



PROJECT DESCRIPTION:
THE OWNER PROPOSES TO CONSTRUCT A NEW 89,062 S.F. AUTO DEALERSHIP WITH A 3,268 S.F. CAR WASH AND A 151 S.F. BATTERY STORAGE BUILDING AND THE REQUIRED SITE SUPPORT ELEMENTS TO SERVE THEM.

3801 & 4053 LB MCLEOD ROAD ORLANDO, FLORIDA 32805

292304776000010, 292304776000020

396,371 S.F. (9.1 AC.) VACANT

PROPOSED LAND USE: AUTO DEALERSHIP PLANNED DEVELOPMENT 32'-10.5"

AUTO DEALER BUILDING: 89,062 S.F. CAR WASH BUILDING: 3,268 S.F. BATTERY STORAGE BUILDING: 151 S.F. 92,481 S.F.

PROPOSED AREA CALCULATIONS

92,481 S.F. (23.3%) 31,153 S.F. (7.9%) 272,737 S.F. (68.8%) 396,371 S.F. (100%)

FRONT: (LB MCLEOD) STREET SIDE: (BRUTON) 35'

LANDSCAPE SETBACKS REQUIRED PROVIDED 7.5'

MAX. FLOOR AREA RATIO:

PROVIDED FLOOR AREA RATIO: 0.23

FLOOD ZONE:
THE ABOVE-DESCRIBED PROPERTY APPEARS TO BE LOCATED IN ZONE AE,
BASE FLOOD ELEVATION (BFE) 96.3, IN ACCORDANCE WITH THE FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF ORLANDO, PANEL NUMBER 12095C0245F, EFFECTIVE SEPTEMBER 25, 2009 AND AS MODIFIED BY LOMR CASE NUMBER 19-04-5111P, EFFECTIVE JANUARY 28, 2020.

	PARKING CALCULATIONS
TOTAL SPACES REQUIRED 94	PARKING REQUIRED: VEHICLE SALES & RENTAL: 4 SPACES FOR 1ST 3,000 SF GFA PLUS 1 SPACE FOR EACH ADDITIONAL 1,000 SF GFA 3,000 S.F. (4 SPACES) + 89,481 S.F./1,000 S.F. = 90 SPACES
TOTAL SPACES PROVIDED 664	PROPOSED 664 SPACES: 9' X 18' STANDARD @ 90° (457 INVENTORY, 43 CUSTOMER, 115 EMPLOYEE, 49 IN-SERVICE)

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1117 East Robinson Street Orlando, FL 32801 Ph: 407.425.0452 Plans Prepared By:

A Full Service A & E State of Florida Licenses: Engineer No. 3215 Surveyor No. LB7143 Architect. No. AA26000926

CICENS No. 76936 STATE OF

SEALED BY JASON LEOPOLD JAMES
ON THE DATE INDICATED HERE.
SIGNATURE MUST BE VERIFIED ON
ANY ELECTRONIC COPIES.

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