

EXISTING SITE DATA:

TOTAL PD AREA: 4,797,275.03 SF (110.13 AC)
EXISTING JURISDICTIONAL WETLAND: 35.24 AC. (PER APRIL 8, 2016 ENVIRONMENTAL ASSESSMENT REPORT BY BIO-TECH CONSULTING, INC.)
WL-1 (1.61 AC) WILL BE ENTIRELY IMPACTED FOR DEVELOPMENT IN ZONE 3
WL-2 (32.44 AC) WILL BE PARTIALLY IMPACTED FOR ZONES 7, 8A, 8B DEVELOPMENT AND ROADWAY
REMAINING WL-2 = 1,347,898 SF (30.94 AC)

MITIGATION WILL BE PROVIDED ON AND OFF THE SITE AND TO BE PERMITTED THROUGH SJRWMD & SEMINOLE COUNTY

NET DEVELOPABLE AREA: TOTAL PD AREA - REMAINING WL-2
= 4,797,275.03 - 1,442,495.69 = 3,354,779.34 = 77 AC.

CURRENT LAND USE: VACANT LAND
CURRENT FUTURE LAND USE: PLANNED DEVELOPMENT (PD)
CURRENT ZONING: PD
PROPOSED FLU AND ZONING: PD/PD (AMENDMENT TO THE CURRENT PD)

LAND USE ZONES AND AREAS SUMMARY:

ZONE	PRIMARY USES SECONDARY USES	ZONE AREA		HEIGHT (FT.) ⁽¹⁾
		SQUARE FEET	ACRES	
R.O.W.	PARKSIDE PLACE, PRIVATE ROAD ON-STREET PARKING, TRANSIT STOPS, PEDESTRIAN FACILITIES	213,392.86	4.90	N.A.
1	OFFICE, HOTEL MISCELLANEOUS SUPPORT COMMERCIAL, RESIDENTIAL	661,379.58	15.18	300
2	RESIDENTIAL ⁽²⁾ STUDENT HOUSING ⁽³⁾ MISCELLANEOUS SUPPORT COMMERCIAL	307,970.16	7.07	130
3	RESIDENTIAL, COMMERCIAL MISCELLANEOUS SUPORT OFFICES	523,999.77	12.03	160
4	RESIDENTIAL, COMMERCIAL MISCELLANEOUS SUPORT OFFICES	726,044.55	16.67	200
5	RESIDENTIAL MISCELLANEOUS SUPPORT COMMERCIAL	438,849.01	10.07	130 ⁽¹⁾
6	RESIDENTIAL MISCELLANEOUS SUPPORT COMMERCIAL	238,051.53	5.46	130 ⁽¹⁾
7	COMMERCIAL - ASSISTED LIVING FACILITY SELF SUPPORT FUNCTIONS	101,869.58	2.34	50
8A	RESIDENTIAL MISCELLANEOUS SUPPORT COMMERCIAL	83,069.25	1.91	130 ⁽¹⁾
8B	RESIDENTIAL MISCELLANEOUS SUPPORT COMMERCIAL	50,397.38	1.16	130
8C	WETLAND CONSERVATION AREA RECREATION & OPEN SPACE	1,452,251.36	33.34	N.A.
TOTAL		4,797,275.03	110.13	

NOTES:

1) MAXIMUM HEIGHT EXCLUDES ROOF TOP ANTENNA, COMMUNICATION TOWER, MECHANICAL EQUIPMENT, ETC. MAX. BUILDING HEIGHT OF ALL STRUCTURES ALONG RONALD REAGAN BLVD. SHALL BE PER HEIGHT/SETBACK CORRELATION TABLE BELOW.

HEIGHT	SETBACK	HEIGHT	SETBACK
121'-130'	100'	81'-100'	40'
111'-120'	80'	61'-80'	30'
101'-110'	60'	0'-60'	25'

2) RESIDENTIAL USE INCLUDES MINIMUM 15% WORKFORCE HOUSING.

