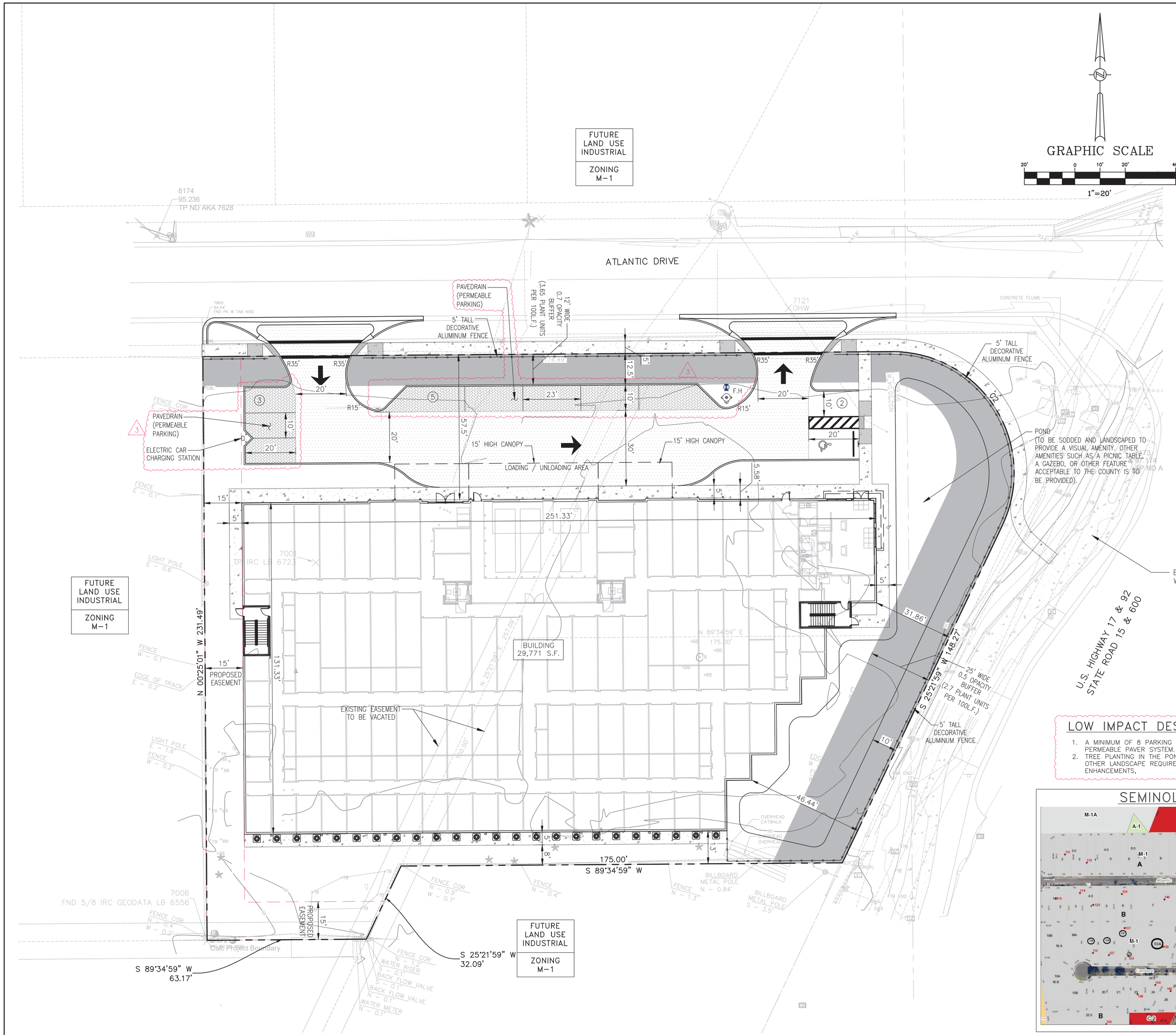


SITE DATA

PROPERTY LOCATION: 150 ATLANTIC DRIVE, MAITLAND, FLORIDA

PARCEL I.D.: 19-21-30-514-0B00-0080

PROPERTY EXISTING FUTURE LAND USE DESIGNATION: INDUSTRIAL
PROPERTY EXISTING ZONING: M-1

PROPERTY PROPOSED FUTURE LAND USE DESIGNATION: PLANNED DEVELOPMENT
PROPERTY PROPOSED ZONING: PD

EXISTING USE: AMUSEMENT PARK
PROPOSED USE: MINI WAREHOUSE / SELF STORAGE
PROJECT AREA: 1.42 ACRES

PROPOSED GROSS FLOOR AREA: 89,481 S.F.

MAXIMUM ALLOWED FLOOR AREA RATIO: 1.45

PROPOSED BUILDING SETBACKS

FRONT (NORTH)	57'
SIDE (EAST)	31'
SIDE (WEST)	15'
REAR (SOUTH)	13'

MAXIMUM BUILDING HEIGHT: 3 STORIES – 40 FT. MAIN BUILDING; 45 FT. PARAPET AND TOWER.

PROPOSED BUILDING HEIGHT: 3 STORIES – 40 FT. TO TOP OF ROOF FOR MAIN BUILDING; 45 FT. TO HIGHEST PARAPET WALL.

PARKING

PARKING REQUIRED

SELF STORAGE 89,481 S.F. x (1 SPACE PER 10,000 S.F.) + 2 EMPLOYEES x (1 SPACE PER 2 EMPLOYEES)	10 SPACES
TOTAL PARKING REQUIRED	10 SPACES
SPACES REQUIRED TO BE RESERVED FOR HANDICAP	1 SPACES

PARKING PROVIDED

STANDARD PARKING SPACES	9 SPACES
