

UNITED AGAINST POVERTY, ORLANDO

SPECIFIC SITE MASTER PLAN

**PARCEL ID# 02-23-29-1184-01-002 ,
02-23-29-3156-00-101 &
02-23-29-3156-00-094
ORLANDO, FL**

AUGUST 21, 2025

DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 23 SOUTH, RANGE 29 EAST, BEING ORANGE COUNTY TAX PARCELS 02-23-29-3156-00-094 AND 02-23-29-3156-00-101 AND 02-23-29-1184-01-002, TOGETHER WITH THAT PORTION OF W. ILLIANA STREET, LYING EAST OF THE EAST LINE OF THE RAILROAD RIGHT OF WAY SOUTH OF PARCEL 02-23-29-1184-01-002 NORTH OF PARCEL 02-23-29-3156-00-101 AND WEST OF THE WEST RIGHT OF WAY LINE OF JOSEPH STREET AND TOGETHER WITH A PORTION OF ILLIANA COURT.

2.53 ACRES

PROJECT TEAM:

OWNER

UNITED AGAINST POVERTY INC.
1400 27TH ST.
VERO BEACH, FL 32960
(772) 564-9365

DEVELOPMENT

RED HORSE VENTURES INC.
JOHN A. PACCIONE, PRESIDENT
1513 HUNTERS MILL PLACE
OVIDO, FL 32765-8452
407-619-1099



WALLACE DEVELOPMENT PARTNERS, LLC
REGINALD WALLACE
5840 RED BUD LAKE RD, SUITE 1601
WINTER SPRINGS, FLORIDA 32708
404-663-2305



ARCHITECT

STRATUS
250 S. PARK AVENUE, SUITE 510
WINTER PARK, FL 32789
(407) 674-1959
WWW.STRATUSTEAM.COM



LANDSCAPE ARCHITECT

**DECALE ARCHITECT
HANNAH PLATE
DIX-HITE
150 WEST JESSUP AVE.
LINGWOOD, FL 32750
(407) 667-1777
WWW.DIXHITE.COM**



CIVIL ENGINEER

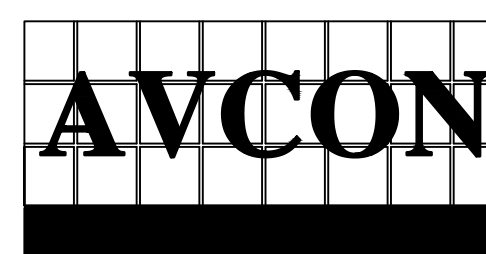
ENGINEER
RICK V. BALDOCCHI
AVCON, INC.
5555 EAST MICHIGAN STREET, SUITE 200
ORLANDO, FL 32822
(407) 599-1122
RBALDOCCHI@AVCONINC.COM

SURVEYOR

**AMERICAN SURVEYING & MAPPING, INC.
E. GLENN TURNER
221 CIRCLE DRIVE
MAITLAND, FLORIDA 32751
(407) 426-7979**



LOCATION MAP



AVCON, INC.
ENGINEERS & PLANNERS

5555 EAST MICHIGAN ST., SUITE 200 - ORLANDO, FL. 32822
OFFICE: (407) 599-1122 - FAX: (407) 599-1133
CORPORATE CERTIFICATE OF AUTHORIZATION NO. 5057
WWW.AYCONINC.COM

ENGINEER OF RECORD:

RICK V. BALDOCCHI, PE
FL PE #38092

Sheet List Table

Sheet Number	Sheet Title
C000	Cover Sheet
C010	Land Use Maps
V100	Existing Conditions
C300	Site Plan
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C500	Utility Plan
LC002	Overall Site Plan
LC003	General Notes
LC004	Tree Disposition Plan
LC510	Code Landscape Plan
LC600	Code Landscape Details
LC700	Code Plant Materials Schedule
A001	Elevations

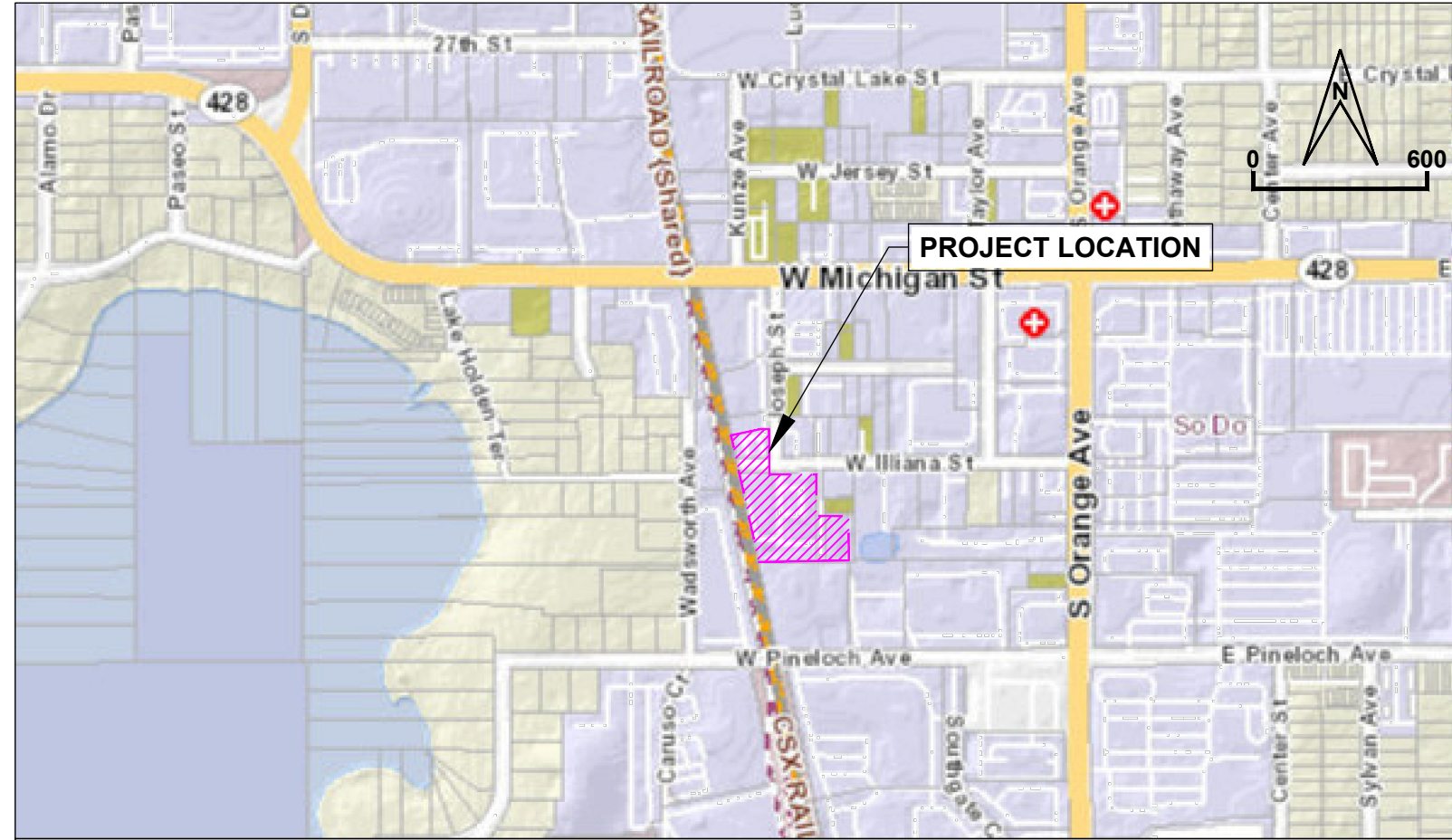
SCOPE

CONSTRUCTION OF ONE COMMERCIAL BUILDING WITH ASSOCIATED PARKING AREAS, UTILITIES AND STORMWATER CONVEYANCE SYSTEMS

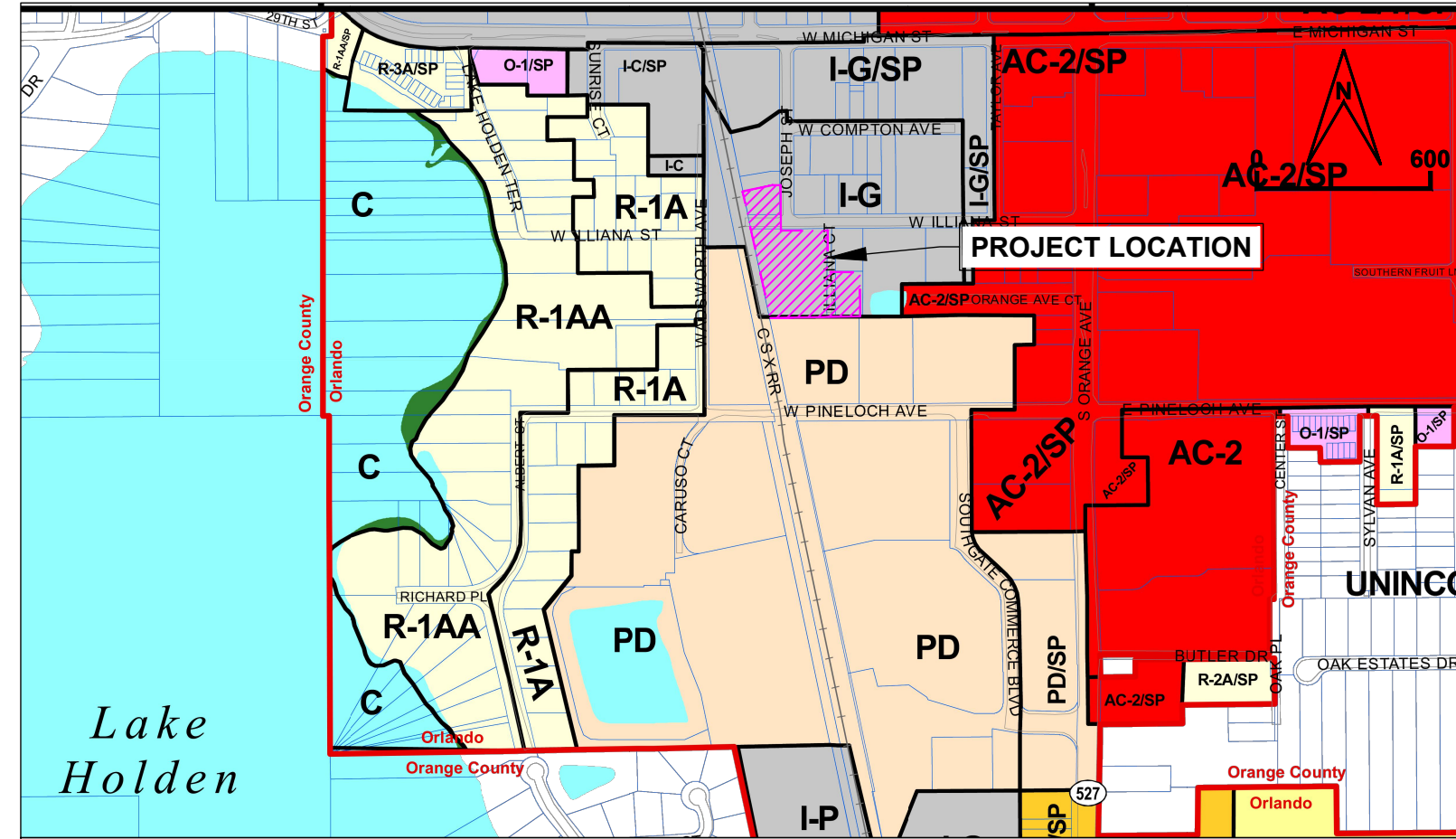
AVCON PROJECT NO.		2025.2671.01
DATE		08/21/2025
R E V I S I O N S		
NO.	DATE	DESCRIPTION



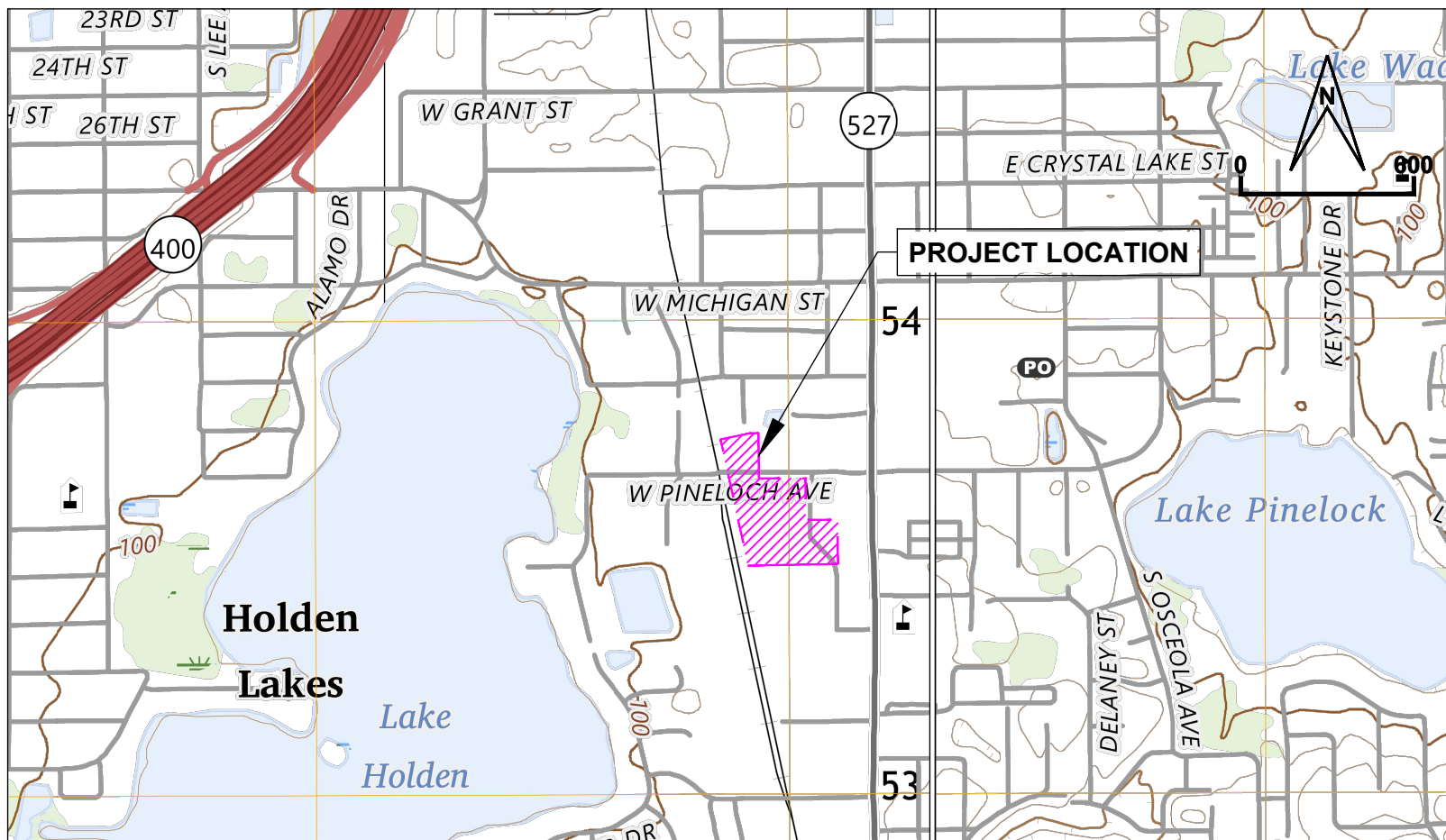
LOCATION MAP
<https://www.google.com>
Project Location N 28.510401°, W -81.379456°



