

Name of Development -	Deuk Spine of Orlando
Site Address -	Millenia Place Drive
Parcel ID Number -	18-23-29-0830-02-003
SPMP Approval -	MPL2023-10033, DET2023-10202
Future Land Use -	Mixed Use Corridor, High Intensity
Current Zoning -	PD
Proposed Use -	Medical Office (see Development Program)

Adjacent Zoning:

North -	PD
South -	PD
East -	PD
West -	PD

Project Acreage -	1.74 Ac. MOL
Gross Floor Area -	18,431 s.f.
Building Construction Type -	II-B - sprinkled
Max. Bldg. Coverage -	0.25
Proposed F.A.R. -	0.25

Permitted Impervious
Surface Ratio - 0.80

Proposed Impervious Surfaces (Ratio):	
- Building -	18,431 s.f.
- Parking -	29,518 s.f.
- Sidewalks & Curbs -	<u>9,249 s.f.</u>
- Total =	57,198 s.f. (0.76)

Max. Building Height -

Provided Building Setbacks:

North -	7.5'
South -	7.5'
East -	38'
West -	175'

Provided Landscape Buffers:	
North -	7.5'
South -	7.5'
East -	25'
West -	Varies

Required Vehicle Parking:

Minimum -	2.8 spaces/1,000 s.f. GFA
Maximum -	5.3 spaces/1,000 s.f. GFA

Provided Vehicle Parking:	
Standard Spaces -	57 spaces
Low Turnover Spaces -	6 spaces (9%)
2-Wheel Veh. Spaces -	2 spaces
Handicapped Spaces -	<u>7 spaces</u>
Total Provided Parking =	<u>72 spaces (3.91 spaces/1,000 s.f. GFA)</u>

Required Bicycle Parking - 1 space/ 5 employees (short & long term, each)

Total number of people who will work in the building - 40 people

Required Bicycle Parking:
- 1 space/5 Emp. x 40 Emp. = 8 spaces

Provided Bicycle Parking:

Short Term, 20 employees -	4 spaces
Long Term, 20 employees -	4 spaces

Required Loading - 1 space (12' x 25')

Provided Loading - 1 spaces (18.5' x 25')

* 4 short term and 4 long term spaces each required and provided.

Site Description:

1. Vegetation - the site is currently unimproved pasture.
2. Jurisdictional Lands - there are no jurisdictional lands on the proposed project site.
3. Drainage - stormwater will be collected, conveyed and will discharge into the previously permitted and constructed master stormwater system. The project will not exceed the permitted stormwater parameters.
4. FEMA Flood Zone - the site lies within Flood Zone X, according to FEMA FEMA-maps.cdn.dnrcs.gov/efw/dntrf/0.25/00.

DEVELOPMENT PROGRAM:

Deuk Spine of Orlando - 1.74 Ac. MOL

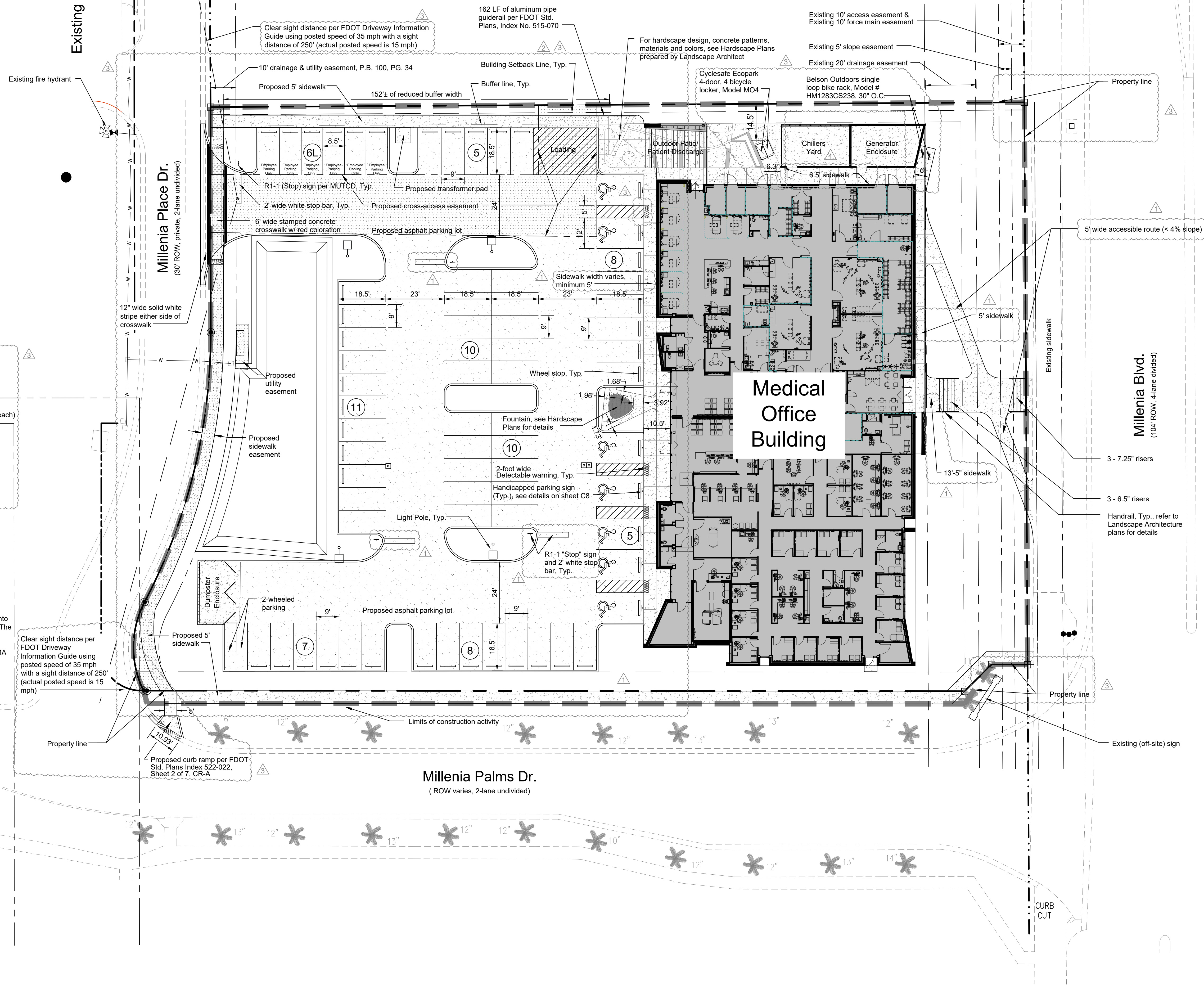
Total No. of Phases - 1 Phase

Proposed Use - Medical Office (Ambulatory Surgical Center, Imaging Suite, Clinic and Offices)

Proposed Gross Floor Area - 18,431 s.f.

1. Site development standards shall be in accordance with the approved PD zoning.
2. Urban Design/Architecture shall be in accordance with the architectural plans and elevations submitted herewith.
3. Driveway location is subject to the Specific Parcel Master Plan approval.

Proposed Mercedes-Benz Dealership



Pensacola:
501 Fitzgerald Street
Pensacola, FL 32505
T (850) 444.9493

Tampa:
3737 Lake Joyce Dr
Land O Lakes, FL 34639
T (813) 962.1752

Issue / Revisions

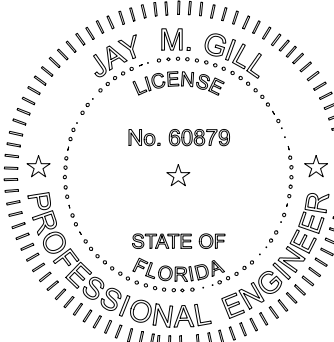
- 1, 5-14-26, Revised per City of Orlando staff review comments.
- 2, 6-8-26, Added proposed x-access, sidewalk and utility easements per City of Orlando and OUC.
- 3, 8-3-26, Revised per City of Orlando staff review comments.



Scale $1" = 20'$

Deuk Spine of Orlando

Millenia Place Dr., Orlando, Florida



Digitally signed by Jie M. Gil
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Date: 2005.08.05 11:23:14-0500

Date

Reviewed by
JMG/RMO

Plan Description

Site Plan

Sheet No.

C3