SF
   MAX RESIDENTIAL BUILDING SF:
   49% OF TOTAL TRACTS A & B FAR:
   49% (589,171 SF + 423,795 SF) = 496,353 SF
   MAX RESIDENTIAL DENSITY:
   40 DU PER TOTAL HIP-TI (TRACTS A & B) ACREAGE:
   40 DU/AC x (9.017 AC + 6.486 AC) = 620 UNITS

6. TRACT C — COMMERCIAL
   FUTURE LAND USE (FLU): COM
   NET BUILDABLE AREA: 4.477 AC
   MAX NET / GROSS FAR: 0.35
   (4.477 AC x 43,560 SF/AC) x 0.35 = 68,256 SF

   MULTIFAMILY IS LIMITED TO TWENTY (20) PERCENT OF THE NET BUILDABLE AREA OF TRACT C AND FORTY-NINE (49) PERCENT OF TOTAL FLOOR AREA TO PRESERVE THE COMMERCIAL CHARACTER OF TRACT C AND TO MAINTAIN ADEQUATE COMMERCIAL USES TO SERVE SURROUNDING RESIDENTIAL DISTRICTS.

   MAX RESIDENTIAL BUILDING SF, LEAST OF THE FOLLOWING:
   49% MAX FAR:
   49% x 68,256 SF = 33,445 SF
   20% NET BUILDABLE AREA:
   20% x (4.477 AC x 43,560 SF/AC) = 39,003 SF
   MAX RESIDENTIAL DENSITY:
   20 DU/AC
   20 DU/AC x 4.477 AC = 89 UNITS

7. PROPOSED BUILDING AREAS:
   RESIDENTIAL: 357,280 SF (319 UNITS)

SCHOOL IMPACT ANALYSIS

SCHOOL AGE CHILDREN: (BASED ON ESTIMATED 319 DU LOT COUNT)

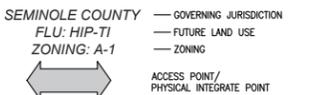|	
ELEMENTARY	50 CHILDREN
MIDDLE	20 CHILDREN
HIGH	26 CHILDREN
TOTAL	96 SCHOOL AGE CHILDREN

UTILITY PROVIDERS:

WATER, WASTEWATER, RECLAIM:
SEMINOLE COUNTY UTILITIES DEPARTMENT
500 W. LAKE MARY BLVD.
SANFORD, FL 32773
PHONE: 407-665-2024