HANDICAP PARKING	1 SPACES
TOTAL PARKING PROVIDED	10 SPACES

PARKING IS TO BE PROVIDED AT THE MINIMUM RATE OF 1 PARKING SPACE PER 10,000 S.F. OF SELF STORAGE AREA PLUS 1 SPACE PER 2 EMPLOYEES. (3)

SITE AREA CALCULATIONS

BUILDING FOOTPRINT	29,771 S.F.	0.683 AC.	48.28 %
PAVING	9,037 S.F.	0.207 AC.	14.65 %
SIDEWALK	3,163 S.F.	0.074 AC.	5.13 %
IMPERVIOUS AREA	41,971 S.F.	0.964 AC.	68.06 %
PERVIOUS AREA	19,696 S.F.	0.452 AC.	31.94 %
TOTAL SITE AREA	61,667 S.F.	1.42 AC.	100.00 %

REQUIRED OPEN SPACE (PD)	25%
PROPOSED OPEN SPACE	31%

OPEN SPACE (REDEVELOPMENT)

LANDSCAPE BUFFERS:	12,698 S.F.	0.29 AC.	20.59 %
INTERIOR LANDSCAPE AND PERVIOUS AREA:	4,570 S.F.	0.10 AC.	7.41 %
LANDSCAPED STORMWATER POND OUTSIDE BUFFER ZONE:	2,428 S.F.	0.06 AC.	3.94 %
TOTAL OPEN SPACE:	19,696 S.F.	0.45 AC.	31.94 %

NO WETLANDS OR FLOODPLAIN AREAS WITHIN THIS SITE

ITE TRIP GENERATION TABLE – 11TH. EDITION

ITE CODE	LAND USE	SIZE (3)	DAILY TRIPS		P.M. PEAK HOUR GENERATION			
			RATE	TRIPS	RATE	ENTER	EXIT	TOTAL
151	MINI WAREHOUSE	89.48 KSF	1.45	130 (3)	0.14	6	7	13

