

APPLICANTS JUSTIFICATION STATEMENT

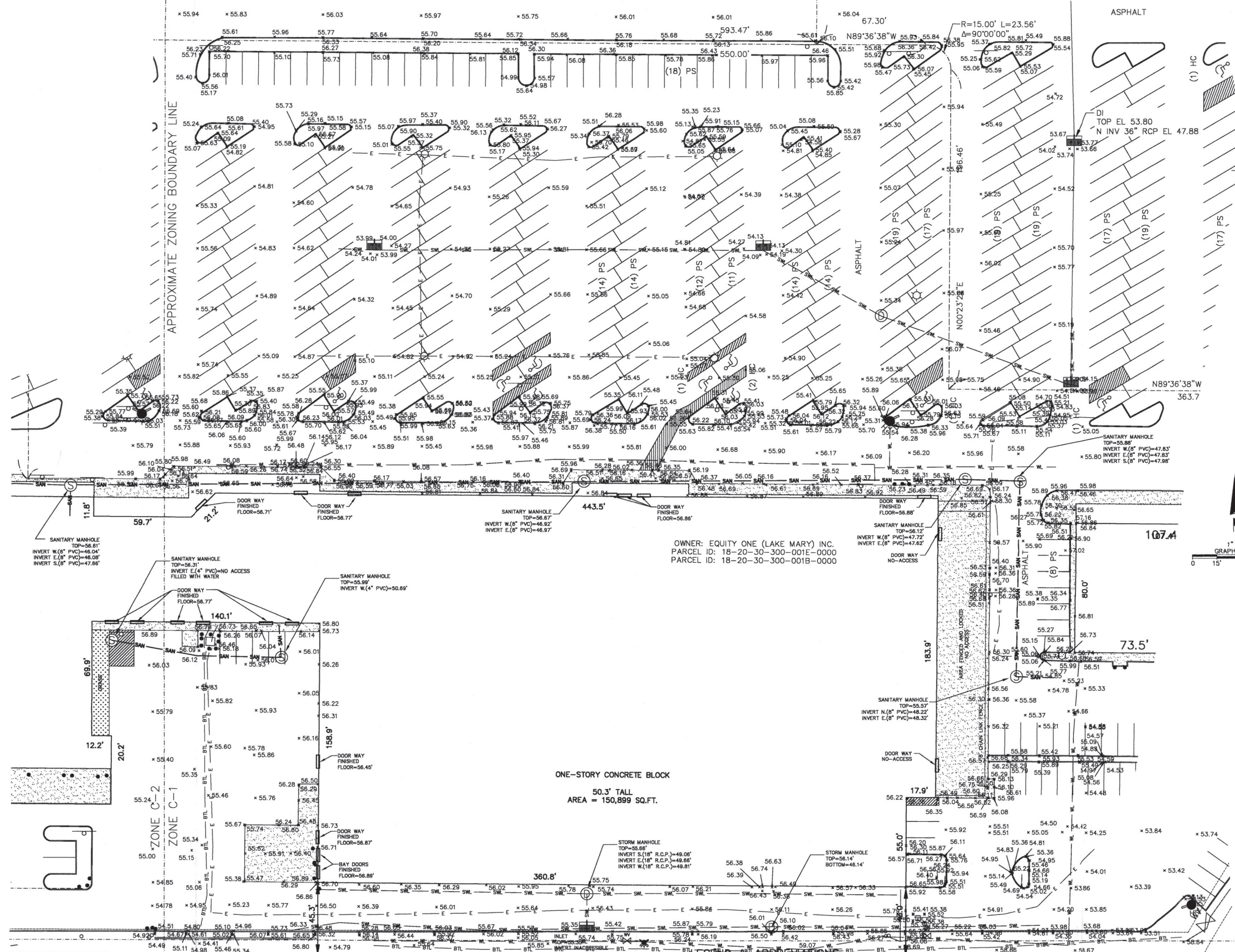
Lake Emma Self Storage

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.

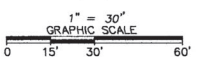
Please see Exhibit 1 for the sites proximity to Lake Mary Boulevard. Per the Lake Mary Boulevard Gateway corridor requirements any building within 320' of the centerline of Lake Mary Boulevard is required to have a height no higher than 35'. Our proposed building will be a minimum of 300' from the centerline 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.



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

OPEN SPACE:

LOT 1:	REQUIRED	PROVIDED	TO BE PROVIDED PER SECTION 155 - APPENDIX B
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:	REQUIRED	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.

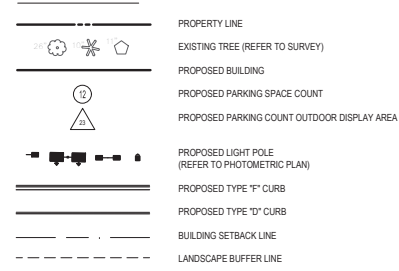
GROSS FLOOR AREA - SQ. FT.:

LOT 1:	LOT 2:
68,000 SF	SEE DEVELOPERS AGREEMENT

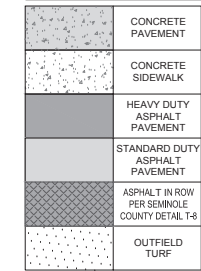
MAXIMUM BUILDING HEIGHT:

LOT 1:	LOT 2:
52'-7" BUILDING / 5 STORIES 170' NET POLES (ABOVE FINISH FLOOR)	HOTEL / OFFICE USES 100' / 10 STORIES RETAIL USES 45' / 2 STORIES (ABOVE FINISH FLOOR)

LEGEND:

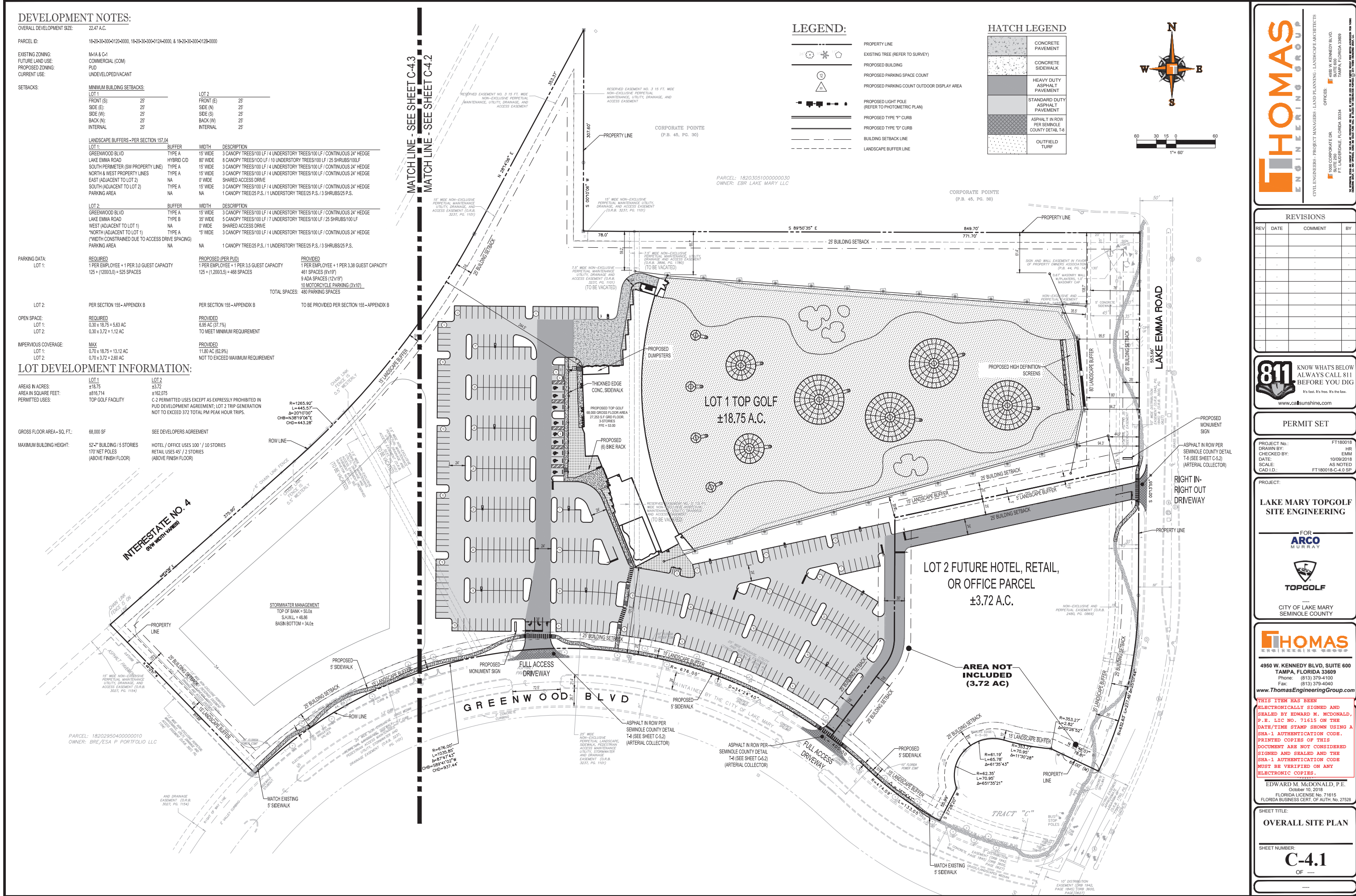


HATCH LEGEND



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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PERMIT SET
 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

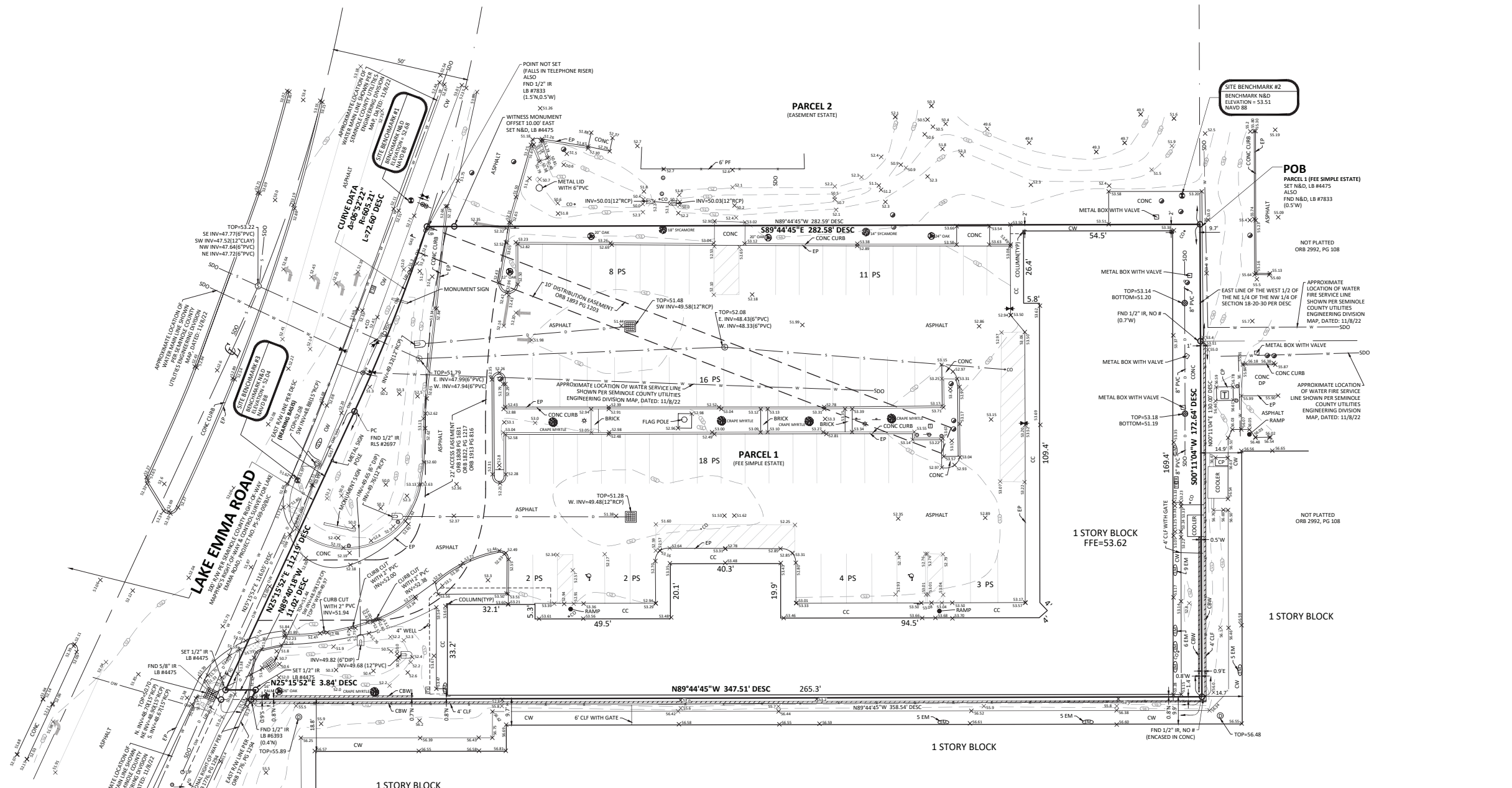
SCALE: 1" = 20' JOB #56458 SHEET 2 OF 2
 DRAWN BY: SNH

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
- BOL - BOLLARD
- BE - BURIED ELECTRIC
- BWF - BARBED WIRE FENCE
- CBT - CABLE TV RISER
- CC - CONCRETE
- CBW - CONCRETE BLOCK WALL
- CC - COVERED CONCRETE
- CCR - CERTIFIED CORNER RECORD
- CF - CONCRETE FUME
- CHW - CONCRETE HEAD WALL
- CLF - CHAIN LINK FENCE
- CM - CENTERLINE
- CMA - CONCRETE MONUMENT
- CMP - CORRUGATED METAL PIPE
- CO - 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 - ELEVATION
- EMT - EASEMENT
- EP - EDGE OF PAVEMENT
- FC - FIRE DEPARTMENT CONNECTION
- FIRM - FLOOD INSURANCE RATE MAP
- FE - FINISHED FLOOR ELEVATION
- FH - FIRE HYDRANT
- FND - FOUND
- FO - FIBER OPTIC BOX
- FO - FIBER OPTIC LINE
- GA - GAS METER
- GV - GAS VALVE
- GT - GREASE TRAP
- GW - GUY WIRE ANCHOR
- HDPE - HIGH DENSITY POLYETHYLENE
- INV - 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
- MTER - 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
- S - SANITARY MANHOLE
- S - SANITARY LINE
- S - SHOWN FOR DIRECTION ONLY
- SF - SQUARE FEET
- SD - SPOT ELEVATION
- SDB - STORM DRAIN LINE
- SV - SEWER VALVE
- ST - STORM MANHOLE
- STP - UNDERGROUND TELEPHONE
- TI - TYPICAL
- TE - TOP OF BANK
- TD - TRAFFIC DOLE
- TS - TRAFFIC SIGN
- TR - TRANSFORMER/JUNCTION BOX
- TR - TELEPHONE RISER
- UT - UTILITY POLE
- U - UTILITY EASEMENT
- U - UTILITY MARKER
- U - UTILITY PIPE
- U - UTILITY ROD
- 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.