3) STUDENT HOUSING INCLUDE AT LEAST 50% APARTMENT UNITS. REMAINING UNITS MAY BE DEVELOPED AS ROOMING APARTMENTS.

4) PARKING GARAGE STRUCTURES ARE REQUIRED SUPPORTING FACILITY AND DO NOT COUNT AS PART OF BUILDING GROSS FLOOR AREA OF F.A.R.

5) ON-STREET AND OFF-STREET PARKING, PARKING GARAGE, STORMWATER PONDS, GROUND AND ROOF TOP OPEN SPACE, PRIVATE STREETS ARE ALLOWED IN ALL ZONES.

PARKSIDE PLACE PD PROPOSED LAND USES:

RESIDENTIAL:
ALL USES LISTED AS PERMITTED AND SPECIAL EXCEPTION IN R-3, R-3A, AND R-4 ZONING DISTRICTS OF SEMINOLE COUNTY LDC.

PROPOSED:	APARTMENTS	GFA - TBD	4,076 UNITS
	STUDENT HOUSING	GFA - TBD	752 UNITS
	INDEPENDENT LIVING	184,000 SF (APPROX.)	184 UNITS (ADULTS ONLY)
	TOTAL RESIDENTIAL		5,012 UNITS

COMMERCIAL:
ALL USES LISTED AS PERMITTED AND SPECIAL EXCEPTION IN CN, CS, C-1, C-2, AND OP ZONING DISTRICTS OF SEMINOLE COUNTY LDC INCLUDING BREWERY, BAKERY STORE AND COMMERCIAL DRIVE-THROUGH FACILITY SUCH AS RESTAURANT, BANK AND PHARMACY.

PROPOSED:	RETAIL	200,000 SF
	GROCERY	40,000 SF
	HOTEL (250 ROOMS)	50,000 SF
	RESTAURANTS	50,000 SF
	MEDICAL/DENTAL OFFICE & LAB	50,000 SF
	ASSISTED LIVING FACILITY (312 BEDS)	200,000 SF
	TOTAL COMMERCIAL	690,000 SF

OFFICE:
ALL USES LISTED AS PERMITTED AND SPECIAL EXCEPTION IN OP ZONING DISTRICT OF SEMINOLE COUNTY LDC.

PROPOSED:	OFFICE (PROFESSIONAL)	1,392,876 SF
	TOTAL OFFICE	1,392,876 SF

RESIDENTIAL DENSITY = TOTAL UNIT/ZONE AREA (2,3,4,5,6,8A,8B & PARKSIDE PLACE R.O.W.)
= 5012 UNITS/59.27 AC. = 84.56 UNITS/AC.*

NON-RESIDENTIAL INTENSITY = TOTAL GFA/ ZONE AREA (1,3,4 & 7)
= 2,082,876 SF/ 1,659,884.06 SF = 1.25 F.A.R.*

* DENSITY AND INTENSITY CALCULATIONS ARE BASED ON NET BUILDABLE ACREAGE.

SPECIFIC USES:

- COMMUNICATION TOWERS: NEW TOWERS ARE NOT PERMITTED AS INDIVIDUAL/FREE-STANDING TOWER. PERMITTED AS PART OF ROOF-TOP ANTENNAE IF DESIGNED AND PERMITTED AS PART OF THE BUILDING PERMIT (MUST MEET OTHER REQUIREMENTS OF ALL AGENCIES HAVING JURISDICTION)
- PARKING GARAGE: PERMITTED IN ALL ZONES
- SELF SERVICE GASOLINE PUMPS AND ACCESSORY CONVENIENCE STORE: PERMITTED IN ZONE 1 AT GROUND LEVEL WITH MAX. FOUR PUMPS.
- AUTOMOBILE SALES AND SERVICE: PERMITTED ONLY IF ALL ACTIVITIES ARE INDOOR.
- OUTDOOR STORAGE: PROHIBITED (INCLUDING OUTDOOR STORAGE FOR MATERIAL, FLEET PARKING, TRAILER PARKING, BOAT AND RV STORAGE)
- OUTDOOR DISPLAY, SALE AND SERVICES: OUT DOOR SALES AND SERVICES RELATED TO FOOD AND BEVERAGE SUCH AS RESTAURANTS, CAFES ARE PERMITTED AT GROUND LEVEL OR ROOF DECK. FOOD TRUCKS ARE ALLOWED IN DESIGNATED AREAS ONLY. OUT DOOR DISPLAYS OF MERCHANDISE PERMITTED ONLY DURING SPECIAL EVENTS (SPECIAL EVENT PERMIT REQUIRED)