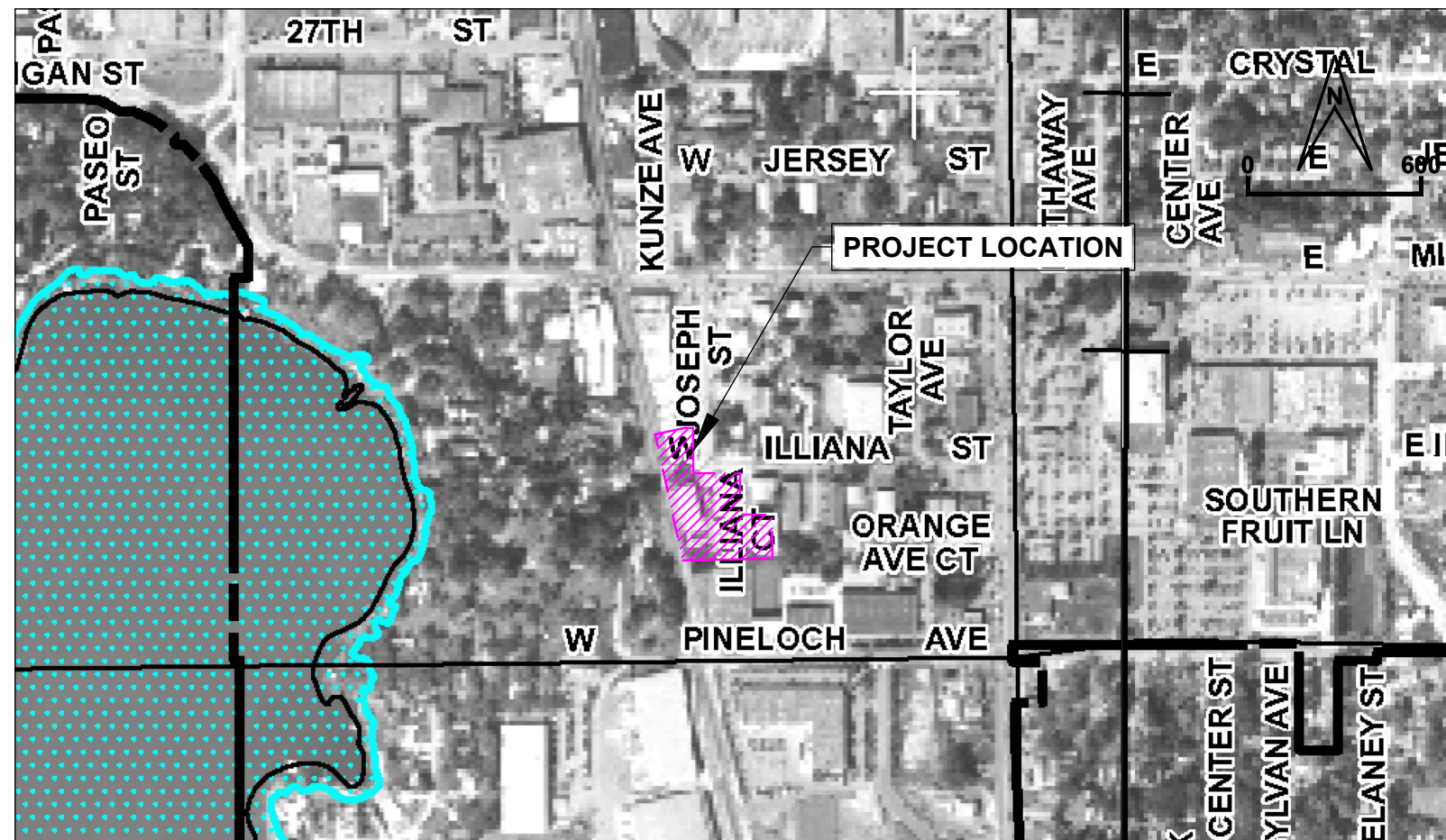
ORANGE COUNTY, FL PROPERTY APPRAISERS MAP
<https://ocpaweb.ocpafl.org/>



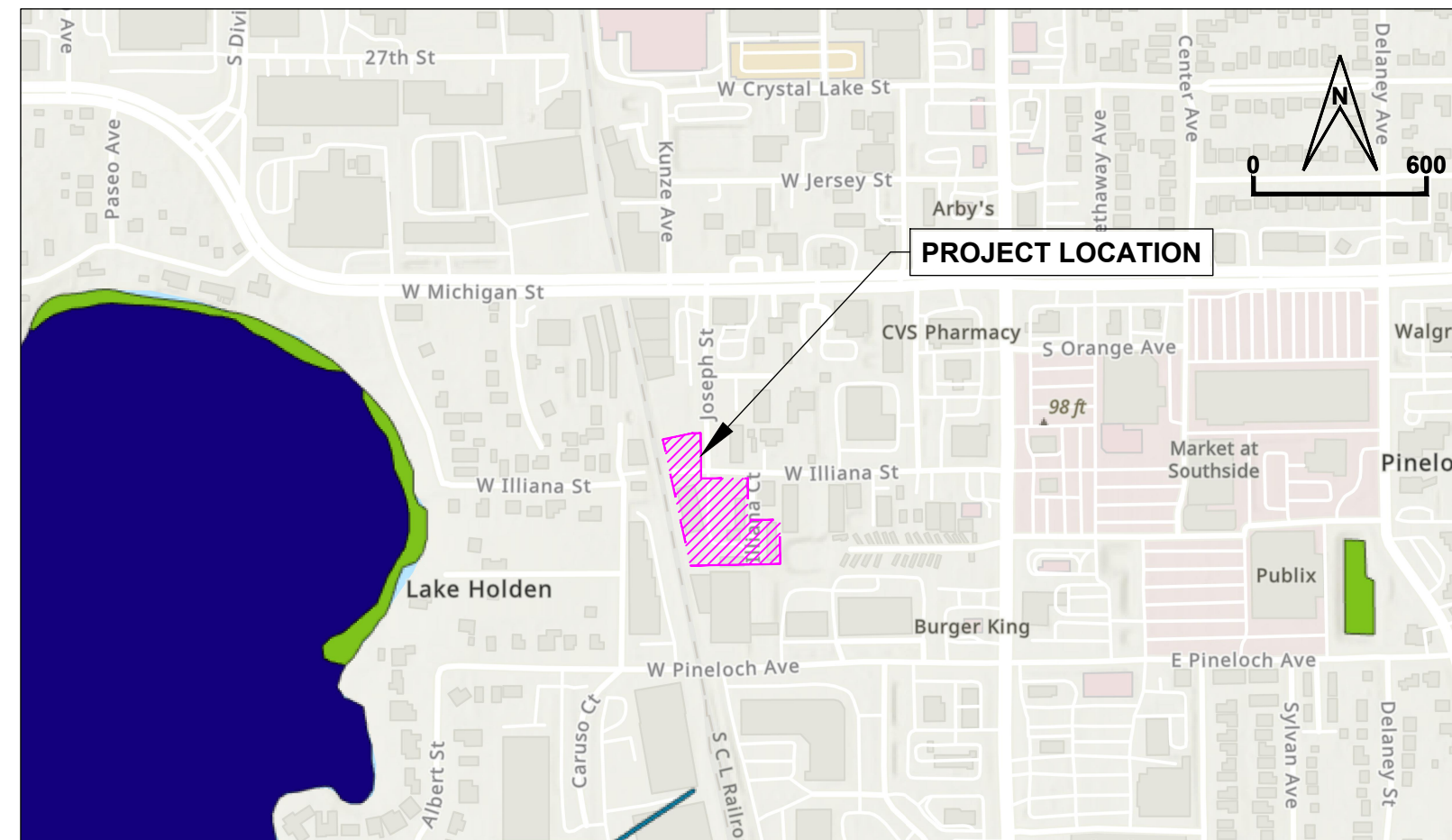
ORANGE COUNTY, FL ZONING MAP
<https://ocgis4.ocfl.net/html5viewer/>



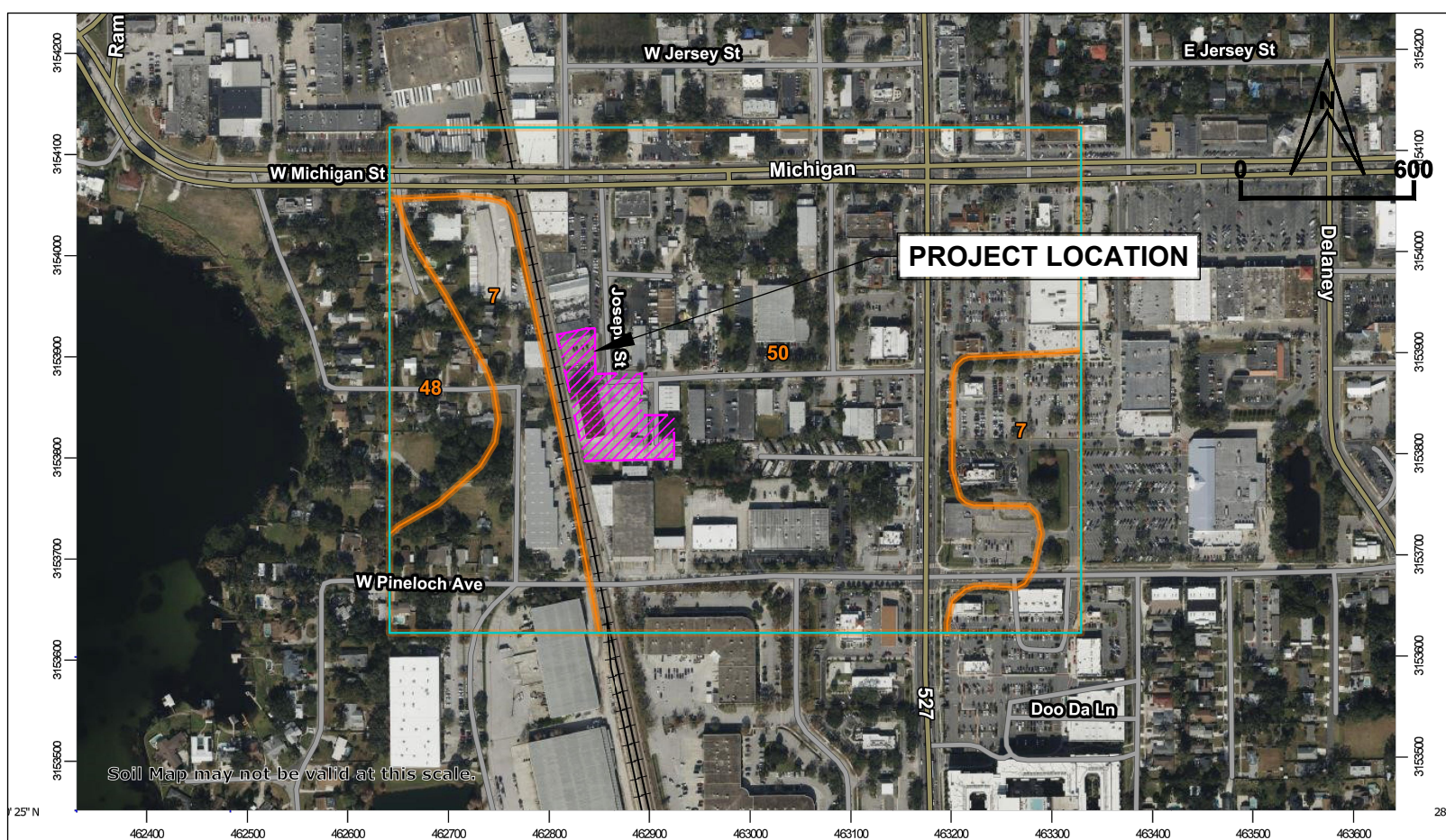
USGS TOPOGRAPHIC/ LOCATION MAP
<https://topobuilder.nationalmap.gov>
PROJECT LOCATION N 28.510401°, W -81.379456°