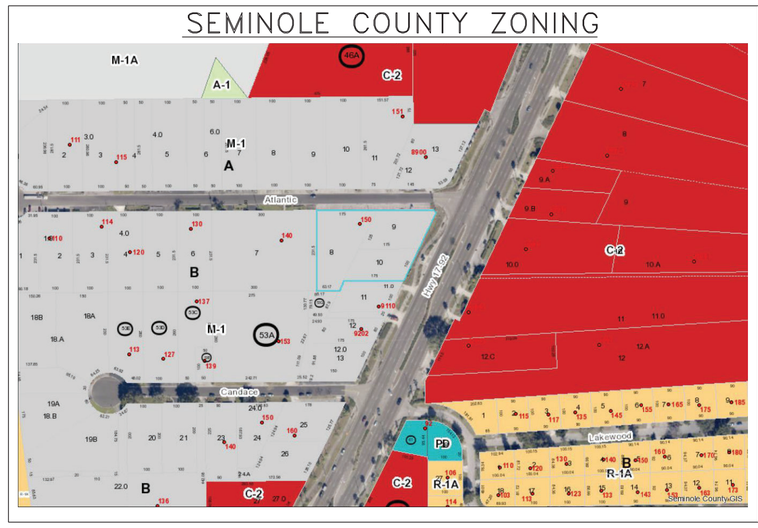
DEVELOPMENT STANDARDS:

1. MAXIMUM FLOOR AREA RATIO (FAR) 1.45. (3)
2. THE SELF STORAGE PROJECT SHALL BE DEVELOPED WITH A MINIMUM OPEN SPACE OF 25%.
3. ALL PARKING SPACES SHALL HAVE A MINIMUM DIMENSION OF 10 FEET WIDE BY 20 FEET DEEP.
4. THE MAXIMUM BUILDING HEIGHT SHALL BE 3 STORIES WITH A MAXIMUM HEIGHT OF 40 FT. TO THE MAIN ROOF AND 45 FT. TO THE PARAPET.
5. PARKING IS TO BE PROVIDED AT THE MINIMUM RATE OF 1 PARKING SPACE PER 10,000 S.F. OF SELF STORAGE AREA PLUS 1 SPACE PER 2 EMPLOYEES.
6. THE FOLLOWING MINIMUM LANDSCAPE BUFFERS SHALL APPLY:
   a. NORTH (ADJACENT TO ATLANTIC BOULEVARD): 12FT. LANDSCAPE BUFFER WITH A 0.7 OPACITY CONSISTING OF 3.65 PLANT UNITS PER 100LF AND A 5' TALL DECORATIVE ALUMINUM FENCE.
   b. EAST (ADJACENT TO US HWY (17–92): 25 FT. LANDSCAPE BUFFER WITH A 0.5 OPACITY CONSISTING OF 2.7 PLANT UNITS PER 100LF AND A 5' TALL DECORATIVE ALUMINUM FENCE.
   c. WEST (ADJACENT TO M1 ZONED PROPERTY): N/A.
7. PARKING LOT LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH SCLDC SEC. 30.1292.
8. FOUNDATION LANDSCAPING IS TO BE PROVIDED ALONG THE FRONT OF THE BUILDING OUTSIDE THE AREAS PROVIDED FOR LOADING AND UNLOADING.
9. THE EXISTING BUILDING AND IMPERVIOUS COVERAGE WILL REQUIRE A BUILDING PERMIT TO DEMOLISH BEFORE CONSTRUCTION. (3)
10. OUTDOOR STORAGE ON SITE SHALL BE PROHIBITED.
11. A/C UNITS SHALL BE SHIELDED FROM RESIDENTIAL VIEW OR PUBLIC RIGHT OF WAYS. HOWEVER, A LANDSCAPE HEDGE IS TO BE PROVIDED ALONG THE SOUTH SIDE OF THE A/C UNITS TO SCREEN THEM FROM ADJACENT PROPERTY ON THE SOUTH SIDE.
12. SITE LIGHTING SHALL BE FULLY SHIELDED.
13. ALL SIGNAGE SHALL BE CONSISTENT WITH SEMINOLE COUNTY LDC.
14. HOURS OF OPERATION MONDAY–FRIDAY 9:00 A.M. TO 6:00 P.M., SATURDAY 9:00 A.M. TO 5:00 P.M. (3)
15. A/C SCREENING ON SOUTH SIDE: A LANDSCAPE HEDGE IS TO BE PROVIDED ALONG THE SOUTH SIDE OF THE A/C UNITS TO SCREEN THEM FROM ADJACENT PROPERTY ON THE SOUTH SIDE. THE HEDGE MATERIAL SHALL BE A MINIMUM 24" TALL AT PLANTING AND SPACED A MAXIMUM 30" ON CENTER. A MINIMUM OF 100 HEDGE PLANTS SHALL BE PROVIDED.

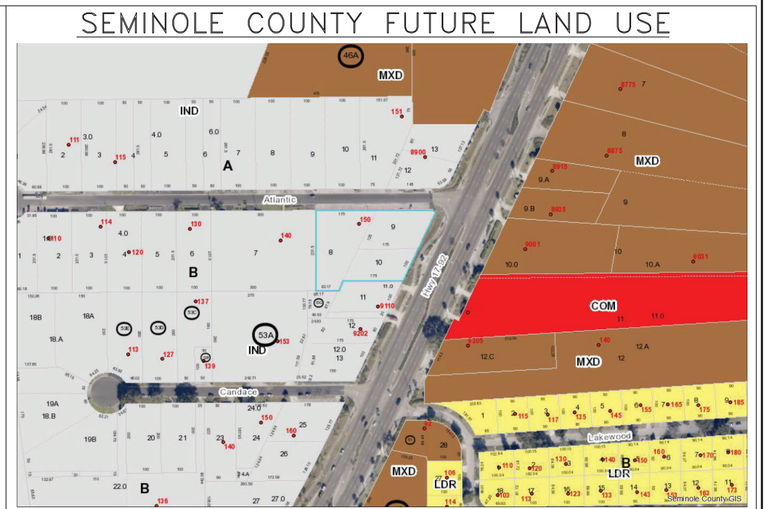
LOW IMPACT DESIGN CONSIDERATIONS: (3)

1. A MINIMUM OF 8 PARKING SPACES SHALL BE CONSTRUCTED USING A PERMEABLE PAVER SYSTEM.
2. TREE PLANTING IN THE POND SHALL BE PROVIDED IN ADDITION TO OTHER LANDSCAPE REQUIREMENTS AS PART OF THE LANDSCAPE ENHANCEMENTS,

SEMINOLE COUNTY ZONING



SEMINOLE COUNTY FUTURE LAND USE



DATE	REVISIONS	BY	CHECKED
11/16/2022	(1) PER SEMINOLE COUNTY COMMENTS	JT	SJS
12/28/2022	(2) PER SEMINOLE COUNTY COMMENTS	JT	SJS
01/31/2023	(3) PER SEMINOLE COUNTY COMMENTS DATED 01/18/2023	JT	SJS

MASTER DEVELOPMENT PLAN
ATLANTIC DRIVE SELF STORAGE
150 ATLANTIC DRIVE
SEMINOLE COUNTY, FLORIDA

FEG FLORIDA ENGINEERING GROUP
Engineering the Future

5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

www.feg-inc.us

MASTER DEVELOPMENT PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
SJS	JT	SJS	SJS

PROJECT NO. 21-181
SCALE 1"=20'
DATE AUGUST 26, 2022
SHEET NO. C-5
SHEET 5 OF 6

FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE No. EB 0000595
SAMIR J. SEBAALI
STATE OF FLORIDA
LICENSE NO. 75715

Digitally signed by Samir J Sebaali
Date: 2023.02.08 13:42:22 -05'00'

THIS ITEM, INCLUDING ANY BOUND SHEETS, HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SAM J. SEBAALI P.E. ON AUGUST 26, 2022 USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

21-181_MasterPlan.dwg