CONSERVATION AREA:

THE REMAINING 30.94 AC OF WETLAND 1 WILL BE DEDICATED AS CONSERVATION AREA. THIS CONSERVATION AREA INCLUDES WETLAND BUFFER ZONE (APPROXIMATELY 15' WIDE MINIMUM AND 20' AVERAGE). CONSERVATION AREA MAY BE ENHANCED AND USED FOR PASSIVE RECREATION SUCH AS BOARDWALK AND OPEN SPACE. IMPACT, MITIGATION, AND ENHANCE CREDITS WILL BE DETERMINED BY SJRWMD THROUGH ERP PERMITTING PROCESS.

RIGHT OF WAY AND PARKING:

PARKSIDE PLACE SHALL BE DESIGNED PER SEMINOLE COUNTY MINIMUM STANDARDS.

SIDEWALK

MIN.8' 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 MAY BE DESIGNED TO ALLOW ON-STREET PARKING AND TO ACCOMMODATE PEDESTRIAN ACTIVITIES. PRIVATE STREETS MAY HAVE A MINIMUM 11' WIDE DRYING LANE.

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 SURFACE AND ON-STREET PARKING = 9'X18'. ON-STREET PARALLEL PARKING WIDTH = 10' DESIGNATED CARPOOL AND LOW EMISSION VEHICLE PARKING SPACES SHALL BE PROVIDED AT EACH BUILDING STRUCTURE AT THE MINIMUM 2% OF THE REQUIRED SPACES.

NUMBER OF SPACES:

OFFICE: MIN. 2 SPACES / 1000 SF OF GFA
RETAIL / COMMERCIAL: MIN. 2.75 SPACES / 1000 SF OF GFA
MEDICAL / DENTAL: MIN. 3 SPACES / 1000 SF OF GFA
STUDENT HOUSING: MIN. 1 SPACE / DWELLING UNIT
MULTI-FAMILY APARTMENT: MIN. 1 SPACE / DWELLING UNIT
INDEPENDENT LIVING: MIN. 1 SPACE / DWELLING UNIT
ASSISTED-LIVING-FACILITY: MIN 0.35 SPACES / BED
HOTEL: MIN. 0.9 SPACES / KEY
400 PARKING SPACES ARE ESTIMATED FOR ON-STREET PARKING WITHIN THE PD.

DRIVEWAY CONNECTION:

PARKSIDE PLACE MAIN ROADWAY CONNECTION TO US 17-92 AND RONALD REAGAN BLVD. SHALL GENERALLY BE LOCATED AS SHOWN ON THIS MDP. RIGHT AND LEFT TURN LANES SHALL BE PROVIDED AT THE INTERSECTION OF PARKSIDE PLACE AND RONALD REAGAN BLVD. ALL OTHER DRIVEWAY CONNECTIONS TO SURROUNDING PUBLIC RIGHTS OF WAY INCLUDING TURN LANES AND MEDIAN OPENINGS SHALL BE DETERMINED BASED ON FURTHER TRAFFIC STUDY AT FINAL DEVELOPMENT PLAN REVIEW STAGE. ADDITIONAL RIGHT OF WAY AS WARRANTED SHALL BE DEDICATED TO SEMINOLE COUNTY OR FOOT AT THAT TIME.