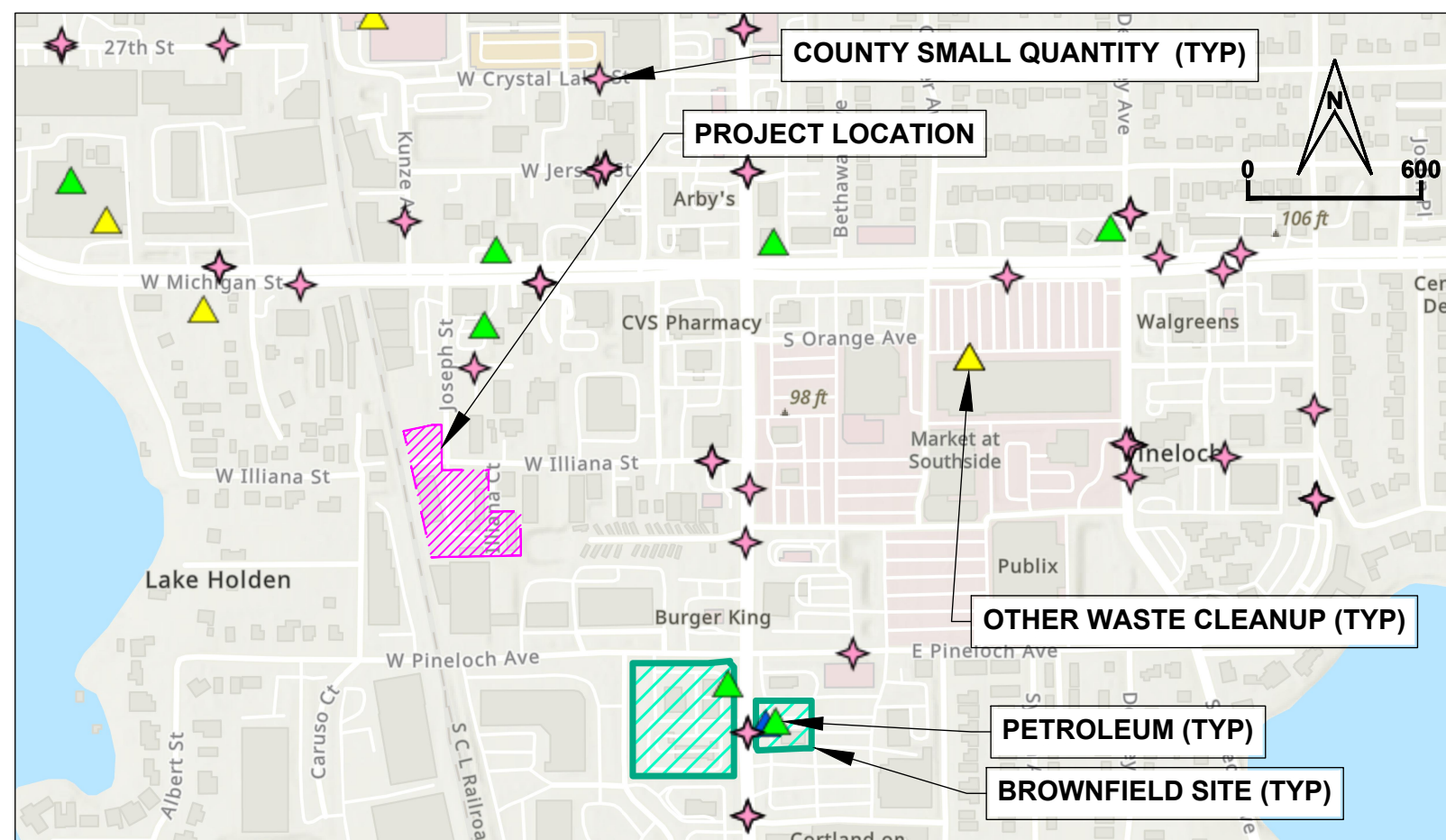
FEMA FLOOD PLAIN MAP
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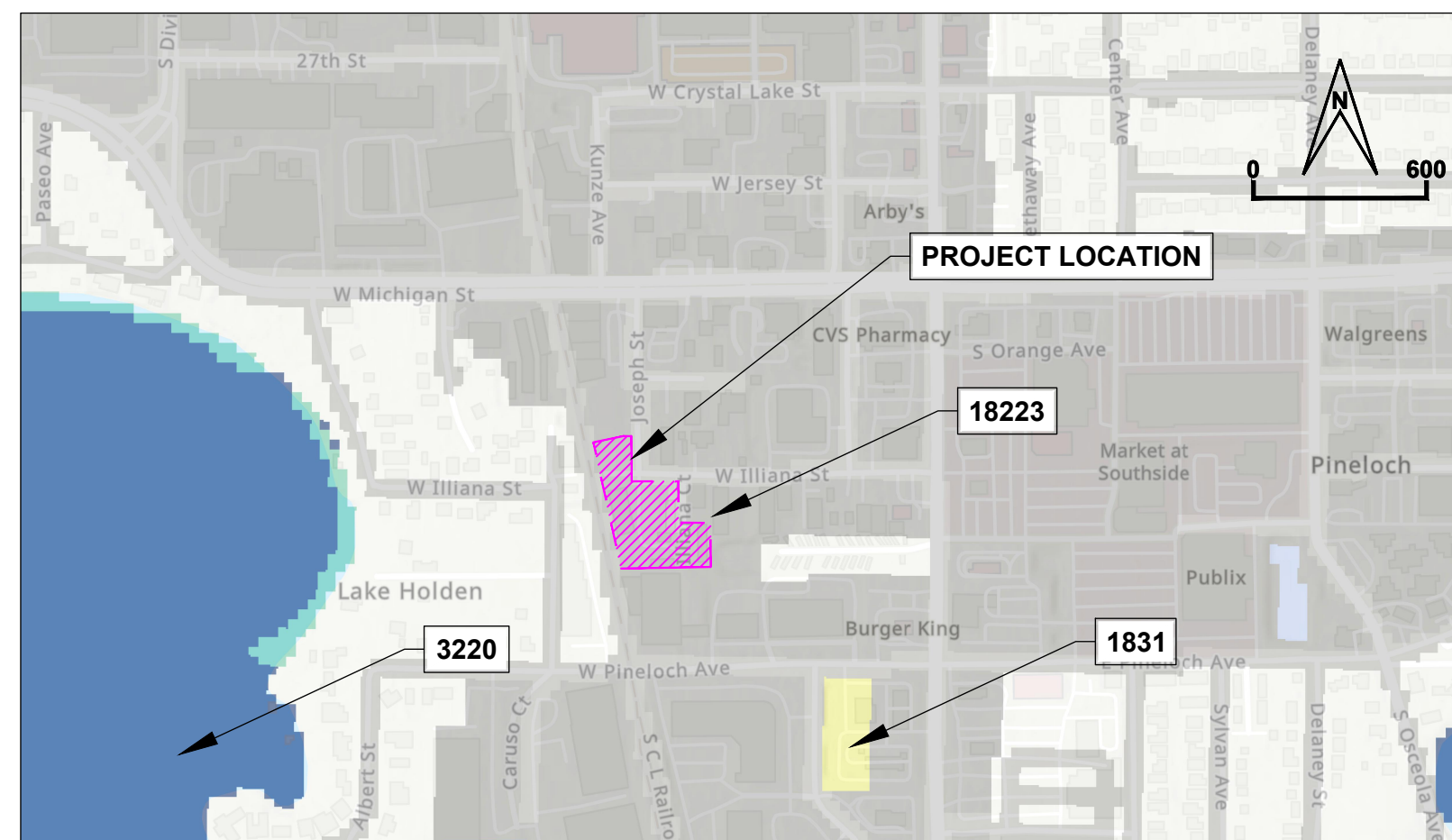
NATIONAL WETLANDS INVENTORY MAP
<https://www.arcgis.com/home/webmap>



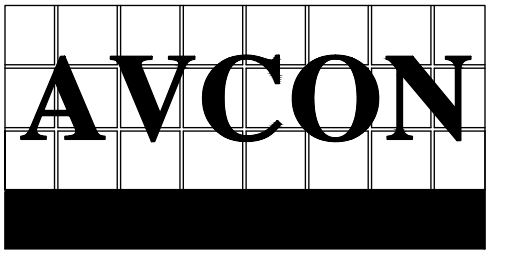
**7-Candler-Urban, 48-Travares fine sand, 50-Urban land
WEB SOIL SURVEY MAP**
<https://websoilsurvey.sc.egov.usda.gov/app/homepage.htm>



FDEP HAZARDOUS WASTE PROGRAM MAP
<https://mapdirect-fdep-opendata-arcgis.com>



**1831-RURAL OPEN, 3220-Artificial Impoundment/Reservoir, 18223-COMMERCIAL-SERVICES
FLORIDA LAND USE CLASSIFICATION SYSTEM MAP**
<https://geodata.dep.state.fl.us>



AVCON, INC.
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FL P.E. # 38092

**UNITED AGAINST
POVERTY, ORLANDO**

**SPECIFIC SITE
LAND USE MAPS**

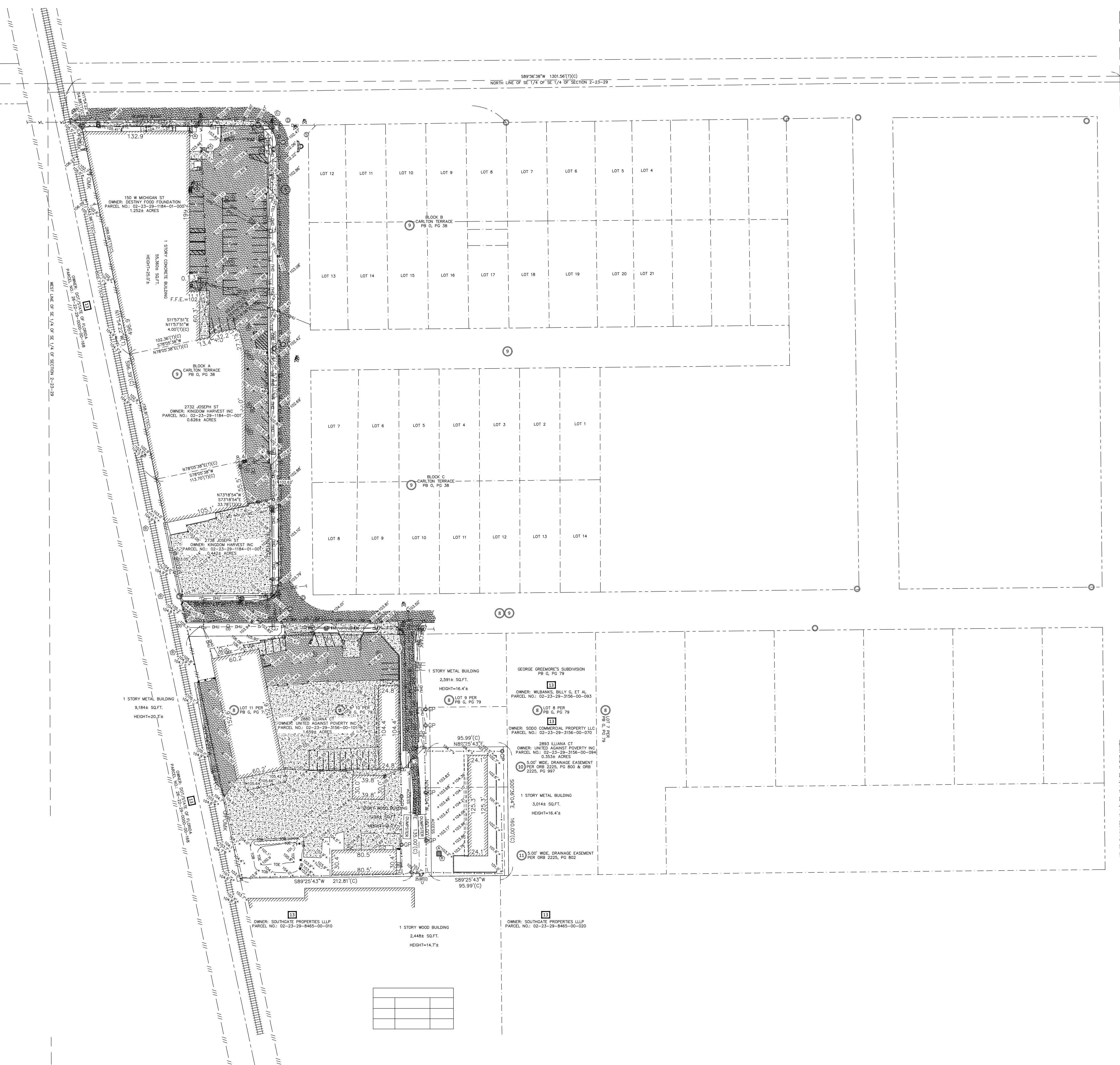
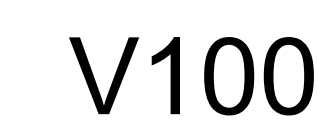
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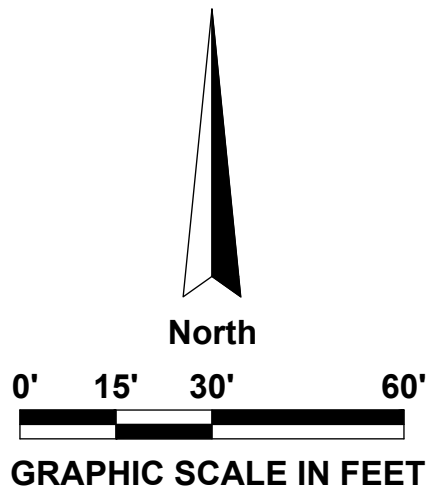
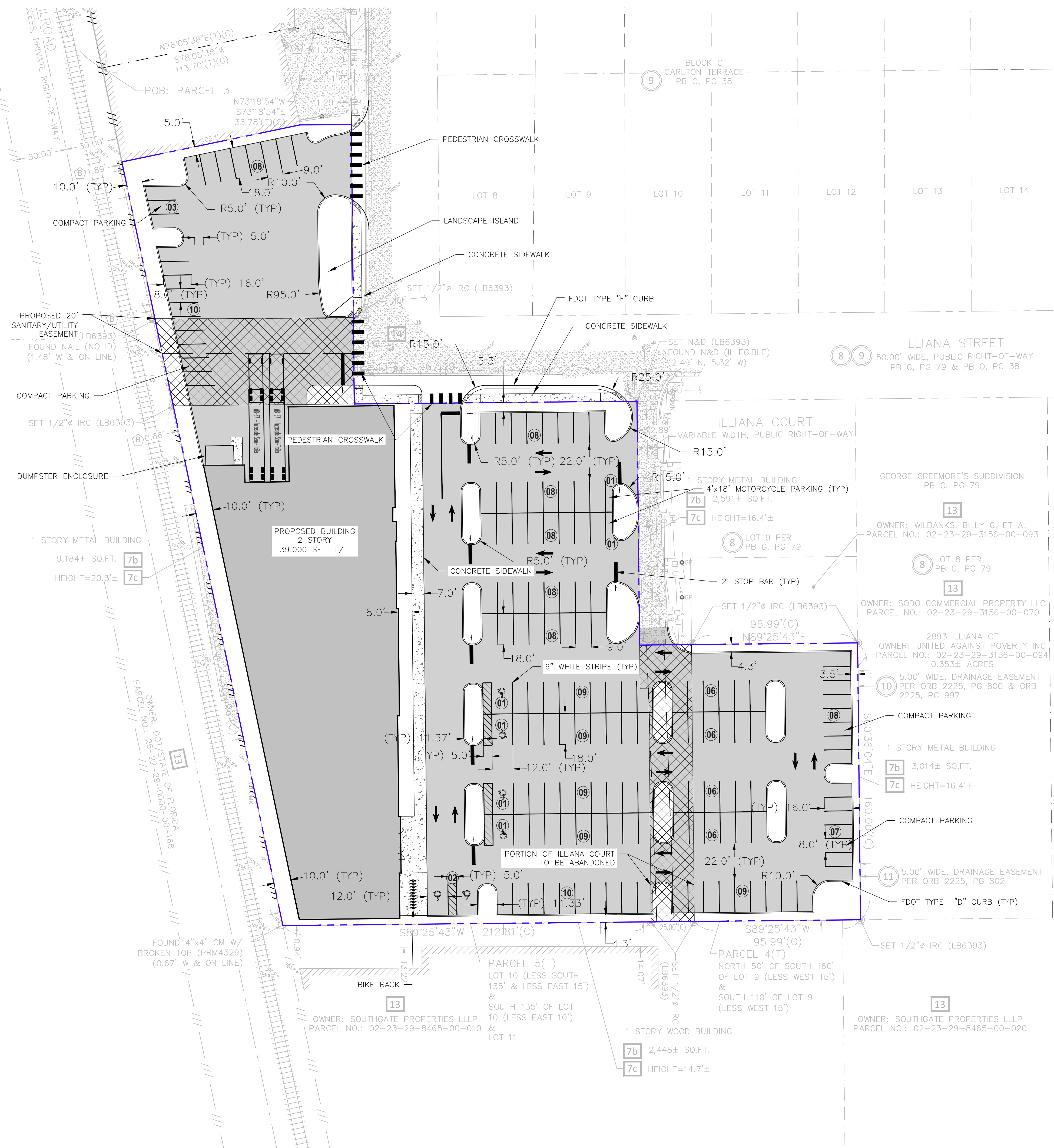
REVISIONS:			
NO.	DATE	BY	DESCRIPTION

DESIGNED BY: RVB
DRAWN BY: DJ
CHECKED BY: RVB
APPROVED BY: RVB
DATE: 08/15/2025

PROJECT NO. 2025.0366.01



\\s01\proj\2025\0366\01 - United Against Poverty\Drawings\Site Plan.dwg 1/16/2025 11:58:10 AM



LEGEND

- PAVEMENT - STANDARD DUTY
- CONCRETE
- BUILDING FOOTPRINT
- RIGHT OF WAY TO BE ABANDONED
- ADA TRUNCATED DOMES
- PARKING COUNT

LOT SETBACKS

FRONT YARD	0'-0"
SIDE YARD	0'-0"
REAR YARD	10'-0"

KEYNOTES:

- SEE ARCHITECT PLANS FOR ADDITIONAL BUILDING INFORMATION.