PHONE:
AT&T
132 COMMERCE WAY
SANFORD, FL 32771
PHONE (407) 302-7611

POWER:
DUKE ENERGY
3250 BONNETT CREEK ROAD
P.O. BOX 10000
LAKE BUENA VISTA, FL 32830
407-938-6611

CABLE:
SPECTRUM
2251 LUCIEN WAY
MAITLAND, FL 32751
407-215-5944

GAS:
TECO PEOPLES GAS
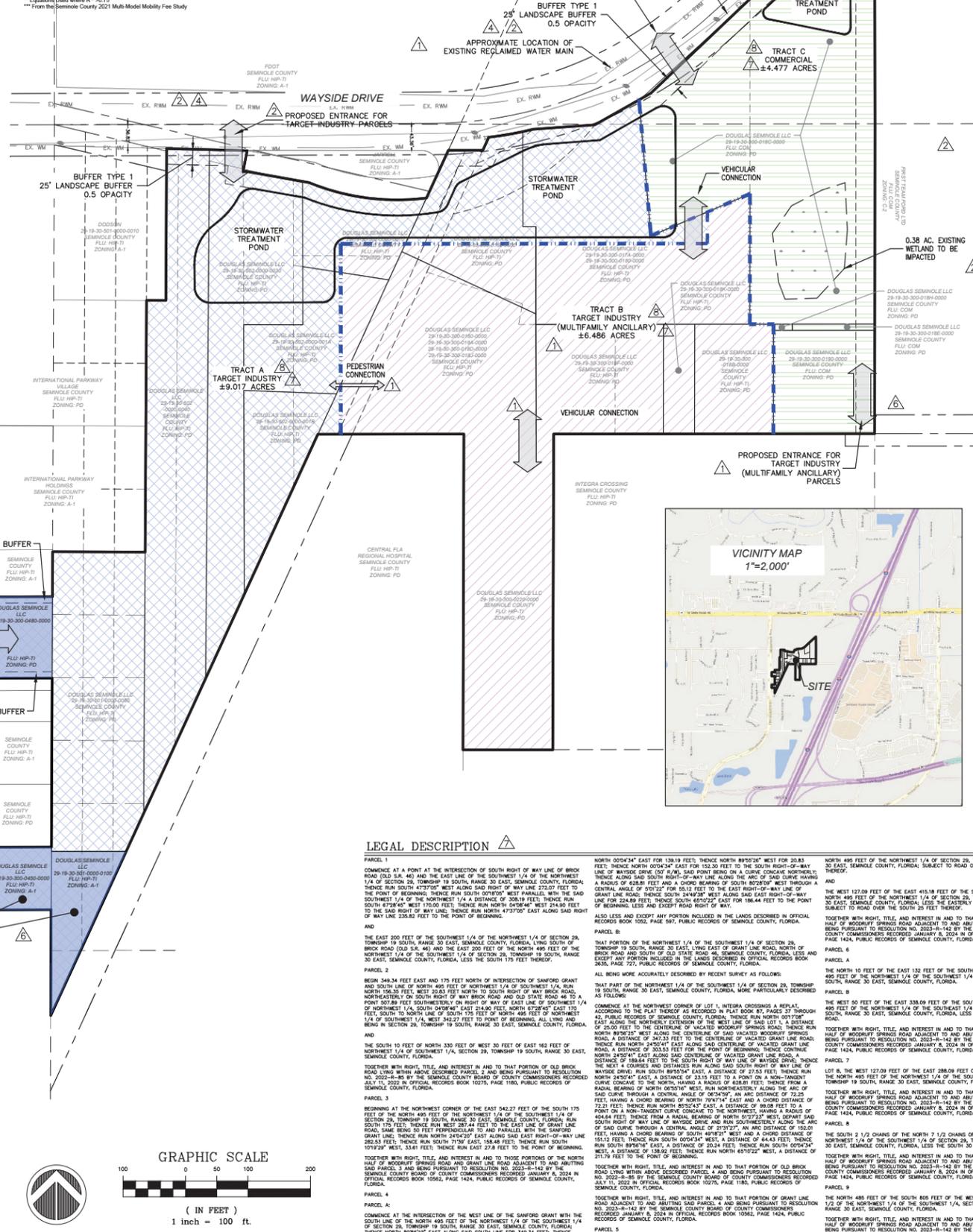600 W. ROBINSON STREET
ORLANDO, FL 32801
407-420-2678

LEGEND

SEMINOLE COUNTY
FLU: HIP-TI
ZONING: A-1

- GOVERNING JURISDICTION
- FUTURE LAND USE
- ZONING
- ACCESS POINT/ PHYSICAL INTEGRATE POINT

Trip Generation Summary — Seminole Assemblage

ITE Code	Land Use	Size*	Daily Rate**	Daily Trips	A.M. Peak Hour Rate**	A.M. Total	A.M. Enter	A.M. Exit	P.M. Peak Hour Rate**	P.M. Total	P.M. Enter	P.M. Exit
220	Multi-Family Low Rise	319 DU	6.65	2,120	0.38	122	29	93	0.50	158	100	58
822	Strip Retail Plaza	36.4 KSF	54.45	1,982	2.36	86	52	34	6.59	240	120	120
720	Medical Office	180 KSF	42.37	7,627	2.27	409	323	86	4.05	729	219	510
710	General Office	60 KSF	12.40	744	1.80	108	95	13	1.82	109	18	91
310	Hotel	120 Rooms	4.77	877	0.44	53	29	24	0.51	61	31	30
			Total Trips	13,350		778	528	250		1,297	488	809
	Internal Capture (6% A.M./11% P.M.)			1,268		62	42	20		143	54	89
	Retail Pass-by trips (32%)***			574		25	15	10		68	34	34
			Total Net New Trips	11,508		691	471	220		1,068	400	686

*DU= Dwelling Unit, KSF = 1,000 sq ft.
**Equations Used where R² >0.75
*** From the Seminole County 2021 Multi-Model Mobility Fee Study

