



SITE DATA	
TOTAL PD AREA	110.13 AC.
	14-20-30-300-0150-0000
	23-20-30-300-0100-0000
	23-20-30-300-0250-0000
ZONING	PUD
ADJACENT ZONING	NORTH - PUD WEST - N/A (1/4 RIGHT-OF-WAY) EAST - PUD SOUTH - PUD
EXISTING LAND USE	VACANT - PAVED SURFACE AND OPEN SPACE
FUTURE LAND USE	PD
PROPOSED FUTURE LAND USE	PD (AMENDMENT TO EXISTING PD)
MAX ALLOWABLE BUILDING HEIGHT	
MULTIFAMILY	70 FT.
COMMERCIAL - GENERAL BUSINESS & RETAIL	35 FT.
OFFICE	70 FT.
HOTEL	70 FT.
PD BOUNDARY BUILDING SETBACK REQUIREMENT	25 FT.
INTERNAL SETBACKS	
	FRONT (FT.) SIDE (FT.) REAR (FT.)
COMMERCIAL	10 0 10
OFFICE	10 0 10
MULTIFAMILY	20 5 15
INTERNAL SETBACKS/BUFFERS ARE NOT APPLICABLE TO PD BOUNDARY BUFFER	

PD TRACT SUMMARY		
TRACT	PRIMARY USE	AREA (AC.)
1	COMMERCIAL BLEND (RETAIL, PROFESSIONAL OFFICE, MEDICAL OFFICE, HOTEL, SENIOR LIVING, ASSISTED LIVING)	28.35
2	MULTIFAMILY RESIDENTIAL	41.16
3	COMMERCIAL (RESTRICTED NEIGHBORHOOD COMMERCIAL, SENIOR LIVING, ASSISTED LIVING)	1.93
4	WETLAND CONSERVATION AREA RECREATION & OPEN SPACE	35.53
5	COMMERCIAL (RETAIL, SENIOR LIVING, ASSISTED LIVING)	3.16
TOTAL LAND AREA		110.13
NET DEVELOPABLE AREA (TOTAL LAND AREA - TRACT 4)		74.60

PD COMMERCIAL USE SUMMARY		
LAND USE	TOTAL FLOOR AREA (SF)	INTENSITY
COMMERCIAL / RETAIL	880,000	0.60 FAR
PROFESSIONAL OFFICE	275,000	0.19 FAR
MEDICAL OFFICE	110,000	0.08 FAR
HOTEL (200 ROOMS)	120,000	0.06 FAR
TOTAL COMMERCIAL & NET INTENSITY	1,385,000	0.95 FAR

PD RESIDENTIAL USE SUMMARY			
LAND USE	TOTAL AREA (SF)	MAX INTENSITY / DENSITY	MAX ALLOWABLE
MULTIFAMILY RESIDENTIAL	41.16	25 DU / AC	1,003 DU

PHASING PLAN			
LAND USE	PHASE 1	PHASE 2	PHASE 3
MULTIFAMILY RESIDENTIAL (1,003 DU)	33%	66%	BUILDOUT
NON-RESIDENTIAL (1,385,000 SF)	NO PHASING		
SEE PHASING NOTE BELOW FOR FURTHER CLARIFICATION			

PLAN LEGEND	
SYMBOL	DESCRIPTION
	PD BOUNDARY
	TRACT LINE
	CONSERVATION EASEMENT LINE
	PERIMETER BUFFER
	WETLAND BUFFER
	FULL ACCESS
	RIGHT IN - RIGHT OUT
	LEFT IN
	EXISTING INTERSECTION SIGNAL

\* THE FULL ACCESS SOUTH OF HESTER AVENUE MAY HAVE TO BE MODIFIED TO DIRECTIONAL DEPENDING ON THE TRAFFIC IMPACT ANALYSIS AND OR TRAFFIC SAFETY CONCERNS WITH PUBLIC WORKS