SITE DATA

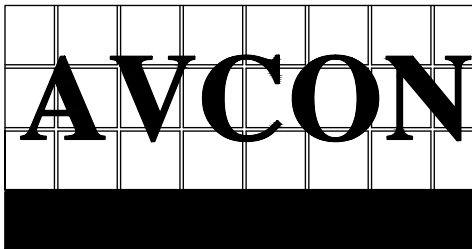
- PROJECT AREA: 110,182 S.F. (2.53 AC.)
- PROJECT ADDRESS: 4102 W. ILLIANA ST. ORLANDO, FL 32806
- PARCEL I.D.: 02-23-29-1184-01-002, 02-23-29-.156-00-101 & 10-23-29-3156-00-094
- ZONED I-G, GENERAL INDUSTRIAL

PARKING REQUIRED

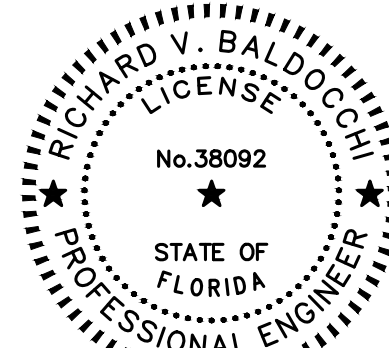
MINIMUM 3.0 SPACES PER 1,000 SF OF GFA 39,000 SF = 117 SPACES
MAXIMUM 5.0 SPACES PER 1,000 SF OF GFA 39,000 SF = 195 SPACES

PARKING PROVIDED

TOTAL PARKING PROVIDED	165 SPACES
STANDARD SPACES (9'X18')	127 SPACES
COMPACT SPACES (8'X16')	28 SPACES
HANDICAP SPACES (12'X18')	8 SPACES
MOTORCYCLE SPACES (4'X18')	2 SPACES



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**UNITED AGAINST
POVERTY, ORLANDO**

SITE PLAN

**SPECIFIC SITE
MASTER PLAN**

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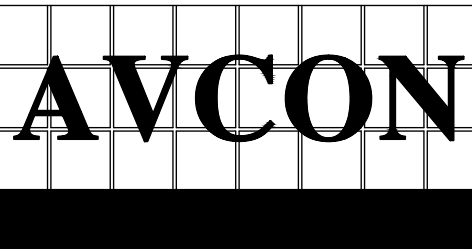
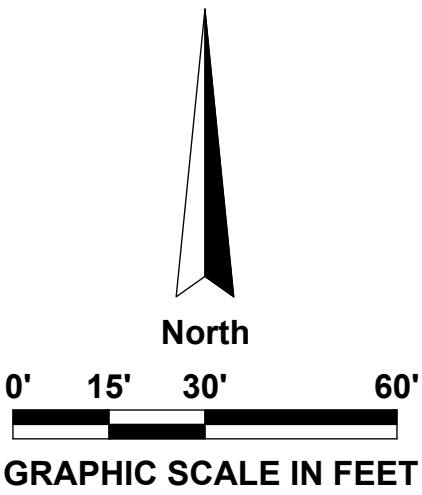
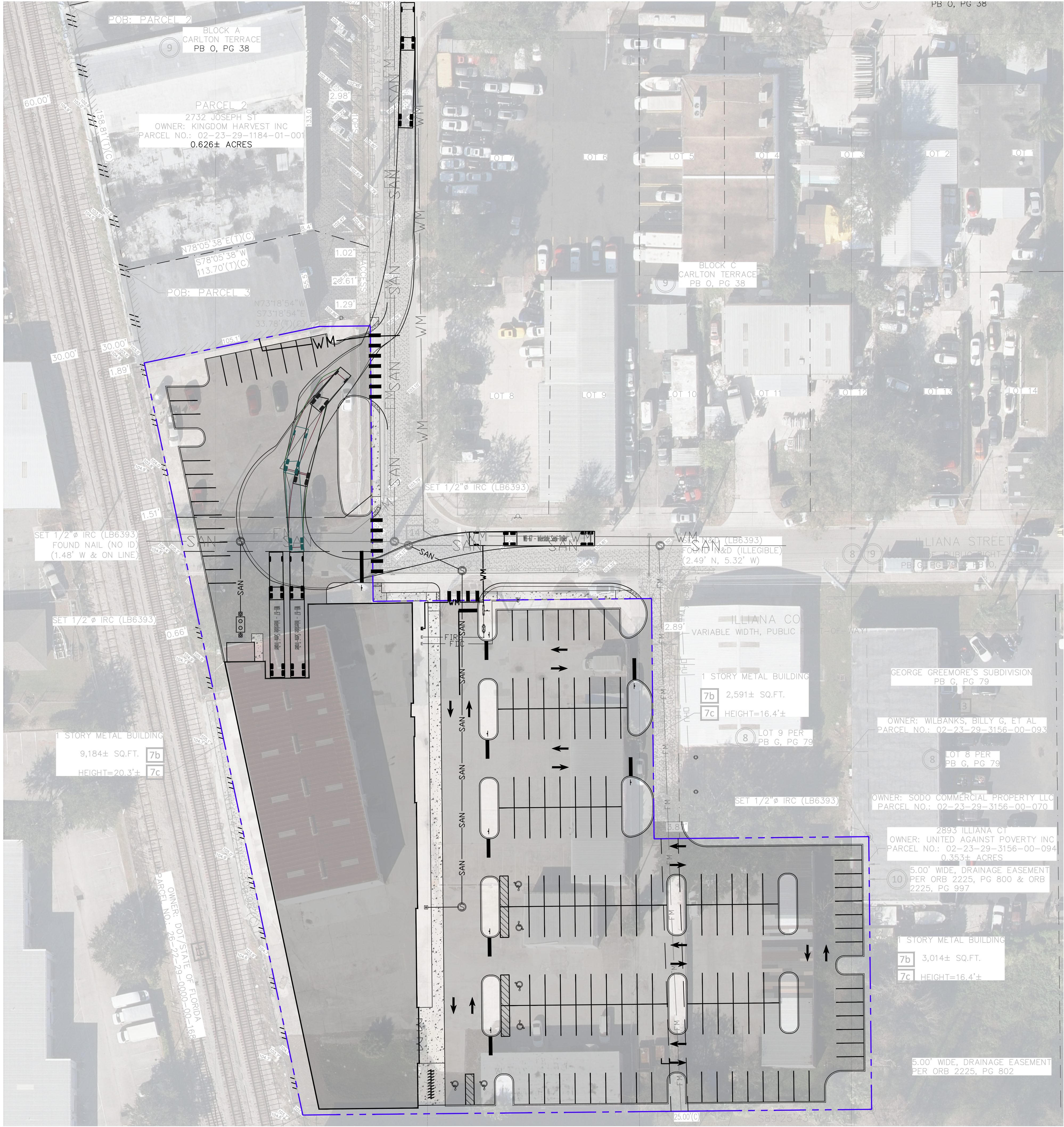
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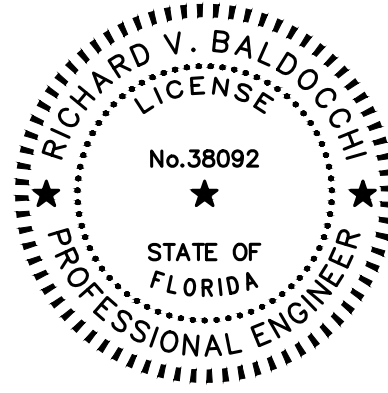
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C300



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UNITED AGAINST
POVERTY, ORLANDO

AUTOTURN PLAN
SEMI TRUCK

SPECIFIC SITE
MASTER PLAN

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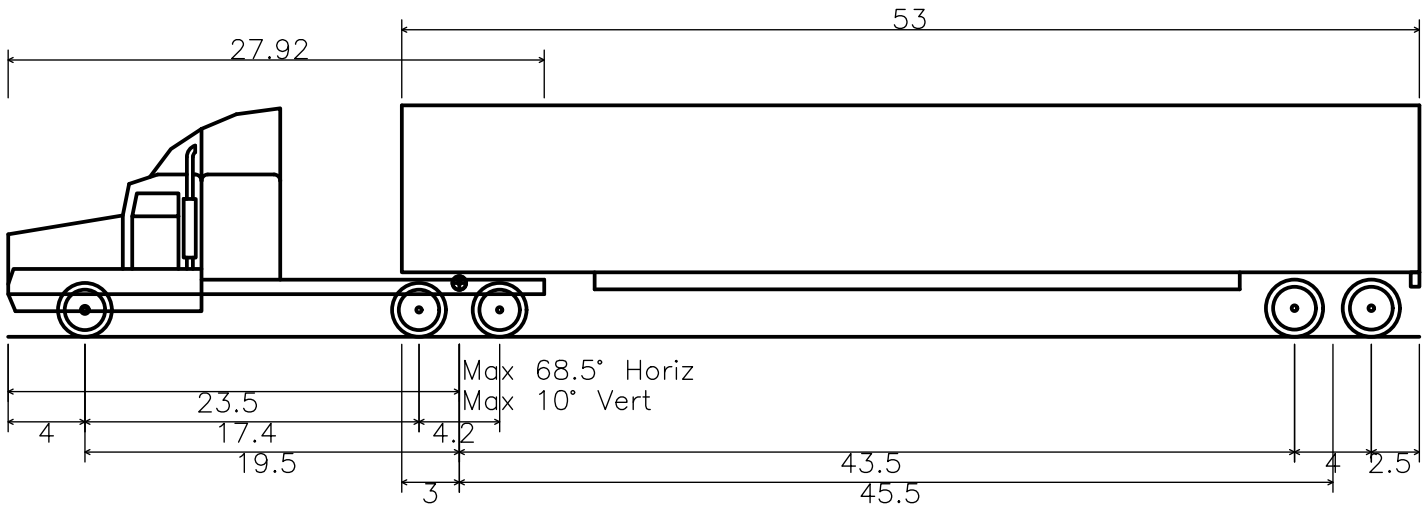
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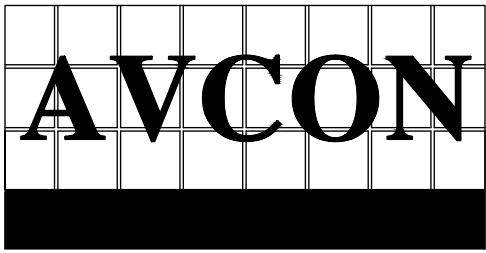
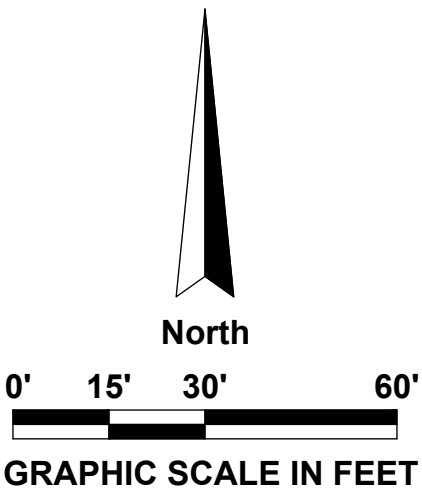
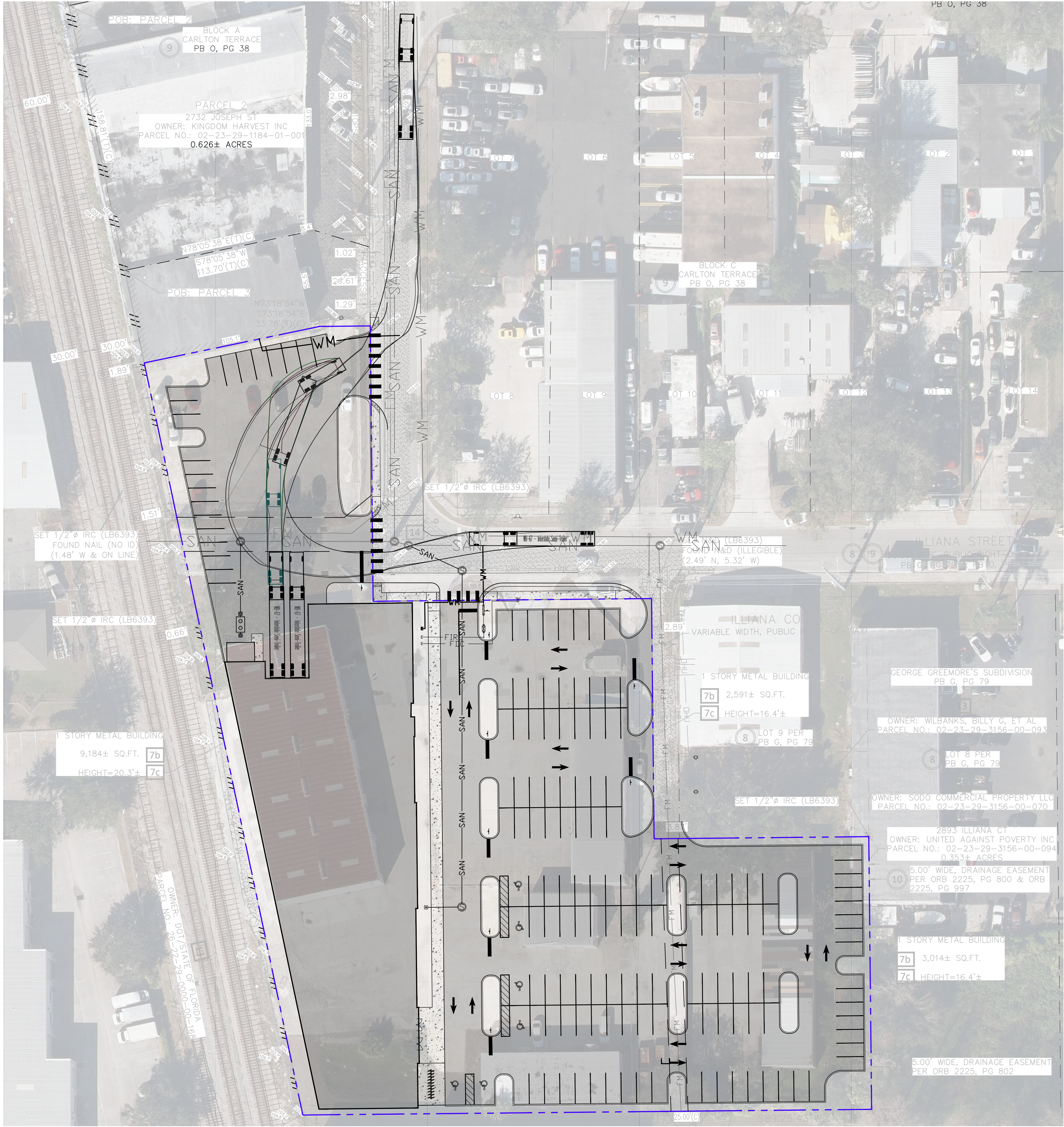
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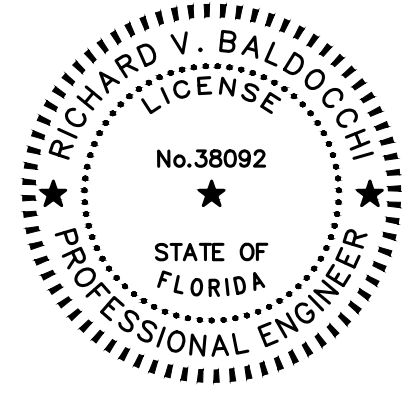
C301