GENERAL NOTES

1. PD BOUNDARY AREA: 19.98 ACRES (870,322 SF)

2. PARCEL IDS:
   29-19-30-300-018C-0000
   29-19-30-300-017A-0000
   29-19-30-300-018K-0000
   29-19-30-300-0160-0000
   29-19-30-300-0180-0000
   29-19-30-300-018A-0000
   29-19-30-501-0000-0060
   29-19-30-300-018F-0000
   29-19-30-300-018K-0000
   29-19-30-300-0190-0000
   29-19-30-300-018B-0000
   29-19-30-502-0000-001B
   29-19-30-502-0000-0030
   29-19-30-501-0000-0100
   30-19-30-300-0450-0040

3. EX. FUTURE LAND USE: HIP-TI (HIGH INTENSITY PD – TARGET INDUSTRY)(±15.50AC) COM (COMMERCIAL)(±4.48AC)

4. EXISTING ZONING: PD (PLANNED DEVELOPMENT) / A-1

5. PROPOSED ZONING: PD (PLANNED DEVELOPMENT)

6. PERMITTED USES:
   MULTIFAMILY: (6.486 AC.) *ALL USES ASSOCIATED WITH R-4 ZONING
   COMMERCIAL / OFFICE (4.477 AC.) *ALL USES ASSOCIATED WITH C-2/OF ZONING
   TARGET INDUSTRY (9.017 AC.) *ALL USES SPECIFIC TO FLU EXHIBIT-36
   *USES ASSOCIATED WITH CAR WASHES, MOBILE HOME AND RECREATIONAL VEHICLE SALES, MARINE SALES AND SERVICE, DRY CLEANERS, AND DOG KENNELS ARE PROHIBITED.

7. BUILDING SETBACKS: (FROM PERIMETER)
   MULTIFAMILY RESIDENTIAL / GARAGE:
   FRONT: 25'
   REAR: 25'
   SIDE: 25'
   SIDE STREET: 25'

   *OFFICE/COMMERCIAL:
   FRONT: 25'
   REAR: 10'
   SIDE: 7.5'
   SIDE STREET: 25'

   *NOTE: 50' PERIMETER SETBACK TO BE APPLIED IF BUILDING HEIGHT IS ABOVE 75'

8. MAXIMUM BUILDING HEIGHT:

TRACT ID	USAGE	MAXIMUM BUILDING HEIGHT
TRACT A	TARGET INDUSTRY / OFFICE	100 FT
TRACT B	MULTI-FAMILY	75 FT
TRACT C	COMMERCIAL / OFFICE	100 FT

9. LANDSCAPE BUFFER:
   NORTH BUFFER – WAYSIDE DRIVE: 25' WIDTH, OPACITY: 0.5
   EAST BUFFER – CAR DEALERSHIP: NO BUFFER REQUIRED
   SOUTH BUFFER – OFFICE / MFR: NO BUFFER REQUIRED
   WEST BUFFER – TO BE DETERMINED AT FDP: 10' WIDTH, NORTH & SOUTH OF ACCESS ENTRANCE

10. NOTE REMOVED

11. NOTE REMOVED

12. WATER AND SEWER SERVICE WILL BE PROVIDED BY SEMINOLE COUNTY.

13. RECLAIMED SERVICE WILL BE PROVIDED BY SEMINOLE COUNTY. EXISTING REUSE MAIN IS LOCATED ON THE WEST SIDE OF INTERNATIONAL PARKWAY.

14. UTILITY EASEMENTS DEDICATED TO SEMINOLE COUNTY SHALL BE PROVIDED OVER WATER AND SEWER MAINS LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY AS APPROPRIATE.

15. ALL UTILITY LINES WILL BE DESIGNED TO MEET SEMINOLE COUNTY REQUIREMENTS.

16. STORMWATER RUNOFF GENERATED ON SITE SHALL BE TREATED USING AN ON-SITE STORMWATER SYSTEM UTILIZING WET OR DRY RETENTION.

17. THE STORMWATER SYSTEM WILL BE DESIGNED TO MEET SEMINOLE COUNTY AND SJRWMD REQUIREMENTS.

18. FIRE PROTECTION WILL BE PROVIDED AND DESIGNED IN ACCORDANCE WITH ALL APPLICABLE SEMINOLE COUNTY CODES AND NFPA REGULATIONS.

19. ALL CONSTRUCTION MATERIALS AND OTHER PROPOSED IMPROVEMENTS SHALL MEET THE APPLICABLE CODES OF SEMINOLE COUNTY.

20. SEMINOLE COUNTY DETAILS SHALL BE UTILIZED ON THE FINAL ENGINEERING PLAN.

21. PROJECT SIGNAGE WILL COMPLY WITH THE SEMINOLE COUNTY LAND DEVELOPMENT CODE, EXCEPT AS ALLOWED WITHIN THE DEVELOPMENT ORDER.

22. FINAL SERVICE DEMANDS SHALL BE DETERMINED AT THE TIME OF CONSTRUCTION PLAN SUBMITTAL.

23. THE SUBJECT PROPERTY DOES NOT CONTAIN ON-SITE WETLANDS.

24. PER THE FIRM PANEL NO. 12117C0065F, DATED SEPT. 28, 2007, THE SITE IS DESIGNATED FLOOD ZONE X; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

25. THE PROJECT MAY BE CONSTRUCTED IN PHASES. THE APPLICANT WILL DEFER PHASING DETAILS TO THE FINAL DEVELOPMENT PLAN. THE APPLICANT WILL DISCUSS PHASING WITH BOARD OF COUNTY COMMISSIONERS (BCC) PRIOR TO BCC PD APPROVAL.

26. STANDARD PARKING STALL SIZE SHALL BE A MINIMUM OF 9' x 18'.
   REQUIRED PARKING:
   MULTIFAMILY: 1.70 SPACES PER UNIT
   ALL OTHER ALLOWABLE USES PER SEMINOLE COUNTY LDC.

27. LANDSCAPING AND BUFFERING TO MEET THE REQUIREMENTS OF THE SEMINOLE COUNTY LAND DEVELOPMENT CODE. NO INTERNAL BUFFERING BETWEEN USES WHEN SEPARATED BY ACCESS, DRIVEWAY, OR PARKING.

28. ALL MECHANICAL EQUIPMENT, GROUND OR ROOF-MOUNTED, SHALL BE SCREENED FROM OFF-SITE VIEW.

29. ALL RETENTION/DETENTION PONDS MUST BE AMENITIZED PER SEMINOLE COUNTY LAND DEVELOPMENT CODE IN ORDER TO BE COUNTED TOWARD THE MINIMUM REQUIRED COMMON OPEN SPACE.

30. THIS DEVELOPMENT IS WITHIN THE URBAN BEAR MANAGEMENT AREA AND WILL COMPLY WITH CHAPTER 258 OF THE SEMINOLE COUNTY CODE OF ORDINANCES (2015–33).

31. DEVELOPMENT TO BE INTEGRATED BETWEEN EACH USE.

32. APPLICANT TO PROVIDE ELECTRIC CAR CHARGING STATIONS AT FINAL ENGINEERING.

33. ALL OUTDOOR LIGHTING SHALL BE FULLY SHIELDED AND IMPLEMENT DARK SKY LIGHTING IN ACCORDANCE WITH SEMINOLE COUNTY LAND DEVELOPMENT CODE.

34. AN APPROVED TRAFFIC IMPACT ANALYSIS WILL BE REQUIRED PRIOR TO APPROVAL OF THE FINAL DEVELOPMENT PLAN. REQUIRED IMPROVEMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO, TURN LANES, LIMITED ACCESS, AND SIGNALIZED INTERSECTIONS. ALL REQUIRED IMPROVEMENTS WILL BE SHOWN ON THE FINAL DEVELOPMENT PLAN.

35. THE DEVELOPER WILL PROVIDE AN INTERNAL PEDESTRIAN CIRCULATION SYSTEM GIVING ACCESS TO ALL PORTIONS OF THE DEVELOPMENT.

36. DUMPSTER ENCLOSURE WILL MEET SEMINOLE COUNTY LAND DEVELOPMENT CODE SEC. 30.14.15. – SCREENING. DUMPSTER WILL REQUIRE A SEPARATE PERMIT.

VICINITY MAP 1"=2,000'
SITE

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

LEGAL DESCRIPTION

PARCEL 1 ... [legal description text]