RECREATION & OPEN SPACE:

OPEN SPACE REQUIREMENT: 25% OF GROSS SITE AREA (50% OF CONSERVATION AREA MAY BE COUNTED TOWARD REQUIRED OPEN SPACE)

PARKSIDE PLACE PD MEETS ALL CRITERIA OF THE URBAN CENTERS AND CORRIDORS PERFORMANCE FRAMEWORKS-FLU 5.17(C). RECREATIONAL ACREAGE WILL MEET THE MINIMUM ON-SITE RECREATION AMENITIES CONSISTENT WITH THE DEFINITION OF URBAN OPEN SPACE IN POLICY FLU4.4, URBAN OPEN SPACE, ON-SITE RECREATIONAL AMENITIES AND BUFFERING PERFORMANCE FRAMEWORKS. THESE URBAN OPEN SPACE AND RECREATIONAL AMENITIES MAY INCLUDE BUT NOT LIMITED TO NATURAL PRESERVED AREAS, PEDESTRIAN-ORIENTED STREETS, GREEN ROOFS/ROOFTOP GARDENS, ROOFTOP SWIMMING POOL, AND FITNESS CLUB.

BUILDING SETBACK:

PD PERIMETER SETBACK: 25'

INTERNAL SETBACK:

NONE REQUIRED. (MIN. BUILDING SEPARATION PER BUILDING AND FIRE CODE)

LANDSCAPE:

STREETSCAPE:

STREET CANOPY TREES SHALL ALSO BE PROVIDED ALONG RONALD REAGAN BLVD. AND US 17-92 (IF ALLOWED BY FDOT) AT 50' ON CENTER. STREET TREES SHALL BE PROVIDED ON INTERNAL PRIVATE STREETS IN ORDER TO QUALIFY AS PEDESTRIAN FACILITY IN URBAN OPEN SPACE. AT THE MINIMUM, SUB-CANOPY TREES 40' O.C. SHALL BE PROVIDED FOR PEDESTRIAN WALKWAY STREETS. PRIVATE STREET DESIGN STANDARDS SHALL BE ESTABLISHED PRIOR TO ISSUANCE OF THE FINAL DEVELOPMENT PLAN. THE STANDARDS SHALL INCLUDE TYPICAL SECTION, TRAVEL LANE, PEDESTRIAN ZONES, PAVEMENT DESIGN, STREET FURNITURE, AND STREET TREES REQUIREMENT.

LANDSCAPE BUFFERS:

UNLESS PD DESIGN STANDARDS ARE ESTABLISHED, LANDSCAPE BUFFER SHALL BE PROVIDED ALONG PD PERIMETER ABUTTING OTHER LAND USES PER SEMINOLE COUNTY LDC. FOR LANDSCAPE BUFFER ALONG RONALD REAGAN BLVD. THE MINIMUM REQUIREMENT OF STANDARD A SEC.58-329, 25 FEET BUFFER WIDTH AND OPACITY OF 1 CANOPY TREE, 3 UNDERSTORY TREES AND 7 SHRUBS EVERY 35' SHALL BE PROVIDED.

INTERNAL LANDSCAPE:

MIN. ONE CANOPY TREE AND TWO UNDERSTORY TREES FOR EVERY 4,000 SF OF IMPERVIOUS SURFACE AREA DESIGNATED FOR AT GRADE VEHICULAR USE.

DESIGN STANDARDS:

PARKSIDE PLACE PD SHALL DEVELOP 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. OTHERWISE ALL COMMERCIAL SIGNS SHALL MEET THE CURRENT SEMINOLE COUNTY LDC.

UTILITIES:

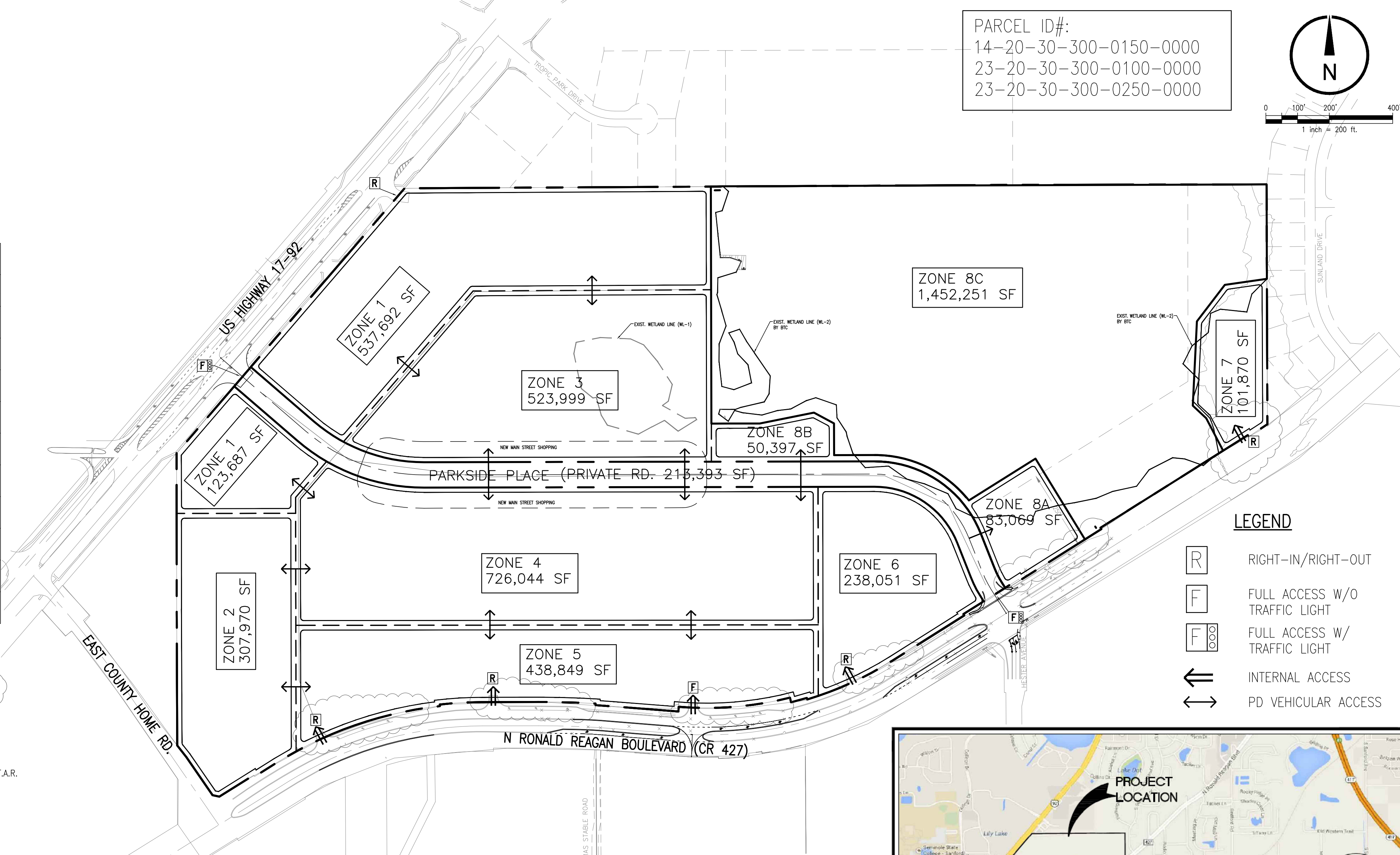
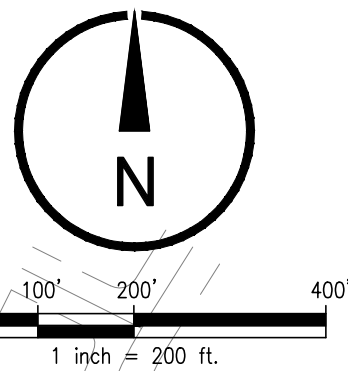
POTABLE WATER AND SANITARY SEWER SERVICES WILL BE PROVIDED BY SEMINOLE COUNTY. CAPACITY DEMAND AND AVAILABILITY WILL BE DETERMINED AT THE SUBMITTAL OF SPECIFIC SITE DEVELOPMENT PLAN. PROJECTED TOTAL PD DEMAND CAN BE SUMMARIZED AS FOLLOW:

1. APARTMENTS, STUDENT HOUSING & INDEPENDENT LIVING	= 5,012 UNITS (AVERAGE 2 BR. UNITS)
5012 UNITS @ 200 GPD	= 1,002,400 GPD
2. COMMERCIAL	
SHOPPING DISTRICT (SPECIALTY RETAIL)	= 250,000 SF @ 0.1 GPD/SF
GROCERY	= 40,000 SF @ 10 GPD/100 SF
HOTEL (250 ROOMS, 5 LAUNDRY MACHINES)	= 150,000 SF @ 100 GPD/ROOM
	= 5 MACHINES @ 750 GPD/MACHINE
	= 50,000 SF @ 50 GPD/100 SF
	= 200,000 SF @ 115 GPD/UNIT
	= 100,000 GPD
RESTAURANTS	= 216,431 GPD
ASSISTED LIVING FACILITY (150 UNITS)	= 1,318,831 GPD
TOTAL	= 10,226.2 TON/YEAR
3. OFFICE = 1,442,876 SF @ 15 GPD	
TOTAL PD PROJECTED DEMAND FOR SEWER/WATER (EACH)	= 20.062 TON/DAY
SOLID WASTE:	
LAND FILL DEMAND	
TRANSFER STATION	

STORMWATER:

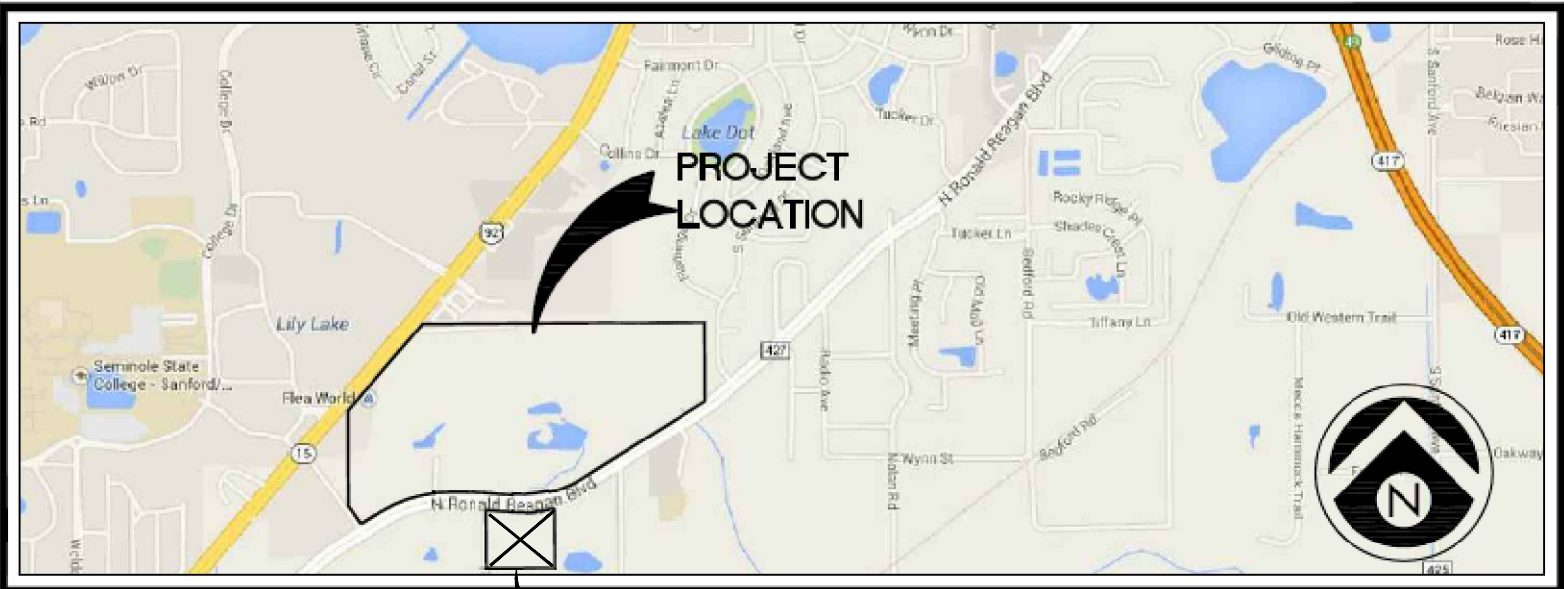
STORMWATER MANAGEMENT SYSTEM SHALL BE PROVIDED TO COMPLY WITH SJRWMD AND SEMINOLE COUNTY REQUIREMENTS.