WB-67 - Interstate Semi-Trailer
Overall Length 73.500ft
Overall Width 8.500ft
Overall Body Height 12.052ft
Min Body Ground Clearance 1.334ft
Max Track Width 8.500ft
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 45.000ft



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UNITED AGAINST
POVERTY, ORLANDO

AUTOTURN PLAN
SEMI TRUCK

SPECIFIC SITE
MASTER PLAN

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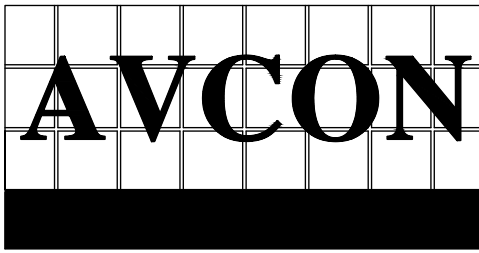
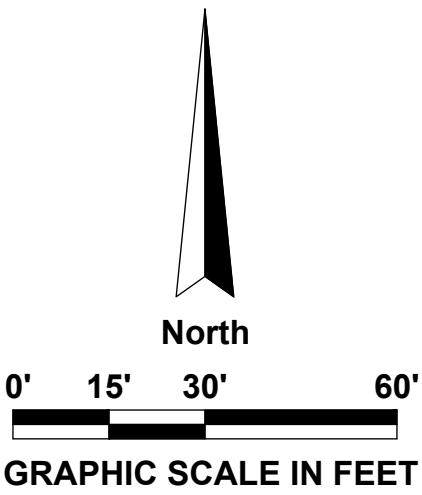
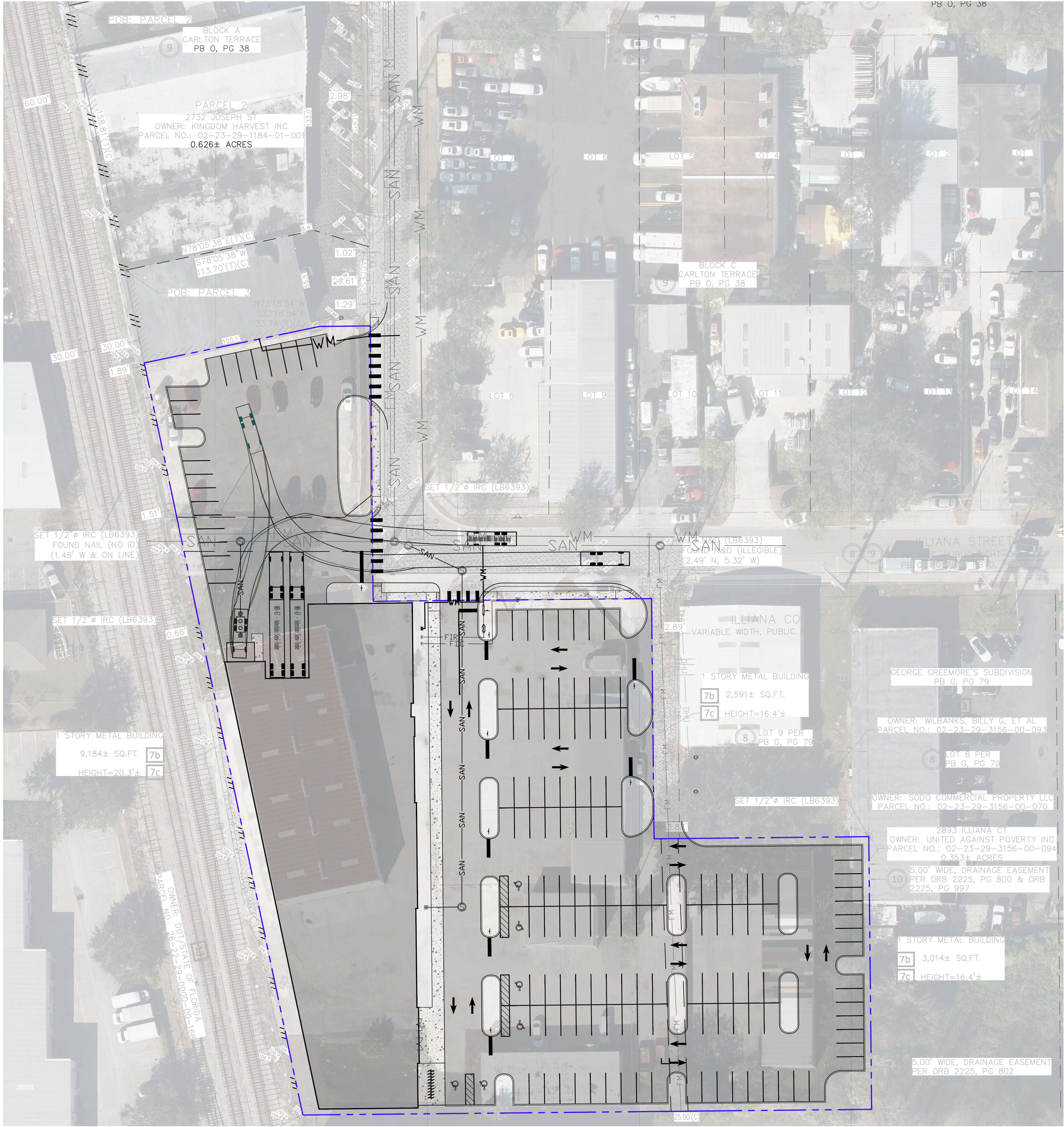
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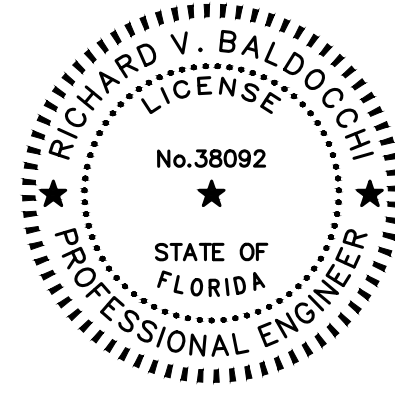
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C302



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UNITED AGAINST
POVERTY, ORLANDO

AUTOTURN PLAN
GARBAGE TRUCK

SPECIFIC SITE
MASTER PLAN

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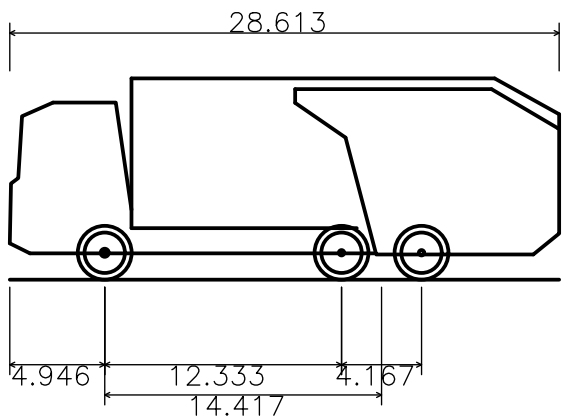
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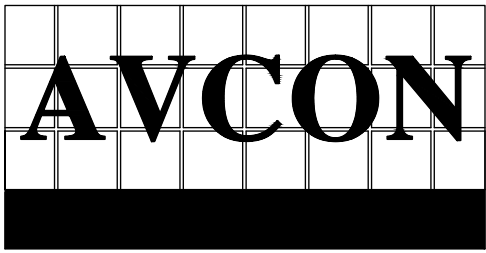
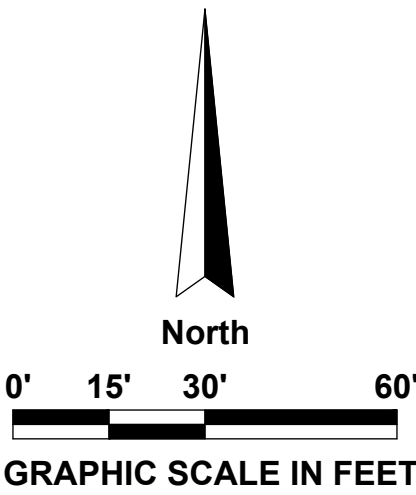
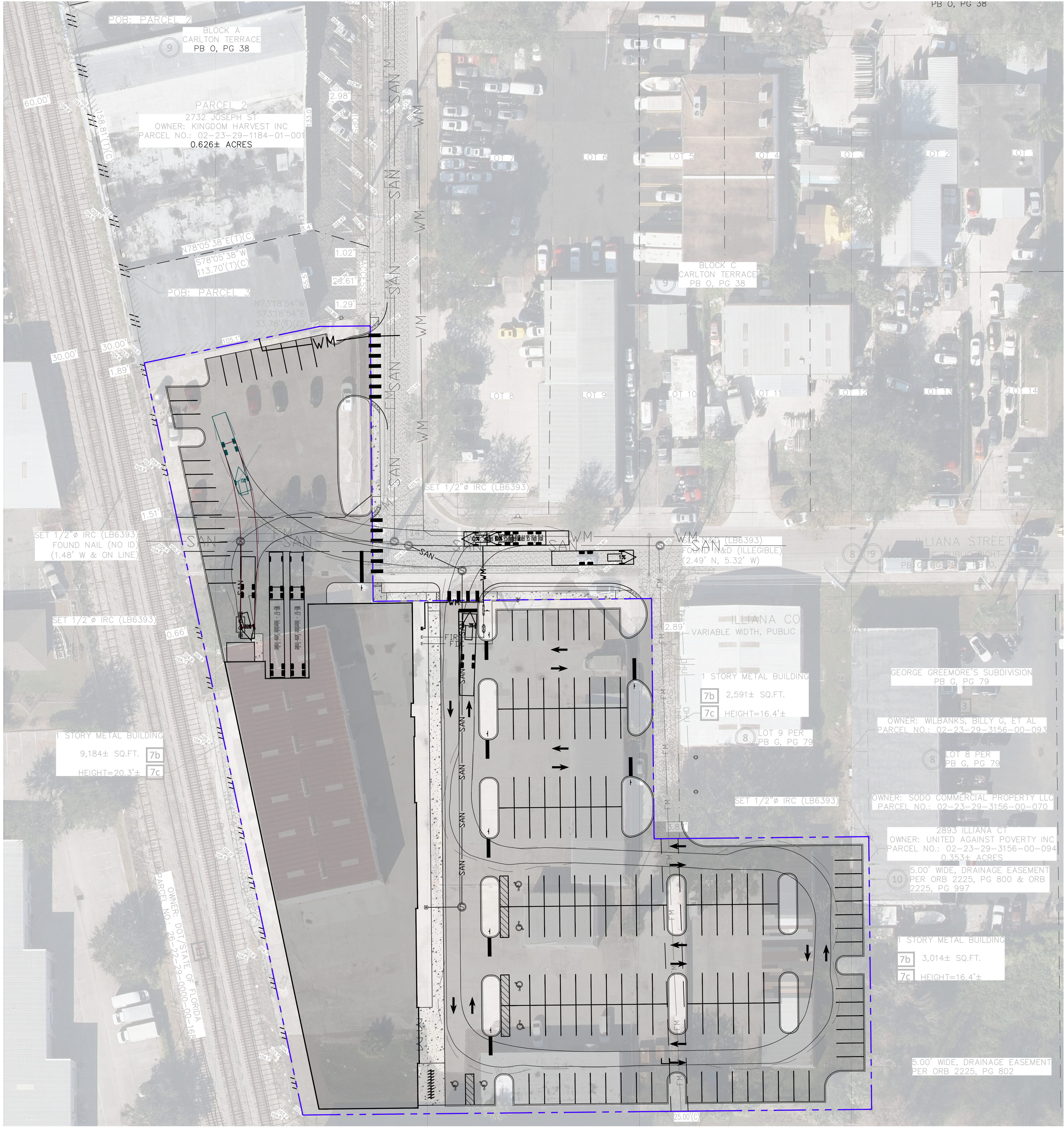
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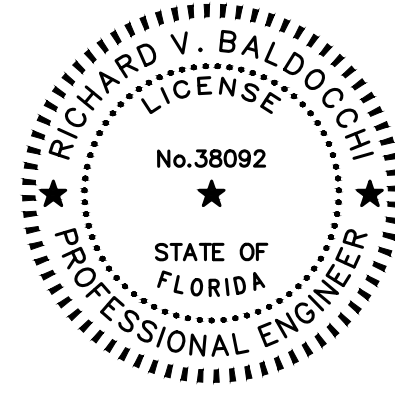
C303



Mack TerraPro Cabover 6x4 MRU613
Overall Length 28.613ft
Overall Width 8.000ft
Overall Body Height 10.481ft
Min Body Ground Clearance 1.311ft
Track Width 8.000ft
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 33.500ft



