

**.81-acre parcel on the north side of SR 434 just east of Ladybird Academy Daycare**

**Future Land Use is Low Density Residential:  
1.1 to 3.5 dwelling units per acre**

**Zoning is R-1A:  
Lots must be at least 8,000 square feet**

**Current owner purchased this land in February of 2013**

**Prior Future Land Use was Commercial  
Prior Zoning was C-1 Neighborhood Commercial  
Rezoned to R-1A along with the rest of Southern Oaks**

**Request to rezone back to C-1 Neighborhood Commercial  
to be compatible with nearby C-1 Neighborhood Commercial.**

**Conservation Easement**

**Southern Oaks**



# C-1 Commercial Parcels



# Subject Parcel



**Subject parcel will share access with adjacent Commercial parcel**

**Incompatible with SF Residential Use**



80 ft

**Barrington Estates 15' Drainage Easement & 10' Seminole Trail Easement**

**Existing Separation from Barrington Estates is approximately 30'**

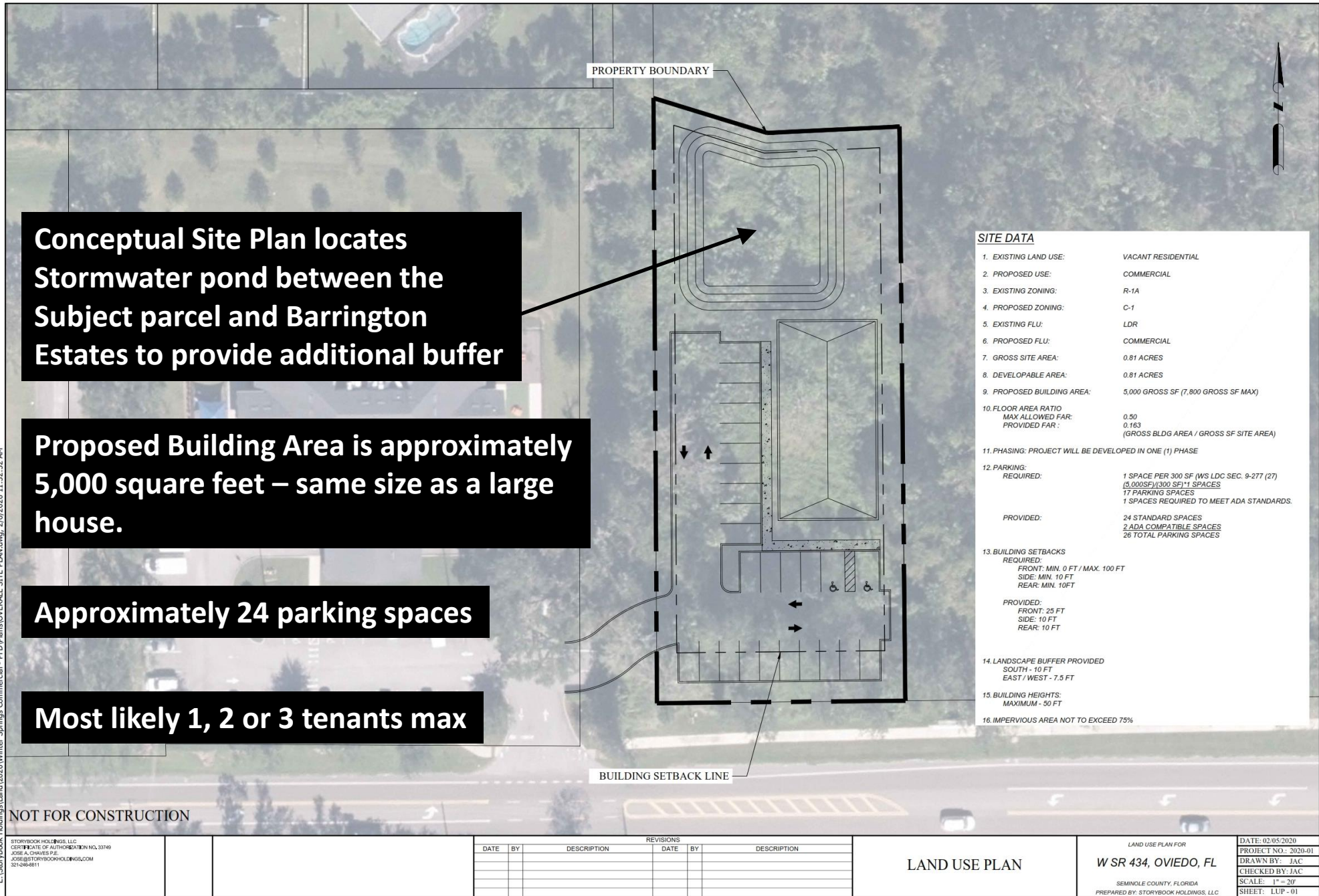
**Beacon Street right-of-way**

**Conceptual Site Plan locates Stormwater pond between the Subject parcel and Barrington Estates to provide additional buffer**

**Proposed Building Area is approximately 5,000 square feet – same size as a large house.**

**Approximately 24 parking spaces**

**Most likely 1, 2 or 3 tenants max**



**SITE DATA**

1. EXISTING LAND USE:	VACANT RESIDENTIAL
2. PROPOSED USE:	COMMERCIAL
3. EXISTING ZONING:	R-1A
4. PROPOSED ZONING:	C-1
5. EXISTING FLU:	LDR
6. PROPOSED FLU:	COMMERCIAL
7. GROSS SITE AREA:	0.81 ACRES
8. DEVELOPABLE AREA:	0.81 ACRES
9. PROPOSED BUILDING AREA:	5,000 GROSS SF (7,800 GROSS SF MAX)
10. FLOOR AREA RATIO MAX ALLOWED FAR: PROVIDED FAR :	0.50 0.163 (GROSS BLDG AREA / GROSS SF SITE AREA)
11. PHASING:	PROJECT WILL BE DEVELOPED IN ONE (1) PHASE
12. PARKING: REQUIRED:	1 SPACE PER 300 SF (WS LDC SEC. 9-277 (27) (5,000SF)/(300 SF)*1 SPACES 17 PARKING SPACES 1 SPACES REQUIRED TO MEET ADA STANDARDS.
PROVIDED:	24 STANDARD SPACES 2 ADA COMPATIBLE SPACES 26 TOTAL PARKING SPACES
13. BUILDING SETBACKS REQUIRED:	FRONT: MIN. 0 FT / MAX. 100 FT SIDE: MIN. 10 FT REAR: MIN. 10FT
PROVIDED:	FRONT: 25 FT SIDE: 10 FT REAR: 10 FT
14. LANDSCAPE BUFFER PROVIDED	SOUTH - 10 FT EAST / WEST - 7.5 FT
15. BUILDING HEIGHTS: MAXIMUM - 50 FT	
16. IMPERVIOUS AREA NOT TO EXCEED 75%	

NOT FOR CONSTRUCTION

STORYBOOK HOLDINGS, LLC  
 CERTIFICATE OF AUTHORIZATION NO. 33749  
 JOSE ALPHARES P.E.  
 JOSE@STORYBOOKHOLDINGS.COM  
 321-246-8811

DATE		BY	DESCRIPTION	REVISIONS		DATE	BY	DESCRIPTION

**LAND USE PLAN**

LAND USE PLAN FOR  
**W SR 434, OVIEDO, FL**  
 SEMINOLE COUNTY, FLORIDA  
 PREPARED BY: STORYBOOK HOLDINGS, LLC

DATE: 02/05/2020  
 PROJECT NO.: 2020-01  
 DRAWN BY: JAC  
 CHECKED BY: JAC  
 SCALE: 1" = 20'  
 SHEET: LUP-01

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## Some examples of C-1 Neighborhood Commercial Uses:

- Veterinary Clinic
- Art Supplies & Framing Shop
- Attorney
- Bakery
- Bicycle Shop
- Bookstore
- Dry Cleaner
- Ice Cream Shop
- Dance Studio
- Florist
- Hardware Store
- Health Food Store
- Insurance Agency
- Medical & Dental Clinic
- Professional Office
- Pet Shop
- Photography Studio
- Swimming Pool Sales/Service/Supplies
- Title Company