PARCEL ID#:
14-20-30-300-0150-0000
23-20-30-300-0100-0000
23-20-30-300-0250-0000



LEGEND

- R RIGHT-IN/RIGHT-OUT
- F FULL ACCESS W/O TRAFFIC LIGHT
- F+D FULL ACCESS W/ TRAFFIC LIGHT
- INTERNAL ACCESS
- PD VEHICULAR ACCESS



NOT INCLUDED
VICINITY MAP
SCALE: NTS

TRANSIT IMPROVEMENT

PARKING STANDARDS AS SHOWN HEREON MASTER DEVELOPMENT PLAN SHALL BE CONDITIONED UPON THE FOLLOWING PARKING MITIGATION MEASURES THAT SHALL BE PROVIDED PRIOR TO COMPLETION OF PHASE 1 DEVELOPMENT:

- A. PROVIDE MEASURES FOR CAR SHARING, RIDE SHARING AND BIKE SHARING.
- B. PROVIDE A DESIGNATED AREA(S) FOR ADDITIONAL PAVED PARKING IF NUMBER OF PARKING SPACES ALLOCATED IN PHASE 1 SITE DEVELOPMENT PLAN IS DETERMINED TO BE INADEQUATE TO MEET ACTUAL NEEDS.
- C. PROVIDE A DESIGNATED SPACE TO BE USED AS A TRANSIT PARKING BAY FOR LYNX OR AN ALTERNATIVE ACCEPTABLE TO LYNX.
- D. MAKE KNOWN AND MARKET TO THE RESIDENTS AND BUSINESSES THE PROGRAMS THAT LYNX OFFERS INCLUDING CARPOOL, VAN POOL, RIDE SHARE, AND FIXED ROUTE BUS SERVICE.
- E. COORDINATE WITH LYNX REGARDING ANY ADDITIONAL NECESSARY TRANSIT IMPROVEMENTS DURING THE SITE PLAN APPROVAL PROCESS.
- F. IF NO OTHER PUBLIC SHUTTLE SERVICE IS AVAILABLE TO AND FROM THE SUNRAIL STATION AT PEAK HOURS, DEVELOPER SHALL FUND SUCH SHUTTLE SERVICE.

PARKSIDE PLACE MIXED USE PROJECT PHASING

DEVELOPMENT TYPE	PHASE	PHASE 1	PHASE 2	PHASE 3	PHASE 4
		YR.1 - YR.3	YR.3 - YR.6	YR.7 - YR.9	YR.10 - YR.12
RESIDENTIAL (MFR) 5012 UNITS		1,453 UNITS	1784 UNITS	1471 UNITS	304 UNITS
NON-RESIDENTIAL 2,082,876 SQUARE FEET		MIN. 25,000 SF	MIN. 50,000 SF	MIN. 100,000 SF	BUILD OUT

Seal: Majid Kalaguchi P.E. 41046

MASTER DEVELOPMENT PLAN
PARKSIDE PLACE PLANNED DEVELOPMENT
PALMIERA HOLDINGS

SEMINOLE COUNTY, FL

REVISE PER OWNER 06-27-18
FLU/PD MDP SUBMITTAL 08-30-18
FLU/PD PER SEMINOLE 08-07-18
FLU/PD PER SEMINOLE 09-07-18

Issue Date and Purpose

Project Number:

1825

Checked: M. KALAGUCHI

File No: 18250008

Drawn by: D.FORSYTH

MP-1

ENGINEERING
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