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FL P.E. # 38092

UNITED AGAINST
POVERTY, ORLANDO

AUTOTURN PLAN
FIRE TRUCK

SPECIFIC SITE
MASTER PLAN

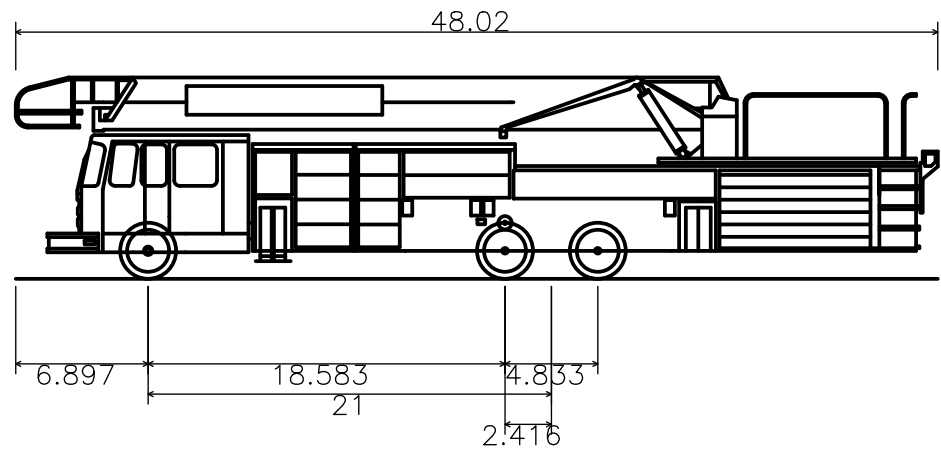
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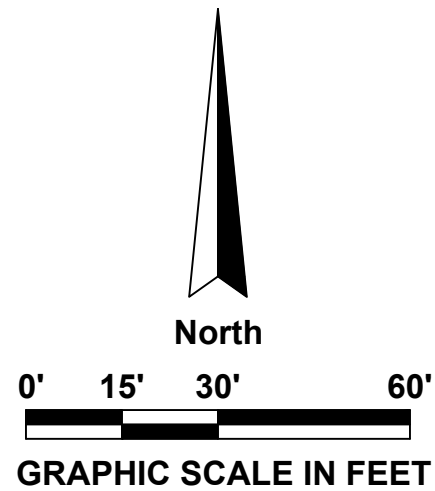
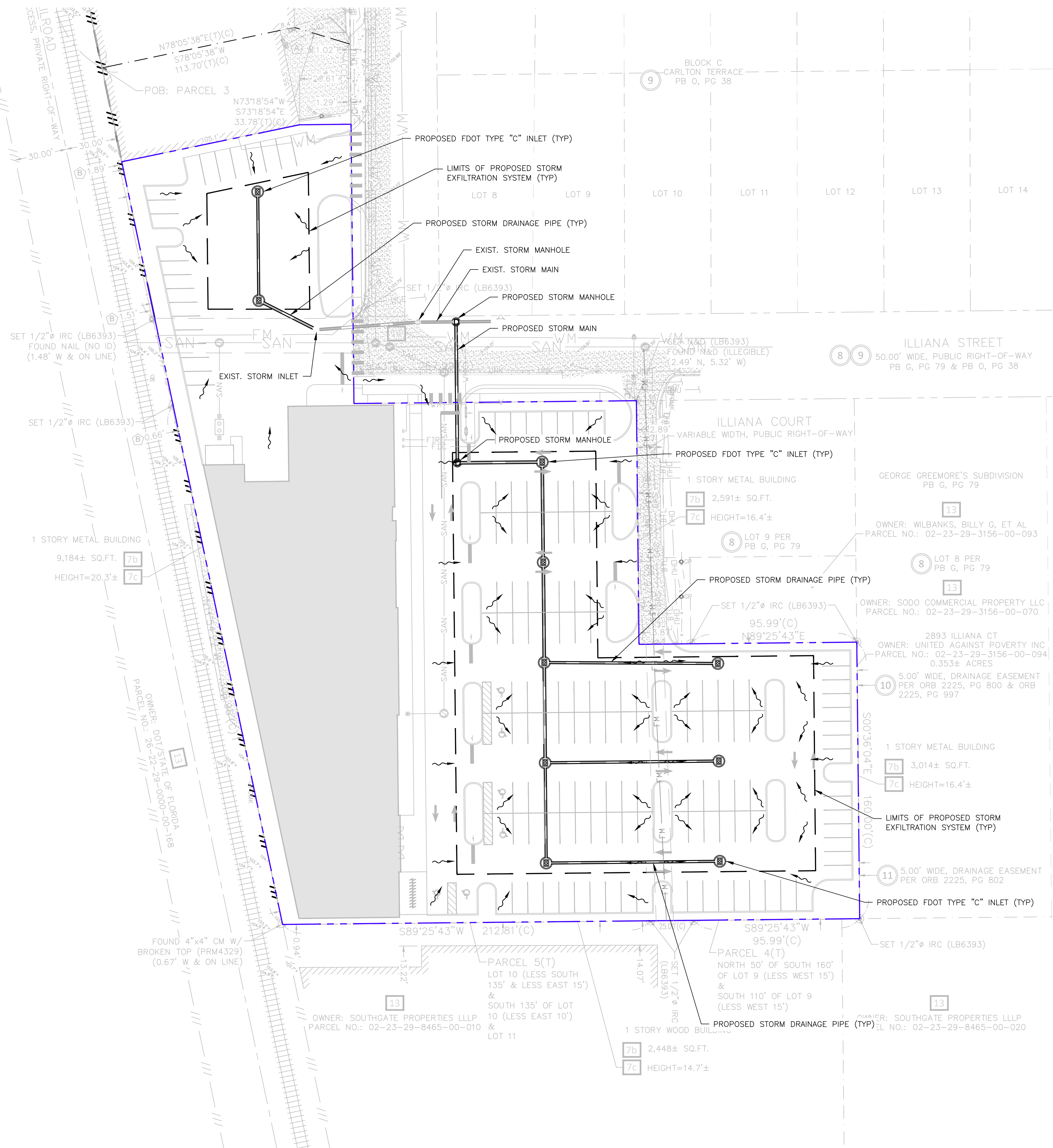
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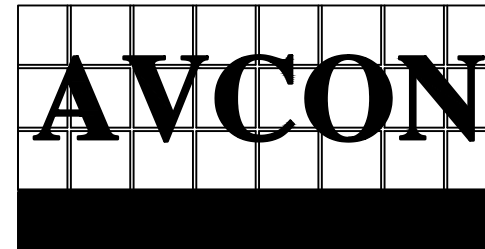
Sutphen Model 95 High Rail
Overall Length 48.02ft
Overall Width 8.330ft
Overall Body Height 10.490ft
Min Body Ground Clearance 0.920ft
Track Width 8.333ft
Lock-to-lock time 6.00s
Max Wheel Angle 45.00°

U:\2025\0366\0366.DWG - United Against Poverty\0366 - Grading, Site, Water, San, Storm, Drain, Erosion, Etc. - 1/2/2025 1:53 PM

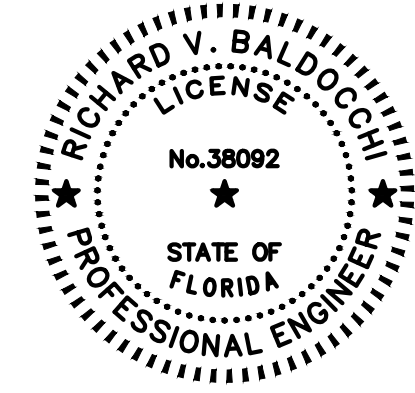


LEGEND

- DRAINAGE MANHOLE
- ⊗ FDOT TYPE 9 CURB INLET
- ⊞ FDOT TYPE D GRATE INLET
- ⊠ FDOT TYPE C GRATE INLET
- YARD DRAIN
- FDOT TYPE P1 CURB INLET
- FDOT TYPE P2 CURB INLET
- FDOT TYPE P3 CURB INLET
- FDOT TYPE P4 CURB INLET
- U MITERED END SECTION (MES)



AVCON, INC.
ENGINEERS & PLANNERS
5555 E. MICHIGAN ST., SUITE 200 - ORLANDO, FL 32822-2779
OFFICE: (407) 599-1125 - FAX: (407) 599-1133
CORPORATE CERTIFICATE OF AUTHORIZATION NUMBER: 5057
www.avconinc.com



RICK V. BALDOCCHI, P.E.
FL P.E. # 38092

UNITED AGAINST
POVERTY, ORLANDO

GRADING &
DRAINAGE PLAN

SPECIFIC SITE
MASTER PLAN

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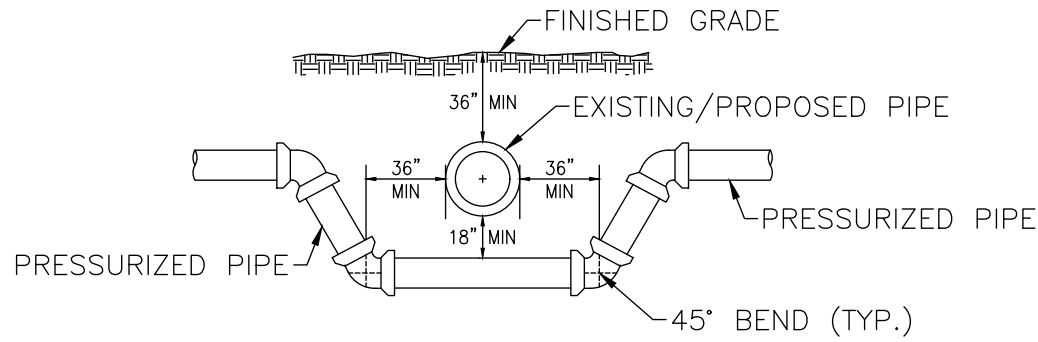
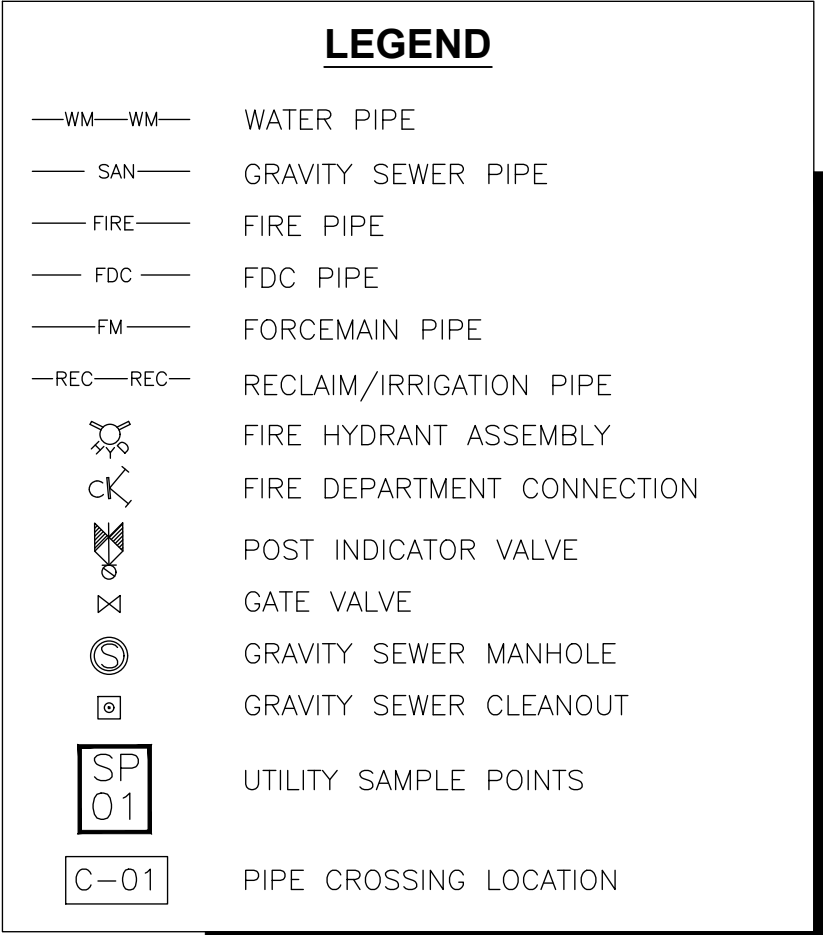
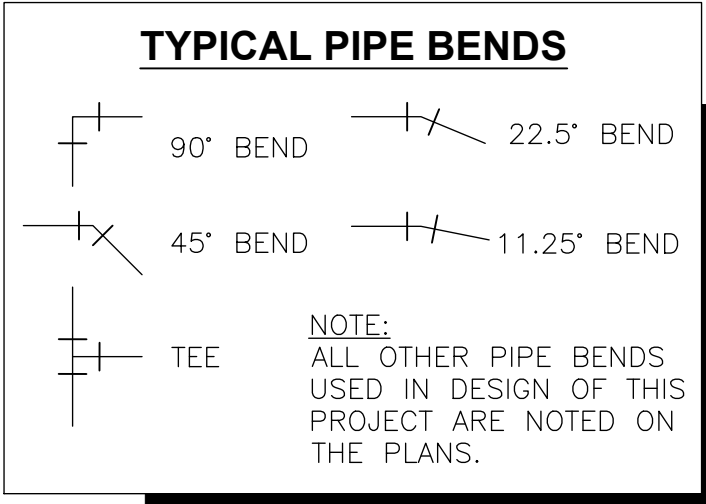
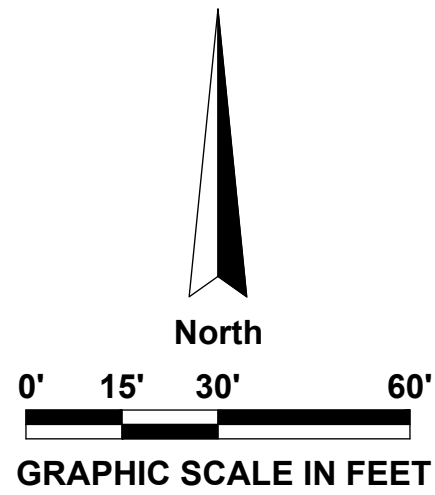
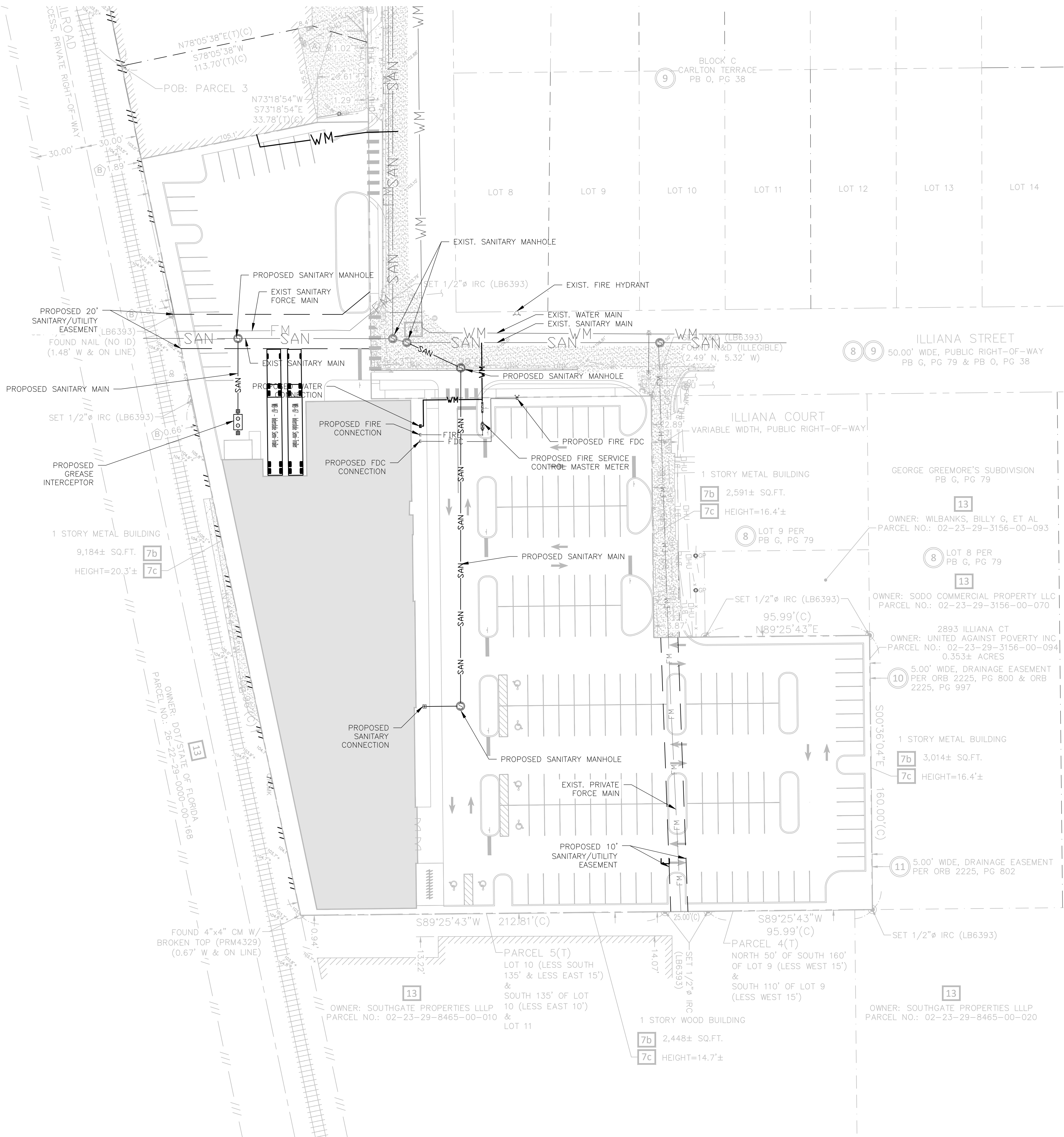
REVISIONS:			
NO.	DATE	BY	DESCRIPTION

