


SITE DATA		
PARCEL ID	20-23-31-1766-03-000	
TOTAL AREA	±77,378.13 SF / 1.78 ACRES	
EXISTING ZONING	PD/AC-2	
EXISTING LAND USE	VACANT	
ADJACENT LAND USE	NORTH - CONSERV	
	EAST - CONSERV	
	SOUTH - INDUST	
	WEST - U-AC	
PROPOSED LAND USE	U-AC	
FUTURE LAND USE	U-AC	
ISR ALLOWED	0.90	
ISR PROPOSED	0.74	
REQUIRED BUILDING SETBACKS		
WOODEN PINE DR (NORTH) - REAR YARD	10 FT	
SIDE YARD WEST	0 FT	
LEE VISTA BLVD (SOUTH) - FRONT YARD	20 FT MAX.	
WOODEN PINE DR (EAST) - SIDE YARD	10 FT	
PROPOSED BUILDING SETBACKS		
WOODEN PINE DR (NORTH) - REAR YARD	20 FT	
SIDE YARD WEST	0 FT	
LEE VISTA BLVD (SOUTH) - FRONT YARD	43 FT *	
WOODEN PINE DR (EAST) - SIDE YARD	42 FT	
* VARIANCE REQUESTED		
PARKING REQUIREMENTS		
PARKING SPACES REQUIRED	REQUIRED	PROVIDED
STANDARD NON-EV PARKING SPACES (AUTO SERVICE STATION)	2 PER SERVICE BAY 14 FUELING PUMPS * 2 = 28	39
ADA PARKING SPACES REQUIRED	2 SPACES	
MINIMUM EV PARKING SPACES REQUIRED		
EV CAPABLE PARKING SPACES REQUIRED	40 x 0.10 = 4 SPACES	
EVSE PARKING SPACES REQUIRED	NA	
PARKING PROVIDED		
STANDARD NON-EV PARKING SPACES	34	
EV CAPABLE PARKING SPACES	4	
ADA PARKING SPACES	2	
TOTAL PARKING SPACES PROVIDED	40	



KPMFranklin
ENGINEERS • PLANNERS • SURVEYORS

6300 HAZELTINE NATIONAL DR.
STE. 118 ORLANDO, FL 32822
PHONE (407)410-8624 COA 32069

RES NO. 1	DATE	RES NO. 2	DATE	RES NO. 3	DATE	RES NO. 4	DATE	RES NO. 5	DATE	RES NO. 6	DATE	RES NO. 7	DATE	RES NO. 8	DATE	RES NO. 9	DATE	RES NO. 10	DATE

STATUS: MASTER PLAN

03/24/2025 CITY OF ORLANDO MASTER PLAN SUBMITTAL

SITE PLAN

LEE VISTA 7-11 - STORE 42735
WOODEN PINE DRIVE

CAUTION

0 1/2 1

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

NOT VALID WITHOUT SEAL

DATE

ROBERT M. MASON
FL REG. NO. 66501

JOB NO. 25-0011.0000

DESIGN MN

DRAWN AB

APPROVED RM

SHEET NO. C2.0

P:\25-0011.000 LEE VISTA BLVD 7-11 DESIGN\PLANS\CONSTRUCTION\MASTER PLAN\25-0011.0000 SITE PLAN_LV711.DWG 6/20/2025