**GENERAL ALLOWABLE USES:**

- TRACT 1 (COMMERCIAL / OFFICE): COMMERCIAL RETAIL USES SHALL INCLUDE ALL USES PERMITTED BY CN, CS, C-1, AND C-2 ZONING DISTRICTS AS DEFINED IN CHAPTER 30 OF THE SEMINOLE COUNTY LDC, AND SENIOR LIVING CONTINUUM & CARE CONSISTING OF ASSISTED LIVING FACILITIES AND INDEPENDENT LIVING FACILITIES OFFICE USES: SHALL INCLUDE ALL USES PERMIT BY OP OFFICE ZONING DISTRICT AS DEFINED IN CHAPTER 30 OF THE SEMINOLE COUNTY LDC.
- TRACT 2: MULTI-FAMILY RESIDENTIAL
- TRACT 3 (RESTRICTED NEIGHBORHOOD COMMERCIAL): DAY-CARE, SENIOR LIVING CONTINUUM & CARE CONSISTING OF ASSISTED LIVING FACILITIES AND INDEPENDENT LIVING FACILITIES, AND THOSE USES PERMITTED UNDER THE CN ZONING DISTRICT, EXCLUDING TOBACCO SHOPS, DRUG AND SUNDRY STORES, AND CLINICS.
- TRACT 5 (COMMERCIAL / RETAIL): COMMERCIAL RETAIL USES SHALL INCLUDE ALL USES PERMITTED BY C-1 ZONING DISTRICT AS DEFINED IN CHAPTER 30 OF THE SEMINOLE COUNTY LDC, AND SENIOR LIVING CONTINUUM & CARE CONSISTING OF ASSISTED LIVING FACILITIES AND INDEPENDENT LIVING FACILITIES

**PROHIBITED USES:**

- RADIO & TV BROADCASTING STUDIOS, MARINE SALES/SERVICE, MOBILE HOMES, RECREATIONAL VEHICULAR SALES, OUTDOOR ADVERTISEMENT SIGNS, PLANT NURSERIES.

**CONSERVATION AREA:**

CONSERVATION AREA MAY BE ENHANCED AND USED FOR PASSIVE RECREATION SUCH AS BOARDWALK AND OPEN SPACE, AS APPROVED BY THE COUNTY AND SIRWMD. IMPACT, MITIGATION, AND ENHANCED CREDITS WILL BE DETERMINED BY BOTH THE COUNTY AND SIRWMD. JOINT DEDICATED SHALL BE PROVIDED TO THE COUNTY AND SIRWMD.

**WETLAND IMPACTS:**

ALL WETLANDS AND SURFACE WATERS ON SITE HAVE BEEN DELINEATED BY TERRACON CONSULTANTS, INC IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL GUIDELINES. A 15' MINIMUM, 25' AVERAGE UPLAND BUFFER SHALL BE PROVIDED FROM ALL APPROVED JURISDICTIONAL WETLANDS. FINAL APPROVAL OF WETLANDS TO BE IMPACTED WILL BE REQUIRED BY THE SIRWMD AT THE TIME OF FINAL DEVELOPMENT PLANS.

**PHASING:**

THE DEVELOPMENT FOR THE MULTIFAMILY TRACT WILL BE IMPLEMENTED IN PHASES, ENSURING A SYSTEMATIC AND WELL-STRUCTURED APPROACH TO ITS REALIZATION. THE COMMERCIAL TRACT WILL BE DEVELOPED INDEPENDENTLY AND WITHOUT PHASING, GRANTING MAXIMUM FLEXIBILITY IN ITS DEVELOPMENT. THE PROGRESS AND COMPLETION OF THE MULTIFAMILY DEVELOPMENT ARE NOT CONTINGENT UPON THE TIMING OR COMPLETION OF THE COMMERCIAL PORTION. THIS APPROACH ALLOWS FOR SEPARATE AND SELF-SUSTAINING DEVELOPMENT PROCESSES, ENABLING EACH TRACT TO PROCEED INDEPENDENTLY BASED ON ITS UNIQUE TIMELINE AND REQUIREMENTS.

**ACCESS & PARKING:**

**SIDEWALKS & PEDESTRIAN INTERCONNECTIVITY**

MIN. 6' WIDE SIDEWALK SHALL BE PROVIDED ALONG FRONTAGE OF RONALD REAGAN BLVD. ALL INTERNAL VEHICULAR AND PEDESTRIAN ROADS, STREETS, ROUTES, PATHS SHALL BE PRIVATELY OWNED AND MAINTAINED AND BE DESIGNED TO ALLOW ON-STREET PARKING AND TO ACCOMMODATE PEDESTRIAN ACTIVITIES. PRIVATE STREETS MAY HAVE A MINIMUM 11' WIDE DRIVING LANE.

INTERCONNECTIVITY THROUGHOUT THE ENTIRE PD SHOULD BE ACHIEVED THROUGH A COMPREHENSIVE WALKABLE SYSTEM. MAIN SIDEWALKS SHALL BE A MINIMUM OF 6' IN WIDTH TO PROVIDE AMPLE SPACE FOR PEDESTRIAN MOVEMENT. FOR SIDEWALKS THAT ARE SPECIFIC TO INDIVIDUAL PARCELS OR USES, A MINIMUM WIDTH OF 5' IS REQUIRED. SAFETY MEASURES MUST BE INCORPORATED WHERE SIDEWALKS INTERSECT DRIVEWAYS OR ROADS TO ENSURE PEDESTRIAN WELL-BEING. ADDITIONALLY, THE INCLUSION OF WAYFINDING SIGNS IS ENCOURAGED TO ENHANCE NAVIGABILITY WITHIN THE PD.

**PARKING**

ON-STREET PARKING SHALL BE ALLOWED. PEDESTRIAN FACILITIES AND ACCOMMODATION SUCH AS STREET TREES, STREET FURNITURE (TRASH RECEPTACLE, BENCHES, BIKE RACKS, NEWS STANDS) MAY BE PROVIDED AT THE OWNER'S DISCRETION. PARKING DIMENSION FOR OFF-STREET SURFACE PARKING SHALL BE 9' WIDE x 18' DEEP WITHIN TRACT 2, AND 10' WIDE x 20' DEEP IN ALL OTHER TRACTS. ON-STREET PARKING SHALL BE 10' WIDE x 22' DEEP. PARKING QUANTITY SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

- MULTI-FAMILY APARTMENT: 1,000 SF OR GREATER = 2 SP / DU, LESS THAN 1,000 SF = 1.5 SP / DU, STUDIO / EFFICIENCY UNIT = 1 SP / DU
- HOTEL: 1 SPACE / DU + 2 ADDITIONAL SPACES
- GENERAL BUSINESS / OFFICE / RETAIL: FIRST 10,000 SF - 4 SP / 1,000 SF, ABOVE 10,000 SF - 3 SP / 1,000 SF
- COMMERCIAL NON RETAIL: 1 SP / 2 EMPLOYEES + 1 SP / COMPANY VEHICLE OPERATING ON PREMISE
- COMMERCIAL RECREATION / ENTERTAINMENT: 1 SP / 7 RATED PATRON CAPACITY
- RESTAURANT/EATING ESTABLISHMENTS: 5 SP / 1,000 SF
- MEDICAL OFFICE: FIRST 3,000 SF - 4 SP / 1,000 SF, ABOVE 3,000 SF - 3 SP / 1,000 SF
- ASSISTED LIVING FACILITY: MIN 0.50 SPACES / BED
- FURNITURE / APPLIANCE STORES: FIRST 10,000 SF - 5 SP / 1,000 SF, ABOVE 10,000 SF - 1.5 SP / 1,000 SF
- ALL OTHER ALLOWABLE USES: PER LDC

**DRIVEWAY CONNECTIONS:**

ROADWAY CONNECTIONS TO US 17-92 AND RONALD REAGAN BLVD. SHALL GENERALLY BE LOCATED AS SHOWN ON THIS MDP. ANY SUBSTANTIAL CHANGE TO ACCESS LOCATIONS WILL REQUIRE A MAJOR PD AMENDMENT. ADDITIONAL RIGHT OF WAY AS WARRANTED SHALL BE DEDICATED TO SEMINOLE COUNTY OR FOOT AT THE TIME OF FINAL SITE DEVELOPMENT.

**VEHICULAR INTERCONNECTIVITY & CROSS ACCESS**

THE FINAL LOCATION AND NUMBER OF INTERNAL ACCESS POINTS WILL BE DETERMINED DURING THE FINAL DEVELOPMENT PLAN STAGE OF EACH PERSPECTIVE DEVELOPMENT PHASE. THIS APPROACH ENSURES THAT INTERNAL ACCESS POINTS ARE STRATEGICALLY POSITIONED TO OPTIMIZE TRAFFIC FLOW AND CONNECTIVITY WHILE ADHERING TO THE SPECIFIC REQUIREMENTS AND CONSIDERATIONS OF EACH DEVELOPMENT PHASE.

**RECREATION & OPEN SPACE:**

RECREATION SPACE WITHIN THE PD ENCOMPASSES VARIOUS ELEMENTS AND AREAS DESIGNED TO CATER TO BOTH THE MULTIFAMILY AND COMMERCIAL TRACTS.

**MULTIFAMILY RECREATION SPACE:**

RECREATION SPACE WILL PRIMARILY COMPRISE THE POOL AREA, EXERCISE FACILITIES, AND THE CLUBHOUSE. ADDITIONALLY, THE INTERNAL WALKABLE SIDEWALK SYSTEM WILL CONTRIBUTE TO THE RECREATIONAL AMENITIES AVAILABLE TO RESIDENTS.

**COMMERCIAL TRACT 1 RECREATION SPACE**

THE RECREATION SPACE WILL CONSIST OF AN IMPROVED DIRT PATH ENCIRCLING THE STORMWATER POND TO PROVIDE A SCENIC PATHWAY FOR LEISURELY ACTIVITIES. THE PASSIVE RECREATION AREA LOCATED WITHIN THE COMMERCIAL LOTS ADJACENT TO THE SIGNIFICANT RETENTION POND WILL OFFER RESIDENTS AND VISITORS AN OPEN AND SERENE ENVIRONMENT FOR RELAXATION AND ENJOYMENT.

**RETENTION POND RECREATIONAL SPACE:**

THE DESIGN OF THE RETENTION POND IS INTENDED TO BE CURVED LINEAR, PROVIDING A MORE NATURAL AND AESTHETICALLY PLEASING APPEARANCE. THIS DESIGN APPROACH ALIGNS WITH THE COMMITMENT TO CREATING AN INVITING AND HARMONIOUS LANDSCAPE WITHIN THE DEVELOPMENT.

**OPEN SPACE**

A TOTAL OF 25% OF THE GROSS SITE AREA SHALL BE ALLOCATED FOR OPEN SPACE WITHIN THE DEVELOPMENT. NOTE THAT UP TO 50% OF THE MINIMUM REQUIRED OPEN SPACE CAN BE CREDITED BY NATURAL LAKES AND/OR CONSERVATION EASEMENT.

- \* OVERALL PD REQUIRED OPEN SPACE = 27.53 AC. (110.13 AC. \* 25%)
- \* OPEN SPACE CREDIT FROM CONSERVATION EASEMENT = 13.77 AC. (27.53 AC. \* 50% MAX CREDIT)
- \* TOTAL OPEN SPACE TO BE PROVIDED WITHIN TRACTS = 13.76 AC.

\* TRACT 1 TOTAL OPEN SPACE REQUIREMENT = 5.23 AC. (38% PRO-RATA SHARE)  
 \* TRACT 2 TOTAL OPEN SPACE REQUIREMENT = 7.59 AC. (55% PRO-RATA SHARE)  
 \* TRACT 3 TOTAL OPEN SPACE REQUIREMENT = 0.36 AC. (2.7% PRO-RATA SHARE)  
 \* TRACT 5 TOTAL OPEN SPACE REQUIREMENT = 0.58 AC. (4.3% PRO-RATA SHARE)  
 \* TOTAL OPEN SPACE PROVIDED IN TRACTS = 13.76 AC.

TO ENSURE PROPER MONITORING AND ALLOCATION OF OPEN SPACE AS INDIVIDUAL LOTS ARE DEVELOPED WITHIN EACH RESPECTIVE TRACT, AN OPEN SPACE BANK WILL BE ESTABLISHED. THIS OPEN SPACE BANK WILL SERVE AS A TRACKING MECHANISM TO MAINTAIN ALIGNMENT WITH THE OVERALL OPEN SPACE REQUIREMENT.

**SITE DESIGN STANDARDS:**

THE PD SHALL COMPLY WITH COMPREHENSIVE DESIGN STANDARDS THAT ADDRESS PHYSICAL PROJECT APPEARANCE AND THEME INCLUDING ARCHITECTURE, STREET SCENE, OPEN SPACE, LANDSCAPE AND SIGNAGE. THESE DESIGN STANDARDS SHALL BE REVIEWED AND APPROVED BY SEMINOLE COUNTY PRIOR TO FINAL DEVELOPMENT PLAN APPROVAL AND SHALL COMPLY WITH SEMINOLE COUNTY LDC.

OUTDOOR LIGHTING MUST COMPLY WITH SEMINOLE COUNTY LDC SEC. 30.1234 - OUTDOOR LIGHTING REQUIREMENTS. DUMPSTER ENCLOSURES MUST MEET THE SEMINOLE COUNTY LDC SEC. 30.1233-MISC DESIGN STANDARDS.

**LANDSCAPE:**

PD BOUNDARY LANDSCAPE BUFFERS

BOUNDARY BUFFER SHALL BE A MINIMUM OF 20' WIDE AND SHALL FOLLOW MINIMUM PLANTINGS AND OPACITY STANDARDS AS SET FORTH IN SEMINOLE COUNTY LDC CHAPTER 30, PART 67, SECTIONS 30.1292, 30.1282 AND 30.1284. NO MASONRY WALLS SHALL BE REQUIRED TO ACCOMMODATE THE MINIMUM OPACITY.

WHEN A LOT ADJOINS AN INTERNAL ROAD, A MINIMUM LANDSCAPE BUFFER OF 10' WIDE, 0.1 OPACITY, OR GREATER, SHALL BE PROVIDED. PEDESTRIAN ACCESS / PATHWAYS SHALL BE PERMITTED WITHIN LANDSCAPE BUFFER YARDS.

**PARKING AREA LANDSCAPE**

LANDSCAPING OF ALL PARKING AREAS SHALL BE COMPLIANT WITH SEMINOLE COUNTY LDC, CHAPTER 64, SECTION 30.1230 AND 30.1292.

**INTERNAL LOT LANDSCAPE BUFFERS:**

ALL INTERNAL BUFFERING WILL BE DETERMINED AT FINAL DEVELOPMENT PLAN IN ACCORDANCE WITH LDC CHAPTER 30, PART 67. NO INTERNAL BUFFER WALLS SHALL BE REQUIRED. PEDESTRIAN ACCESS / PATHWAYS SHALL BE PERMITTED WITHIN LANDSCAPE BUFFER YARDS.

**UTILITIES:**

POTABLE WATER AND SANITARY SEWER SERVICES WILL BE PROVIDED BY SEMINOLE COUNTY. CAPACITY DEMAND AND AVAILABILITY WILL BE DETERMINED AT THE FINAL SITE DEVELOPMENT PLAN PHASE. OVERALL UTILITY CAPACITY SHALL BE DETERMINED BY SEMINOLE COUNTY MASTER STUDY TO CONFIRM IF SYSTEMS HAVE AMPLE CAPACITY TO ACCOMMODATE OVERALL BUILDOUT. FINAL SERVICE DEMANDS SHALL BE DETERMINED WITH THE FINAL DEVELOPMENT PLAN.

USE	MAX UNIT TOTAL	ADF WATER DEMAND (GPD)	ADF SEWER DEMAND (GPD)
MULTIFAMILY	1,003 DU	250,750	215,645
COMMERCIAL RETAIL	880,000 SF	88,000	75,680
PROFESSIONAL OFFICE	275,000 SF	22,963	19,748
MEDICAL OFFICE	110,000 SF	15,088	12,975
HOTEL	200 RM	23,500	20,210
OVERALL DEMAND TOTAL		400,300	344,258

NOTE: UTILITY DEMANDS IN ACCORDANCE WITH SEMINOLE COUNTY LOS STANDARDS

**TRIP CONVERSION MATRIX**

From	To	Daily Trip Generation	LUC 221 - Monthly (1 DU)	LUC 310 - Hotel (1 room)	LUC 710 - General Office (1 KSF)	LUC 720 - Medical Office (1 KSF)	LUC 820 - Commercial (1 KSF)
LUC 221 - Multifamily (1 DU)	4.54		0.37	0.42	0.13	0.12	0.12
LUC 310 - Hotel (1 room)	12.23	2.69		1.13	0.34	0.33	
LUC 710 - General Office (1 KSF)	10.84	2.39	0.69		0.30	0.29	
LUC 720 - Medical Office (1 KSF)	36.00	7.93	2.94	3.32		0.97	
LUC 820 - Commercial (1 KSF)	37.01	8.15	3.03	3.41	1.03		

**TRIP GENERATION**

Code	Land Use	Size	Daily Trips	Rate	All Peak Hour Demand (GPD)	Rate	Total Enter	Rate	Total Enter	Exit			
221	Apartments (Mid-Rise)	1,003 DU	4,721	4.72	4,738	0.43	430	99	331	0.39	392	239	153
310	Hotel	200 rooms	12,233	2,446	12,248	0.62	124	89	55	0.73	146	74	74
710	General Office	275 KSF	10,171	2,708	1,45	400	352	48	1.40	364	65	319	
720	Medical Office	110 KSF	41,989	4,619	2,39	263	208	55	4.04	445	134	311	
820	Commercial	880 KSF	37,021	32,589	0.84	739	458	281	3.40	2,992	1,438	1,568	
Total Gross Trip Generation			47,170		1,969	1,196	770		4,359	1,946	2,413		
Net New External Trip Generation			31,460		1,551	938	614		2,784	1,214	1,569		

**CAUTION**

IF THIS SCALE BAR DOES NOT MEASURE 1" THE DOCUMENT IS NOT TO SCALE

DESIGN: DB  
 DRAWING: DB  
 PREPARED: RM  
 SHEET NO: C1.0  
 REV: 3

**KPMFranklin**  
ENGINEERS • PLANNERS • SURVEYORS

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REVISIONS:

NO.	DATE	DESCRIPTION
1	02/27/24	REVISED TO ADDRESS PLANNING REVISION REQUEST
2	02/01/24	REVISED TO ADDRESS DRC COMMENTS
3	12/18/23	REVISED TO ADDRESS DRC COMMENTS
4	02/27/24	REVISED TO ADDRESS DRC COMMENTS
5	02/27/24	REVISED TO ADDRESS DRC COMMENTS
6	02/27/24	REVISED TO ADDRESS DRC COMMENTS
7	02/27/24	REVISED TO ADDRESS DRC COMMENTS
8	02/27/24	REVISED TO ADDRESS DRC COMMENTS
9	02/27/24	REVISED TO ADDRESS DRC COMMENTS
10	02/27/24	REVISED TO ADDRESS DRC COMMENTS

STATUS: **DRC APPROVED**

MASTER DEVELOPMENT PLAN

REAGAN CENTER