DESIGNED BY: RVB
DRAWN BY: DJ
CHECKED BY: RVB
APPROVED BY: RVB
DATE: 08/15/2025

PROJECT NO. 2025.0366.01

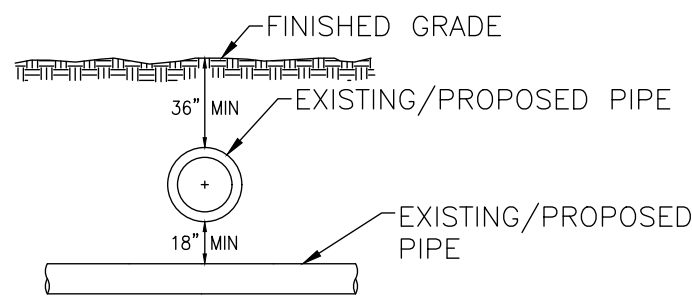
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- NOTES:
- THIS METHOD IS TO ALLOW PRESSURIZED PIPES TO CROSS BELOW ANY PIPE WITH 18" VERTICAL SEPARATION AND MAINTAIN 36" MIN. COVER TO FINISHED GRADE.
 - PRESSURIZED PIPES INCLUDE SANITARY FORCEMAINS, WATER PIPES, AND RECLAIM PIPES. IF THERE ARE OTHER PRESSURIZED PIPES IN QUESTION NOTIFY EOR BEFORE CROSSING IS COMPLETED.
 - 18" VERTICAL SEPARATION SHALL BE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - IF 18" VERTICAL SEPARATION IS NOT ACHIEVABLE DUE TO FIELD CONSTRAINTS, NOTIFY EOR PRIOR TO PIPE INSTALLATION.

Pressurized Utility Crossing Detail



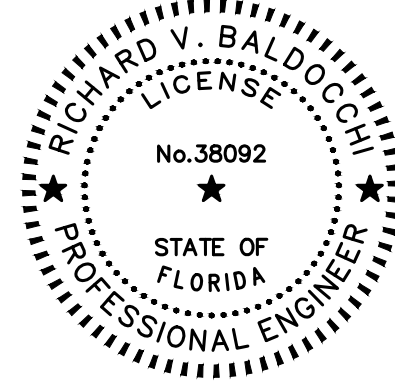
- NOTES:
- THIS METHOD IS TO ALLOW NON-PRESSURIZED PIPES TO CROSS BELOW ANY PIPE WITH 18" VERTICAL SEPARATION AND MAINTAIN 36" MIN.
 - 18" VERTICAL SEPARATION SHALL BE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - IF 18" VERTICAL SEPARATION IS NOT ACHIEVABLE DUE TO FIELD CONSTRAINTS, NOTIFY EOR PRIOR TO PIPE INSTALLATION.

Non-Pressurized Utility Crossing Detail



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RICK V. BALDOCCHI, P.E.
FL P.E. # 38092

**UNITED AGAINST
POVERTY, ORLANDO**

UTILITY PLAN

**SPECIFIC SITE
MASTER PLAN**

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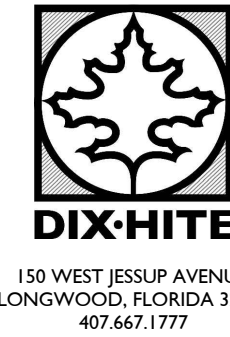
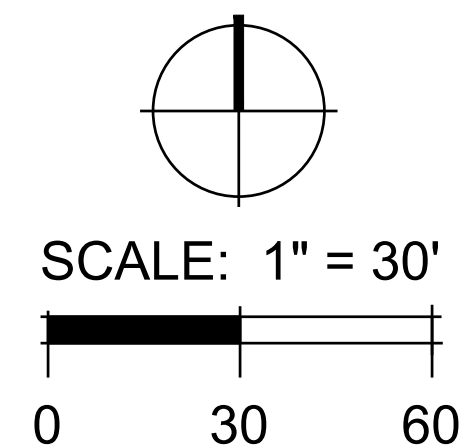
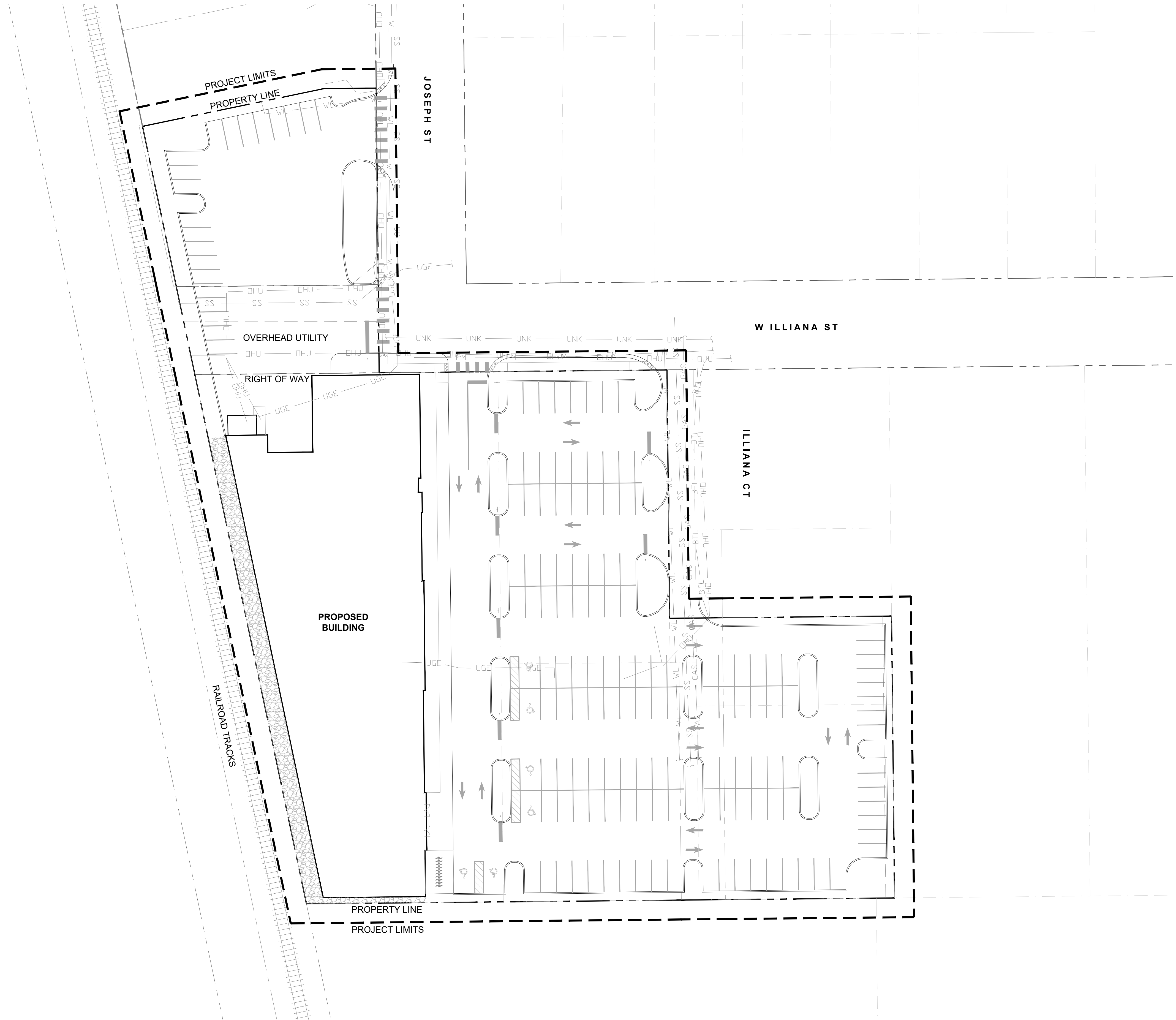
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DESIGNED BY: RVB
DRAWN BY: DJ
CHECKED BY: RVB
APPROVED BY: RVB
DATE: 08/15/2025

PROJECT NO. 2025.0366.01

C500



150 WEST JESSUP AVENUE
LONGWOOD, FLORIDA 32750
407.667.1777

Date: 08/25/25
Drawn by: EP / EV
Reviewed by: ST
Job Number: 250305
Issued for: Date:

UNITED AGAINST POVERTY PARCEL I
2890 ILLIANA CT, ORLANDO, FL 32806

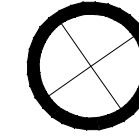
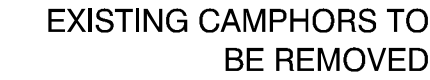
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150 W MICHIGAN ST, ORLANDO, FL 32806

CODE LANDSCAPE PLANS

OVERALL SITE PLAN

NOT FOR
CONSTRUCTION

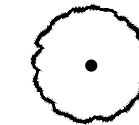
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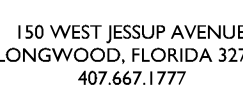
CANOPY TREE TO BE REMOVED



PALM TREE TO BE REMOVED



CANOPY TREE TO BE PRESERVED



Date: 08/25/25

Drawn by: EP / EV

Reviewed by: ST

Job Number: 250305

Issued for:	Date:
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UNITED AGAINST POVERTY PARCEL I
2890 ILLIANA CT, ORLANDO, FL 32806

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150 W MICHIGAN ST ORLANDO FL 32806

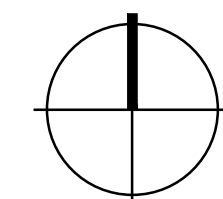
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TREE DISPOSITION PLAN

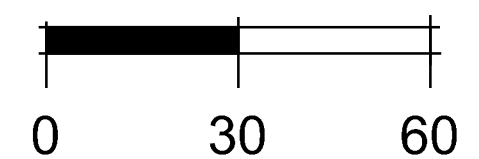
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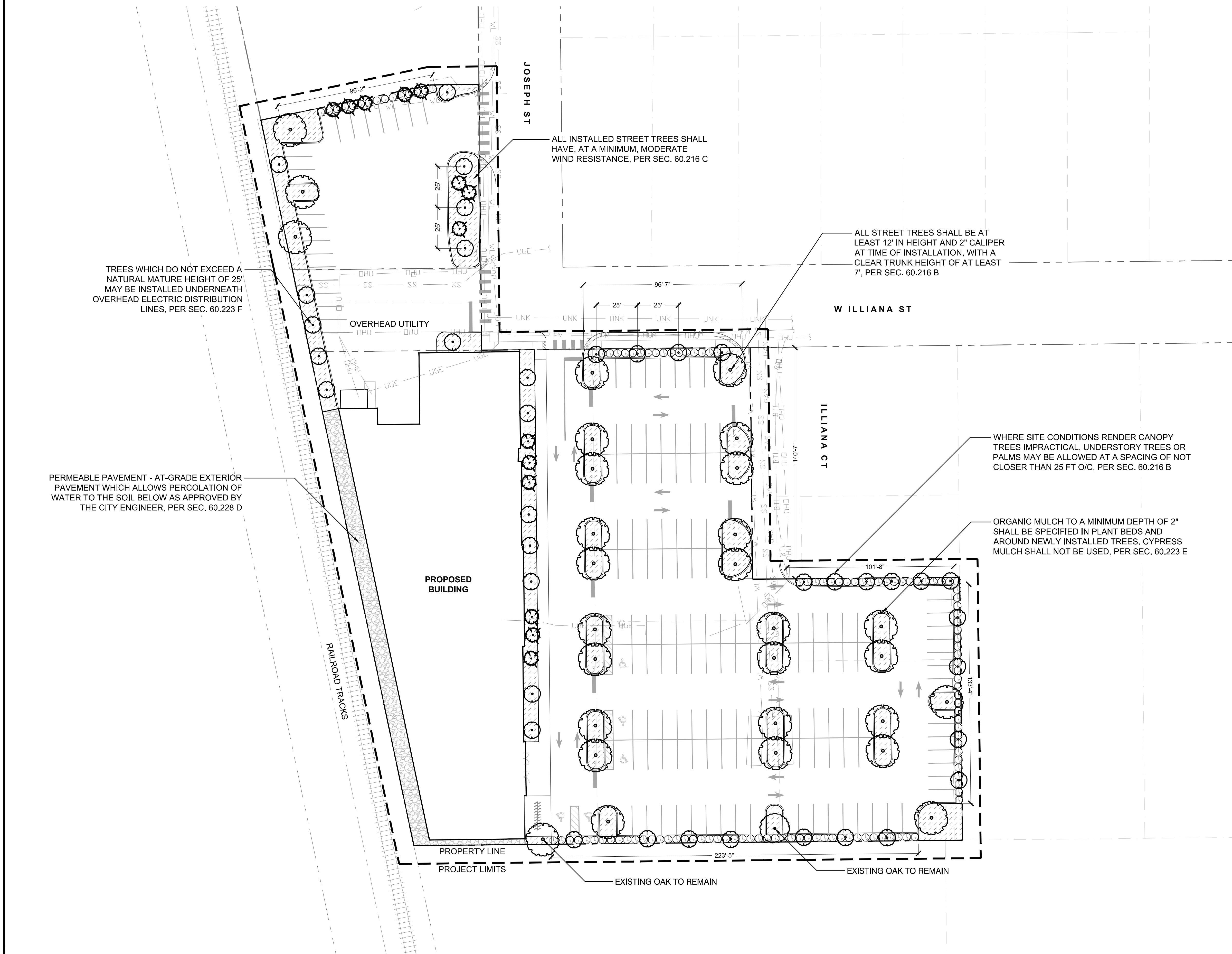
Sheet Number:

LC004



SCALE: 1" = 30'





TREES WHICH DO NOT EXCEED A NATURAL MATURE HEIGHT OF 25' MAY BE INSTALLED UNDERNEATH OVERHEAD ELECTRIC DISTRIBUTION LINES, PER SEC. 60.223 F

PERMEABLE PAVEMENT - AT-GRADE EXTERIOR PAVEMENT WHICH ALLOWS PERCOLATION OF WATER TO THE SOIL BELOW AS APPROVED BY THE CITY ENGINEER, PER SEC. 60.228 D

ALL INSTALLED STREET TREES SHALL HAVE, AT A MINIMUM, MODERATE WIND RESISTANCE, PER SEC. 60.216 C

ALL STREET TREES SHALL BE AT LEAST 12' IN HEIGHT AND 2" CALIPER AT TIME OF INSTALLATION, WITH A CLEAR TRUNK HEIGHT OF AT LEAST 7', PER SEC. 60.216 B

WHERE SITE CONDITIONS RENDER CANOPY TREES IMPRACTICAL, UNDERSTORY TREES OR PALMS MAY BE ALLOWED AT A SPACING OF NOT CLOSER THAN 25 FT O/C, PER SEC. 60.216 B

ORGANIC MULCH TO A MINIMUM DEPTH OF 2" SHALL BE SPECIFIED IN PLANT BEDS AND AROUND NEWLY INSTALLED TREES. CYPRESS MULCH SHALL NOT BE USED, PER SEC. 60.223 E

APPLICABLE CODE:

SEC. 60.207 TREES PROTECTED BY THIS PART

SEC. 60.211 MINIMUM UNDISTURBED AREAS

SEC. 60.216 STREET TREES

SEC. 60.221 BUFFERYARD DESIGN REQUIREMENTS

BUFFERYARD NOT REQUIRED FOR INTENSITY

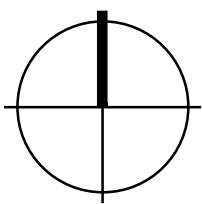
SEC. 60.225 DESIGN

SEC. 60.228 NON-RESIDENTIAL AND MULTIFAMILY LANDSCAPE WORKSHEET

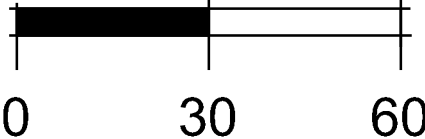
SEC. 61.312 LANDSCAPING ADJACENT TO STREET RIGHT-OF-WAY

CONCEPT PLANT LEGEND

- CANOPY TREE**
Magnolia grandiflora 'D.D. Blanchard' / Magnolia D.D. Blanchard
Platanus occidentalis / American Sycamore
Quercus virginiana / Southern Live Oak
Taxodium distichum / Bald Cypress
- UNDERSTORY TREE**
Ilex cassine 'Nativa' / Nativia Dahoon Holly
Myrcianthes fragrans / Simpson's Stopper
- PALMS**
Sabal palmetto / Cabbage Palmetto
- VUA PERIMETER SHRUBS**
Ilex vomitoria 'Schilling's' / Schilling's Dwarf
Yaupon Holly
Psychotria nervosa / Wild Coffee
Sabal minor / Dwarf Palmetto
Zamia pumila / Coontie Cycad
- LANDSCAPE AREA SHRUBS**
Callicarpa americana / American Beautyberry
Hamamelis patens 'Compacta' / Dwarf Firebush
Ilex vomitoria 'Schilling's' / Schilling's Dwarf
Yaupon Holly
Sabal minor / Dwarf Palmetto
Spartina bakeri / Sand Cordgrass
Zamia pumila / Coontie Cycad



SCALE: 1" = 30'



150 WEST JESSUP AVENUE
LONGWOOD, FLORIDA 32750
407.667.1777

Date: 08/25/25
Drawn by: EP / EV
Reviewed by: ST
Job Number: 250305
Issued for: Date:

UNITED AGAINST POVERTY PARCEL 1
2890 ILLIANA CT, ORLANDO, FL 32806

ZYSCHOVICH UNITED AGAINST POVERTY
150 W MICHIGAN ST, ORLANDO, FL 32806

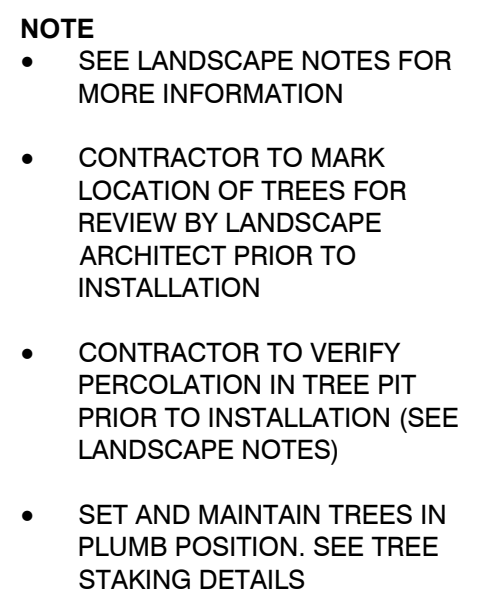
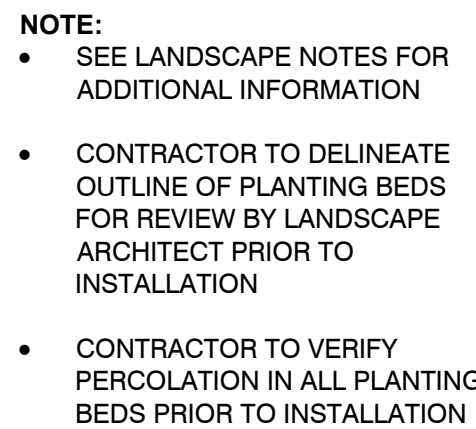
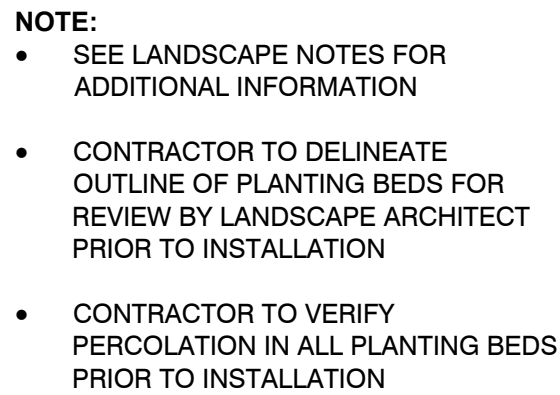
CODE LANDSCAPE PLANS

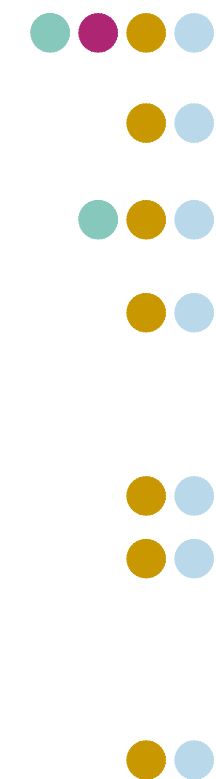
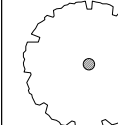
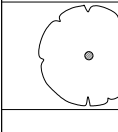
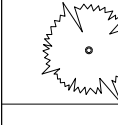
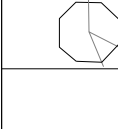

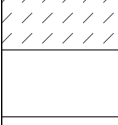
CODE LANDSCAPE PLAN

NOT FOR CONSTRUCTION

Sheet Number:

LC510



CITY OF ORLANDO PLANT REQUIREMENTS		PLANT SCHEDULE						
		SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	REMARKS
		TREES						
				29	CANOPY TREE			
			MG	9	Magnolia grandiflora 'D.D. Blanchard'	Magnolia D.D Blanchard	—	3.5" Cal., 12' Ht., 6' C.T., FL No. 1., Full, Healthy, Roots Plus Growers
			PO	9	Platanus occidentalis	American Sycamore	—	3.5" Cal., 12' Ht., 6' C.T., FL No. 1., Full, Healthy, Roots Plus Growers
			QV	5	Quercus virginiana	Southern Live Oak	—	3" Cal., 12' Ht., 6' C.T., FL No. 1., Full, Healthy, Roots Plus Growers
			TD	6	Taxodium distichum	Bald Cypress	—	3.5" Cal., 12' Ht., 6' C.T., FL No. 1., Full, Healthy, Roots Plus Growers
				38	UNDERSTORY TREE			
			ICN1	17	Ilex cassine 'Nativa'	Nativa Dahoon Holly	—	8" Ft., FL No. 1., Full, Healthy, Roots Plus Growers
			MF	21	Myrcianthes fragrans	Simpson's Stopper	100 gal	8" Ft., FL No. 1., Full, Healthy, Roots Plus Growers
				14	PALMS			
			SP	14	Sabal palmetto	Cabbage Palmetto	FG	8' C.T., FL No. 1., Full, Healthy, Boots Saved Just Below Crown, Fully Regenerated Head With 5-7 Fronds
		SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
		SHRUBS						
				124	VUA PERIMETER SHRUBS			
			IVS	31	Ilex vomitoria 'Schilling's'	Schilling's Dwarf Yaupon Holly	3 gal	8"-12" Ht. x 8"-12" Spd., Full, Healthy
			PN	31	Psychotria nervosa	Wild Coffee	3 gal	25% @ 60" o.c. 18" Ht. x 12" Spd., Full, Healthy
			SM	31	Sabal minor	Dwarf Palmetto	25 gal	25% @ 60" o.c. 30"-36" Ht. x 30"-36" Spd., Full, Healthy
			ZP	31	Zamia pumila	Coontie Cycad	3 gal	25% @ 60" o.c. 18"-20" Ht. x 18"-20" Spd., Full, Healthy
		SHRUB AREAS						
				11,351 sf	LANDSCAPE AREA SHRUBS			
			CA	45	Callicarpa americana	American Beautyberry	3 gal	10% @ 60" o.c. 24"-30" Ht. x 18"-24" Spd., Full, Healthy
			HP	182	Hamelia patens 'Compacta'	Dwarf Firebush	3 gal	25% @ 48" o.c. 24"-30" Ht. x 18"-24" Spd., Full, Healthy
			IVS	259	Ilex vomitoria 'Schilling's'	Schilling's Dwarf Yaupon Holly	3 gal	20% @ 36" o.c. 8"-12" Ht. x 8"-12" Spd., Full, Healthy
			SM	5	Sabal minor	Dwarf Palmetto	25 gal	5% @ 96" o.c. 30"-36" Ht. x 30"-36" Spd., Full, Healthy
			SB	255	Spartina bakeri	Sand Cordgrass	1 gal	20% @ 36" o.c. 18"-24" Ht. x 12"-18" Spd., Full, Healthy
			ZP	144	Zamia pumila	Coontie Cycad	3 gal	20% @ 48" o.c. 18"-20" Ht. x 18"-20" Spd., Full, Healthy

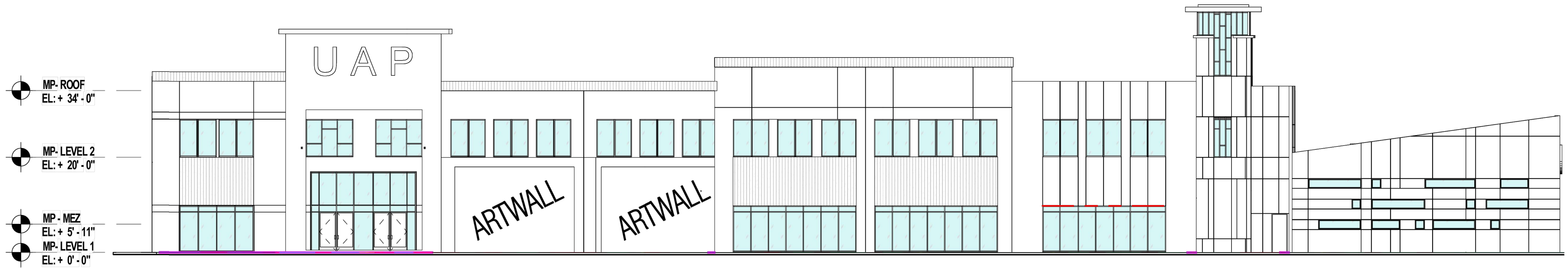
- LEGEND**
- NATIVE
 - MODERATE-HIGH WIND RESISTANCE
 - FLOWERING
 - EVERGREEN



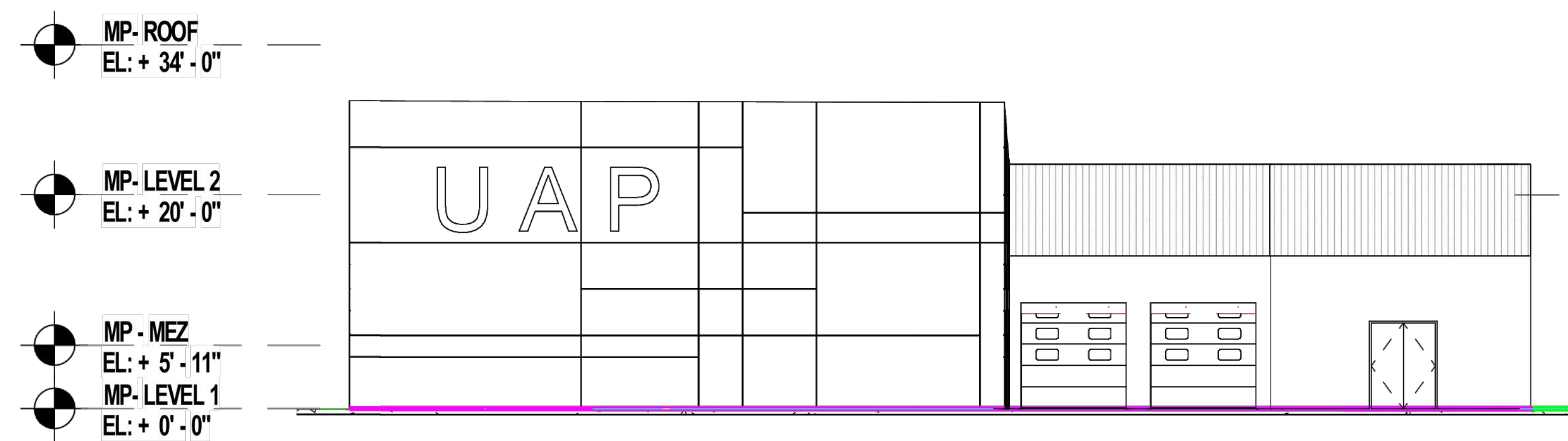
CODE LANDSCAPE PLANS	CODE PLANT MATERIAL SCHEDULE
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NOT FOR
CONSTRUCTION

Sheet Number:
LC700



MARKETPLACE - FRONT ELEVATION
Scale: 1" = 20'-0"



MARKETPLACE - SIDE ELEVATION
Scale: 1" = 20'-0"



3D ELEVATION VIEW
Scale: