

SEMINOLE COUNTY GOVERNMENT

AGENDA MEMORANDUM

SUBJECT: International Parkway – Gunter Village Rezone from A-1 and PUD to PUD and Preliminary Master Plan

DEPARTMENT: Planning & Development DIVISION: Planning

AUTHORIZED BY: Donald S. Fisher CONTACT: April Boswell *AB* EXT. 7339

Agenda Date <u>10/24/06</u>	Regular <input type="checkbox"/>	Consent <input type="checkbox"/>	Work Session <input type="checkbox"/>	Briefing <input type="checkbox"/>
	Public Hearing – 1:30 <input checked="" type="checkbox"/>		Public Hearing – 7:00 <input type="checkbox"/>	

**MOTION/RECOMMENDATION:**

- APPROVE** the request to rezone 12.20 ± acres, located on the west side of International Parkway, north of the intersection of Colonial Center Parkway and International Parkway and south of the intersection of Pebble Ridge Lane and International Parkway, from A-1 (Agriculture) and PUD (Planned Unit Development) to PUD (Planned Unit Development) (Kimley-Horn / Jonathan Martin, applicant), and approve of the attached Preliminary Master Plan, based on staff findings, and authorize the Chairman to execute the rezone ordinance and development order; or
- DENY** the request to rezone 12.20 ± acres from A-1 (Agriculture) and PUD (Planned Unit Development), located on the west side of International Parkway, north of the intersection of Colonial Center Parkway and International Parkway and south of the intersection of Pebble Ridge Lane and International Parkway (Kimley-Horn / Jonathan Martin, applicant), and authorize the Chairman to execute the Denial Development Order; or
- CONTINUE** the item to a time and date certain.

District 5 – Commissioner Carey

April Boswell, Planning Manager

**BACKGROUND:**

The applicant is requesting to rezone 12.20 ± acres, located on the west side of International Parkway, north of the intersection of Colonial Center Parkway and International Parkway and south of the intersection of Pebble

Reviewed by:	<u>KEP</u>
Co Atty:	<u>KEP</u>
DFS:	_____
OTHER:	_____
DCM:	<u>[Signature]</u>
CM:	<u>COC</u>
File No.	ph130pdp01

Ridge Lane and International Parkway, from A-1 (Agriculture) and PUD (Planned Unit Development) to PUD (Planned Unit Development). A portion of the project site currently has the PUD zoning district; however no entitlements are associated with this zoning. The Future Land Use Designation of the subject property is Higher Intensity Planned Development– Target Industry (HIP-TI), which allows the requested zoning district.

Associated with the rezoning, the applicant is seeking Preliminary Master Plan approval for a mixed use project incorporating target industries (hotel with conference space or Class A office), supporting office/retail/restaurant, residential condo units, and live/work condos. Density in the proposed PUD district will not exceed 29.61 dwelling units per net buildable acre and will allow the uses mentioned above.

**PLANNING AND ZONING COMMISSION RECOMMENDATION:**

At the October 4, 2006 Planning and Zoning Commission meeting, the Commission voted unanimously (5-0) to recommend approval of the request.

**STAFF RECOMMENDATION:**

Staff recommends APPROVAL of the request to rezone 12.20 ± acres, located on the west side of International Parkway, north of the intersection of Colonial Center Parkway and International Parkway and south of the intersection of Pebble Ridge Lane and International Parkway, from A-1 (Agriculture) and PUD (Planned Unit Development) to PUD (Planned Unit Development), and approval of the attached Preliminary Master Plan, based on staff findings.

Attachments:

Staff Report  
Preliminary Master Plan  
Location Map  
Future Land Use and Zoning Map  
Aerial Map  
Planning and Zoning Commission minutes (October 4, 2006)  
Approval Development Order  
Rezone Ordinance  
Denial Development Order (applicable if the request is denied)

## International Parkway – Gunter Village

### Rezone from A-1 and PUD to PUD

<b>APPLICANT</b>	Kimley-Horn / Jonathan Martin	
<b>PROPERTY OWNER</b>	Gunter Village, LLC.	
<b>REQUEST</b>	Rezone from A-1 (Agriculture) and PUD (Planned Unit Development) to PUD (Planned Unit Development)	
<b>PROPERTY SIZE</b>	12.20 ± acres	
<b>HEARING DATE (S)</b>	P&Z: October 4, 2006	BCC: October 24, 2006
<b>PARCEL ID</b>	31-19-30-502-0000-0010 31-19-30-503-0000-00B0 31-19-30-300-009C-0000	
<b>LOCATION</b>	West side of International Parkway, north of the intersection of Colonial Center Parkway and International Parkway and south of the intersection of Pebble Ridge Lane and International Parkway	
<b>FUTURE LAND USE</b>	HIP-TI (Higher Intensity Planned Development – Target Industry)	
<b>ZONING</b>	A-1 (Agriculture) and PUD (Planned Unit Development)	
<b>FILE NUMBER</b>	Z2006-48	
<b>COMMISSION DISTRICT</b>	#5 – Carey	

#### **Proposed Development:**

The applicant is proposing to construct 274 condominium units, 15 live/work condominium units at a density not to exceed 29.61 dwelling units per net buildable acre, either a hotel with 211 keys and 11,000 square feet of conference space, or 72,000 square feet of Class A Office space, 16,110 square feet of retail space, and 5,020 square feet of restaurant space. The development also proposes to incorporate structured parking providing for 1075 spaces.

#### **ANALYSIS OVERVIEW:**

##### **ZONING REQUEST**

The following are the proposed minimum setback regulations for the subject property from the property perimeter boundary:

- 25' from the south property line (abutting Hughey Street)
- 35' from the west property line (abutting the Seminole Wekiva Trail and Sylvan Avenue)
- 35' from the north property line (abutting 1<sup>st</sup> Street)
- 45' from the east property line (abutting International Parkway)

## **PERMITTED USES**

The following lists the proposed permitted uses for the subject property:

Mixed Use Project: incorporating target industries\* (hotel with conference space/ Class A office), supporting office/retail/restaurant, residential condo units, and live/work condos.

\*The applicant desires flexibility in the PUD to build either a hotel with conference space or Class A office in the location noted on Building 3 of the Final Master Plan, as dictated by market demands. This flexibility is in concert with Comprehensive Plan FLU Policy 5.7(A).

## **COMPATIBILITY WITH SURROUNDING PROPERTIES**

To the north is an existing multi-family complex, Cobblestone Crossings located within the PUD zoning district built at a density of 12.6 units per net buildable acre. To the west are existing single-family homes located in the A-1 (1 acre lots) zoning district. To the east is located an undeveloped tract of the Colonial Town Park Center. To the south is an existing storm-water retention pond and to the southeast is located an existing multi-family dwelling complex, Colonial Grand at Town Park in the PUD zoning district with a density of 12.2 dwelling units per net buildable acre.

The Comprehensive Plan provides that in the HIP-TI Future Land Use designation, low to medium density residential is appropriate when adjacent to existing residential to act as a buffer from the target industries expected to site near the I-4 Corridor. Within ½ mile of I-4 is the threshold the County has recognized as fundamental criteria for target industry location. This application meets this objective. This project proposes to meet both of these objectives for serving as a buffer from existing residential and siting target industries within ½ mile of I-4.

As a mixed use project, the applicant is siting the target industries portion adjacent to other properties closer to I-4 (within ½ mile), where target industry uses are expected. The portion of the mixed use project that is being developed with the residential component is further than ½ mile of I-4 and backs to a predominantly low and medium residential area, therefore providing a buffer from the target industry use (hotel with conference center/Class A office).

## **SITE ANALYSIS:**

### **ENVIRONMENTAL IMPACTS:**

#### *Floodplain Impacts:*

Based on FIRM map 12117C0040E, with an effective date of April 17, 1995, there appears to be no 100 year floodplains on the subject property. The site is also not in the 100 year floodplain per preliminary FEMA DFIRMs.

### *Wetland Impacts:*

Based on preliminary aerial photo and County wetland map analysis, there appears to be no wetlands on the subject property.

### *Endangered and Threatened Wildlife:*

Based on a preliminary analysis, there are not endangered and threatened wildlife on the subject property. A listed species survey will be required prior to final engineering approval.

### **PUBLIC FACILITY IMPACTS:**

Rule 9J-5.0055(3)(c)1-2, Florida Administrative Code, requires that adequate public facilities and services be available concurrent with the impacts of development. The applicant has elected to defer Concurrency Review at this time and is required to undergo Concurrency Review prior to final engineering approval.

### *Utilities:*

The site is located in the Seminole County Utility Service Area, and will be required to connect to public utilities. There is a 20-inch water main on the east side of International Parkway and a 12-inch gravity sewer pipe in the median of International Parkway. There is a 20-inch reclaim water main on the west side of International Parkway.

### *Transportation / Traffic:*

The property proposes access onto International Parkway, which is classified as a collector roadway. International Parkway is currently operating at a level-of-service "A" and does not have improvements programmed in the County 5-year Capital Improvement Program or FDOT 5-year Work Program.

### *School Impacts:*

The Seminole County Public School District has prepared an analysis regarding impacts resulting from recently platted residential developments that are served by the same schools as the subject property, but are not yet included in school capacity numbers. The analysis is attached to this report for informational purposes.

### *Public Safety:*

The County Level-Of-Service standard for fire protection and rescue, per Policy PUB 2.1 of the Comprehensive Plan, is 5 minutes average response time. The nearest response unit to the subject property is Station #34, which is located at 4905 Wayside Drive. Based on a response time of 2 minutes per mile, the estimated response time to the subject property is less than 5 minutes.

*Drainage:*

The proposed project is located within the Yankee Lake and Lake Monroe Drainage Basins, and may have limited downstream capacity. At a minimum, the site will have to be designed to hold the 25 year/24 hour pre post volume difference and 3" over directly connected impervious area. Additional criteria may apply based on outfall conditions determined during final engineering.

*Parks, Recreation and Open Space:*

Section 30.451(e) of the Seminole County Land Development Code requires the PUD to contain 25% useable open space, or 3.05 acres. The applicant is proposing to provide 28%, or 3.43 acres.

*Buffers and Sidewalks:*

Unless the developer provides landscaping and buffering that is greater, all landscaping and buffering shall be provided in accordance with Off-Street Parking, Loading, and Landscaping Regulations (Part 64) and the Lake Mary Boulevard Gateway Corridor Overlay Standards Classification (Part 56) of the Seminole County Land Development Code.

The developer shall provide a pedestrian circulation system giving access to all portions of the development as well as connecting to existing sidewalks outside the development.

**APPLICABLE POLICIES:**

**FISCAL IMPACT ANALYSIS:**

This project does not warrant running the County Fiscal Impact Analysis Model.

**SPECIAL DISTRICTS:**

The subject property is not located within any special district or overlay.

**COMPREHENSIVE PLAN (VISION 2020):**

The following policies are applicable to the proposed project:

Policy FLU 2.5: Transitional Land Uses

Policy FLU 5.6: Higher Intensity Planned Development (HIP) Purpose

Policy FLU 5.7: Higher Intensity Planned Development (HIP) General Uses and Intensities

Policy FLU 5.9: Higher Intensity Planned Development (HIP) - Target Industry Permitted Uses and Locational Standards

Policy FLU 5.13: Higher Intensity Planned Development (HIP) Design Standards  
Policy POT 4.5: Potable Water Connection  
Policy SAN 4.4: Sanitary Sewer Connection  
Policy PUB 2.1: Public Safety Level-of-Service

**INTERGOVERNMENTAL NOTIFICATION:**

An intergovernmental notice was sent to the Seminole County School Board on September 19, 2006.

**LETTERS OF SUPPORT OR OPPOSITION:**

At this time, Staff has not received any letters of support or opposition.

**PLANNING AND ZONING COMMISSION RECOMMENDATION:**

At the October 4, 2006 Planning and Zoning Commission meeting, the Commission voted unanimously (5-0) to recommend approval of the request.

**STAFF RECOMMENDATION:**

Staff recommends APPROVAL of the request to rezone 12.20 ± acres, located on the west side of International Parkway, north of the intersection of Colonial Center Parkway and International Parkway and south of the intersection of Pebble Ridge Lane and International Parkway, from A-1 (Agriculture) and PUD (Planned Unit Development) to PUD (Planned Unit Development), and approval of the attached Preliminary Master Plan, based on staff findings.



## SEMINOLE COUNTY PUBLIC SCHOOLS School Capacity Report

**To:** Seminole County Board of County Commissioners

**From:** George Kosmac, Deputy Superintendent, Seminole County Public Schools

**Date:** October 3, 2006

**RE. Z2006-048 Gunter Village PUD Rezone**

Seminole County Public Schools (SCPS), in reviewing the above rezone request, has determined that if approved the new zoning designation would have the effect of increasing residential density, and as a result generate additional school age children.

**Description** – 32.69 acres located on the western side of International Parkway, north of the intersection of Colonial Center Parkway and International Parkway and south of the intersection of Pebble Ridge Lane and International Parkway. The applicant is proposing to construct 289 condominium units, at a density of 32.69 dwelling units per net buildable acre. Parcel ID #'s: 31-19-30-300-009C-0000, 31-19-30-502-0000-0010, 31-19-30-503-0000-00B0.

Based on information received from Seminole County Planning and from the staff report for the request, SCPS staff has summarized the potential school enrollment impacts in the following tables:

<b>Total Proposed units</b>					
Total # of Units		# of Single-Family Lots		# of Multi-Family Units	
289		0		289	
<b>Student Generation</b>					
<b>Impacted Schools</b>	<b>Projected Number of Additional Students</b>	<b>Current Capacity</b>	<b>Current Enrollment</b>	<b>Percent Utilization</b>	<b>Students Resulting from Recently Approved Developments</b>
<b>Elementary</b> Northwest Cluster	34	4284	4281	99.9	207
<b>Middle</b> Sanford	15	1408	1318	93.6	87
<b>High</b> Seminole	17	3190	2445	160.9	192



## **Terms and Definitions:**

**Florida Inventory of School Houses (FISH):** The numbering and data collection system developed and assigned through the Department of Education for land parcels, buildings, and rooms in public educational facilities. Based upon district data entry, FISH generates the student station counts and report data for school spaces throughout the districts and the State.

**Student Stations:** The actual number or count of spaces contained within a room that can physically accommodate a student. By State Board Rule, the student station count is developed at the individual room level. Prior to Class Size Reduction (CSR), the number of student stations assigned to a room was dependent upon the room size and the particular the instructional program assigned to the room. This is no longer the case for core curricula spaces (see e. below). The total number of student stations at a campus is determined by the cumulative student station count total of the rooms at the campus that are assigned student station counts.

**Utilization:** A State Board Rule prescribed percentage of student stations that a room (and proportionately, a school and school district) can satisfactorily accommodate at any given time. From a school/campus analysis perspective, "utilization" is determined as the percentage of school enrollment to capacity. Current DOE established K-12 utilization factors are as follows:

Elementary 100%, Middle 90%, High 95%

**Capacity:** The number of students that can be satisfactorily accommodated in a room at any given time and which, is typically a lesser percentage of the total number of student stations. That percentage factor is typically referred to as the "Utilization Factor". The capacity of a campus is therefore determined by multiplying the total number of student stations by the utilization factor (percentage). NOTE: Capacity is **ONLY** a measure of space, not of enrollment.

**Class Size Reduction (CSR):** Article IX of the Florida Constitution requires the legislature to "make adequate provision" to ensure that by the beginning of the 2010 school year, there will be a sufficient number of classrooms for a public school in core related curricula so that:

- i) The maximum number of students who are assigned to each teacher who is teaching in public school classrooms for pre-kindergarten through grade 3 does not exceed 18 students;
- ii) The maximum number of students who are assigned to each teacher who is teaching in public school classrooms for grades 4 through 8 does not exceed 22 students; and
- iii) The maximum number of students who are assigned to each teacher who is teaching in public school classrooms for grades 9 through 12 does not exceed 25 students

**School Size:** For planning purposes, each public school district must determine the maximum size of future elementary, middle and high schools. Existing school size is determined solely through FISH data. Seminole County Public Schools has established the sizes of future schools (with the exception of special centers and magnet schools) as follows:

- i) Elementary: 780 student stations
- ii) Middle: 1500 student stations
- iii) High: 2,800 student stations

**Projected Number of Additional Students:** is determined by applying the current SCPS student generation rate (calculated by using US Census data analysis) to the number and type of units proposed. The number of units is determined using information provided by the County and/or from the applicant's request. If no actual unit count is provided the unit count is then estimated based on the maximum allowable density under the existing/proposed future land use designation.

**Full Time Equivalent (FTE)** - A calculation of student enrollment conducted by The Florida Department of Education (FDOE) authorized under Section 1011.62, Florida Statutes to determine a maximum total weighted full-time equivalent student enrollment for each public school district for the K-12 Florida Educational Funding Program (FEFP).

**Students Resulting from Recently Approved Developments** is a summary of students generated from developments approved and platted since January 2005. Student enrollment changes due to existing housing are excluded from these totals.

**Comments:**

The students generated at the Middle school level resulting from the proposed development, would at this point be able to be absorbed into the zoned schools without adverse affect. However, the students generated from the new residential dwelling units could not be absorbed into the Elementary or High schools without the increased use of relocatable student stations (portables) or significant reduction in level of service at the affected campus. There are no planned expansions/additions in the current five-year capital plan that would provide additional student capacity to relieve the affected schools. In addition to the students generated from the proposal, the number of students expected from recent developments in the attendance areas of the affected schools would also place further pressures on the school system.

Drawing name: G:\049488000 - Gunter Village\CADD\CIVIL\MASTER PLAN\FINAL July 2006\005 - Site Plan.dwg - 005 Jul 08, 2006 12:36pm by: thomas.lupisello  
 This document, together with the concepts and design presented herein, is an instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Review of and approval of this document without written authorization and signature by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

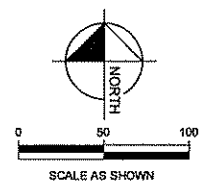
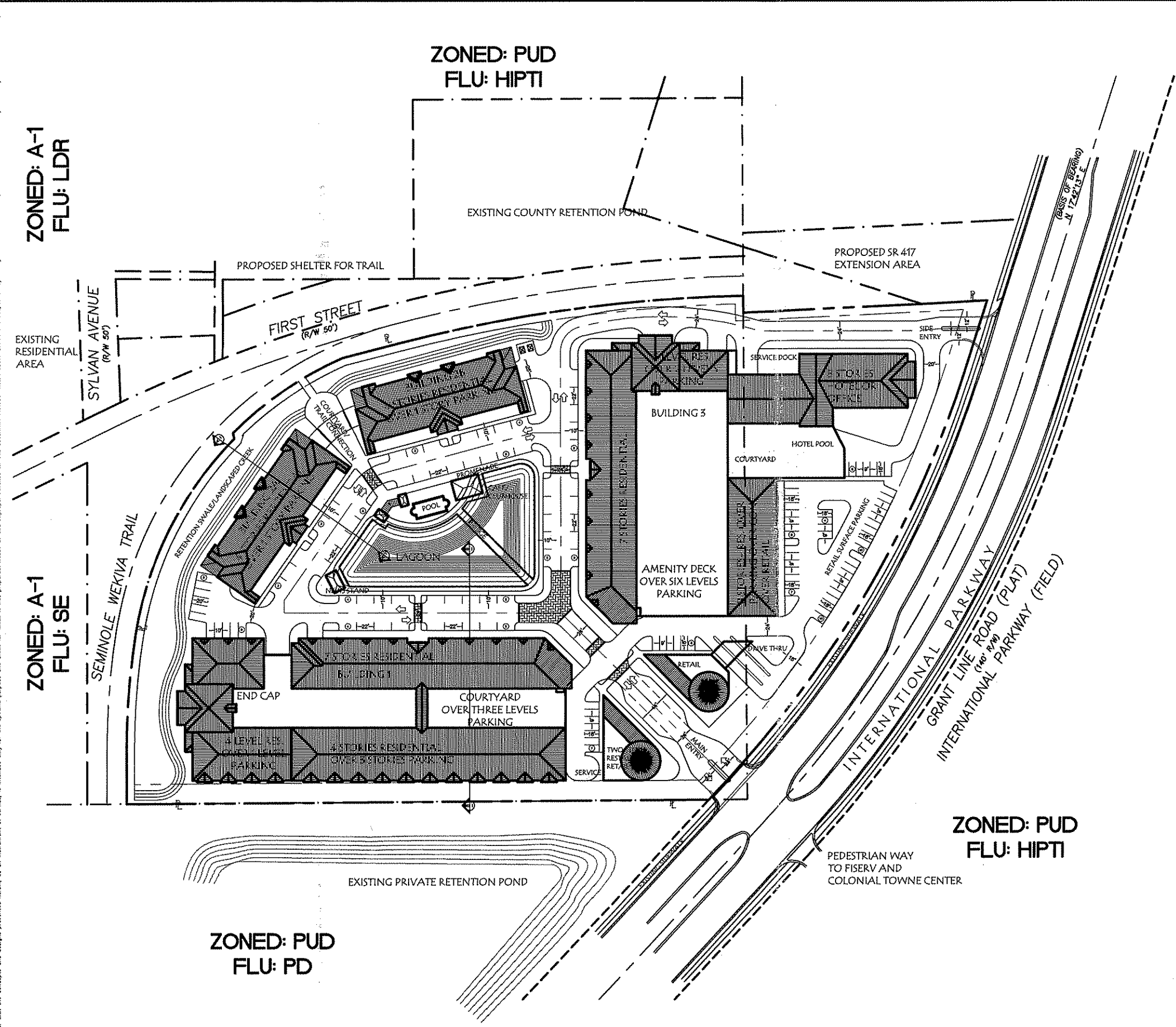
**ZONED: A-1  
FLU: LDR**

**ZONED: A-1  
FLU: SE**

**ZONED: PUD  
FLU: PD**

**ZONED: PUD  
FLU: HIPTI**

**ZONED: PUD  
FLU: HIPTI**



**DEVELOPMENT NOTES:**

**PARCEL ID'S:**  
 21-19-30-300-0000-0080  
 21-19-30-300-0000-0010  
 21-19-30-300-0000-0000

**SITE DATA:**

**TRACT SIZE:** 12.20 ACRES  
**EXISTING ZONING:** A-1, PUD  
**PROPOSED ZONING:** PUD  
**CURRENT FUTURE LAND USE:** HIPTI  
**PROPOSED FUTURE LAND USE:** HIPTI

**DEVELOPMENT PROGRAM:**

LAND USE	ALLOWED	PROPOSED	ALLOWED	PROPOSED
RESIDENTIAL	TBD	289 UNITS	TBD	TBD
RETAIL/BANK	TBD	16,110 SF	TBD	TBD
RESTAURANT	TBD	5,020 SF	TBD	TBD

**LANDSCAPE BUFFER:**

SETBACKS/	MIN. BUILDING SETBACKS	MIN. LANDSCAPE BUFFER	MIN. PAVING SETBACKS
EAST (INTERNATIONAL PARKWAY)	45 FT	15 FT	25 FT
WEST (SEMINOLE WEKIVA TRAIL)	30 FT	10 FT	25 FT
NORTH (1ST STREET)	30 FT	10 FT	10 FT
SOUTH	20 FT	15 FT	25 FT

ALONG NORTH CURVED SECTION OF ROADWAY (APPROXIMATELY 220' IN LENGTH), IS WITHIN THE 10' LANDSCAPE BUFFER/PAVING SETBACK. THE ENCROACHMENT IS APPROXIMATELY 9' THEREFORE, THE MINIMUM LANDSCAPE BUFFER/PAVING SETBACK IS 0 FT IN THIS AREA.

**PROJECT SIZE:** 12.20 ACRES = 531,432 SF  
**ESTIMATED POND SIZE:** 0.85 ACRES = 28,505 SF  
 (WITH RECREATION AMENITIES SURROUNDING POND.)  
**ESTIMATED BUFFER AREAS:** 1.16 ACRES  
**ESTIMATED DRIVE ISLES, PARKING AND PAVED AREAS:** 2.71 ACRES  
**NET BUILDABLE AREA:** 8.84 ACRES

**WETLANDS:**

NONE EXIST ON SITE

**TRAFFIC:**

REFER TO TRAFFIC ANALYSIS REPORT.

**PARKING:**

**REQUIRED:** = 1032 SPACES  
**RESIDENTIAL:** (2 SP/UNIT) X 289 UNITS = 578 SPACES  
**RETAIL/BANK:** (1 SP/200 SF) X 16,110 SF = 81 SPACES  
**RESTAURANT:** (1 SP/14 SEATS) X 240 SEATS = 80 SPACES  
**CONFERENCE:** (1 SP/110 SF) X 11,000 SF = 100 SPACES  
**HOTEL:** (1 SP/UNIT) X 211 UNITS + 2 ADDITIONAL SPACES = 213 SPACES  
**PROPOSED:** = 1076 SPACES

**MAJOR LANDSCAPING CONCEPTS:**

SEE LANDSCAPE PLAN (SHEET L3)

**REQUIRED "USABLE" OPEN SPACE:**

(25% OF GROSS SITE) 12.20 X 0.25 = 3.05 AC  
 ESTIMATED "USABLE" OPEN SPACE PER SEMINOLE COUNTY METHOD FOR CALCULATING "COMMON USABLE" OPEN SPACE FOR PUD ONLY WORKSHEET PROVIDED USABLE OPEN SPACE = 3.43 AC

**DENSITIES:**

TBD

**NOTES:**

**PUBLIC SAFETY, FIRE LOSS:**

THE FOLLOWING REQUIREMENTS SHALL BE ON ALL SITE PLANS FOR SPRINKLERED BUILDINGS:

- A CLASS 5 CONTRACTOR IS REQUIRED TO INSTALL FIRE LINES.
- THE FIRE LINE FOR SPRINKLERED BUILDINGS STARTS AT THE DOUBLE DETECTOR CHECK VALVE.
- NO OTHER WATER CONNECTION SHALL BE OFF OF THE FIRE LINE.
- THE FIRE DEPARTMENT CONNECTION (FDC) SHALL BE WITHIN 200 FEET OF THE FIRE HYDRANT.
- ANY FIRE LINE CHARGED BY THE FDC SHALL BE DR-14.
- THE ONLY VALVE ALLOWED IN THE FDC LINE IS A CHECK VALVE.
- ALL FIRE LINES SHALL BE INSPECTED BY THE FIRE INSPECTION DEPARTMENT BEFORE BEING COVERED.

A SEPARATE PERMIT IS REQUIRED TO INSTALL THE FIRE LINE.

**STORMWATER:**

SITE IS IN A LAND LOCKED BASIN AND WILL BE REQUIRED TO HOLD THE 25-YEAR, 96-HOUR STORM EVENT ON SITE.

STORMWATER INFRASTRUCTURE SHOWN HEREIN CONCEPTUAL ONLY AND SUBJECT TO CHANGE DURING FINAL DESIGN.

**LANDSCAPING:**

SEE LANDSCAPE PLAN (SHEET L3)

**LIGHTING:**

LIGHTING WILL COMPLY WITH SEMINOLE COUNTY'S NEW LIGHTING CODE.

**UTILITIES:**

SANITARY, WATER, AND REUSE WATER INFRASTRUCTURE SHOWN HEREIN CONCEPTUAL ONLY AND SUBJECT TO CHANGE DURING FINAL DESIGN.

**SANITARY:**

PROJECTED WASTEWATER FLOWS TO BE DETERMINED.

**WATER AND FIRE SERVICE:**

ONSITE WATER DISTRIBUTION SYSTEM WILL SERVE BOTH POTABLE DEMANDS AND FIRE SERVICE DEMANDS IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL STATUTES. PROJECTED POTABLE WATER FLOWS TO BE DETERMINED.

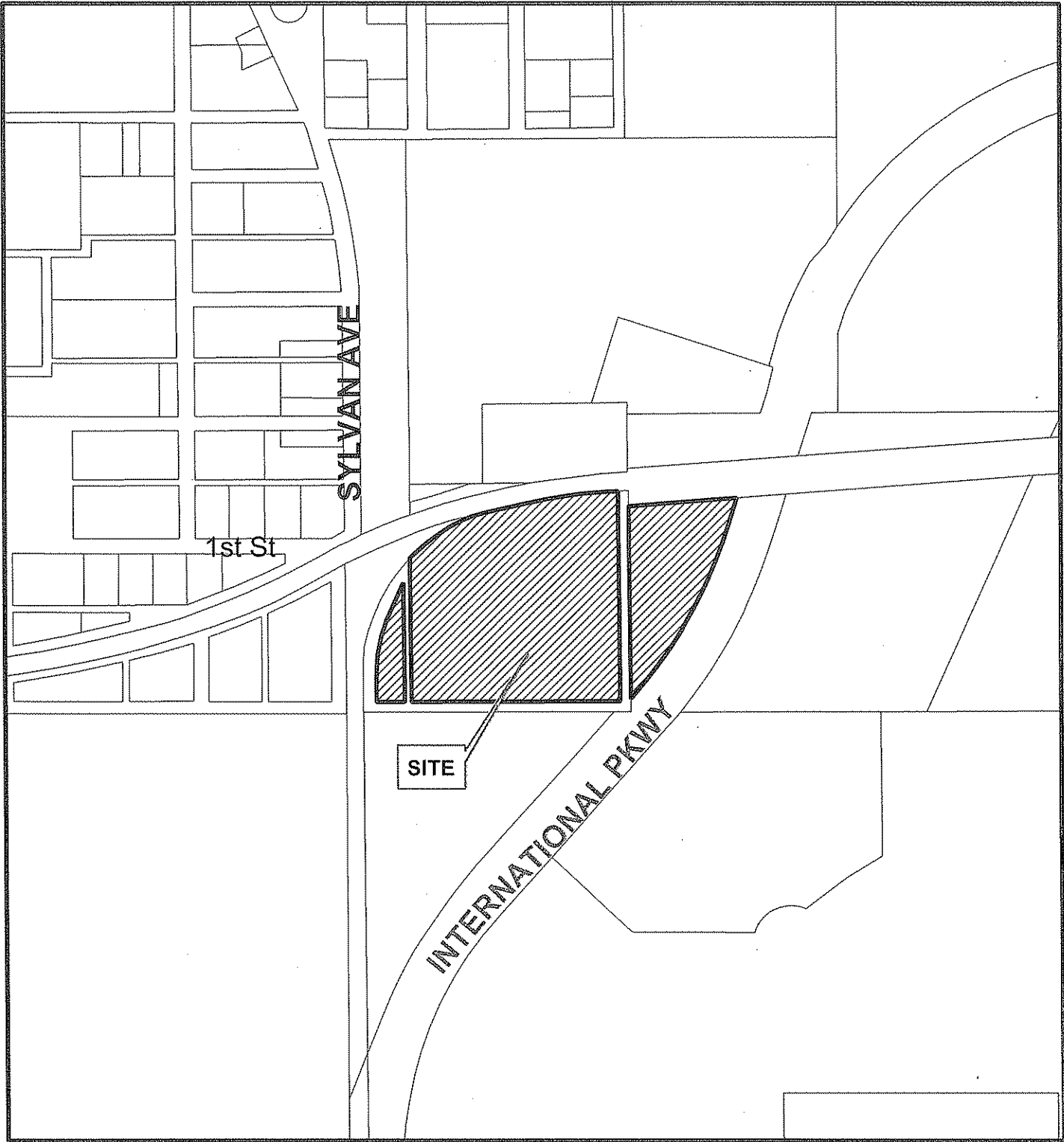
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PROJECT NO.	049488000
SHEET NUMBER	C05
DESIGN ENGINEER	JONATHAN MARTIN, P.E.
FLORIDA REGISTRATION NUMBER	54055
DESIGNED BY	TFL
DRAWN BY	TFL
CHECKED BY	JAM
SCALE(S) NOTED	
DESIGNED BY	TFL
DRAWN BY	TFL
CHECKED BY	JAM
REVISIONS	
NO.	
DATE	
BY	

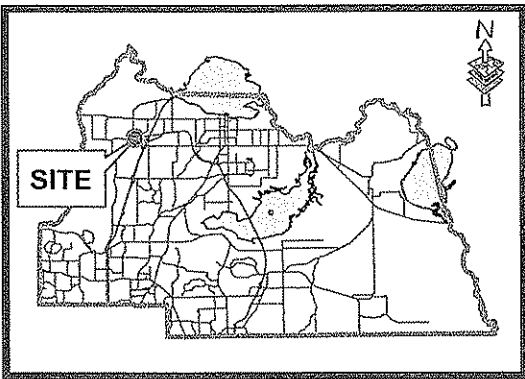
**MASTER SITE PLAN**

**GUNTER VILLAGE**

FLORIDA  
SEMINOLE COUNTY

Kimley-Horn  
and Associates, Inc.  
2008 KIMLEY-HORN AND ASSOCIATES, INC.  
3660 MAGUIRE BLVD., SUITE 200, ORLANDO, FL 32803  
(407) 888-1511  
FPE No. CAD000836

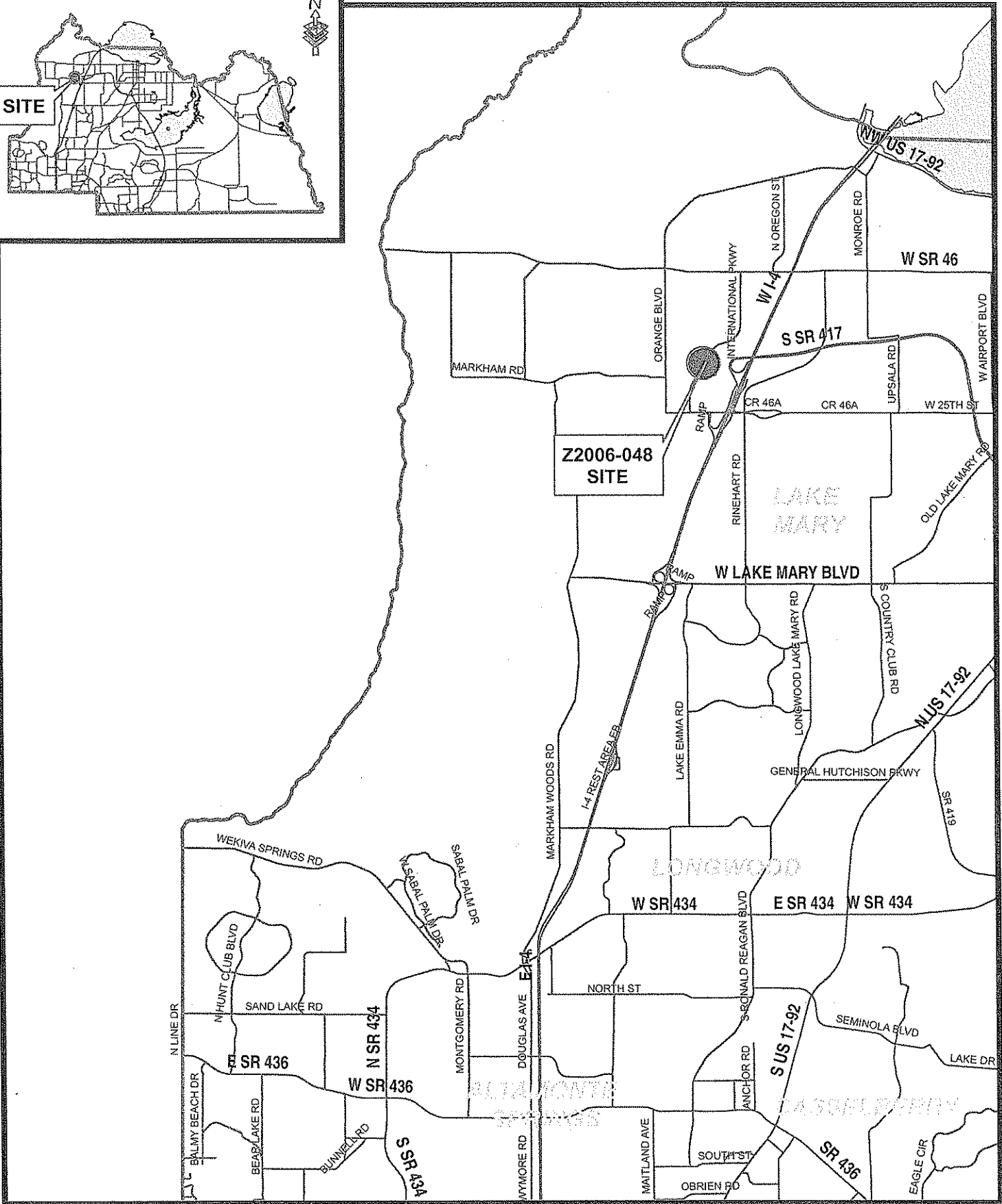




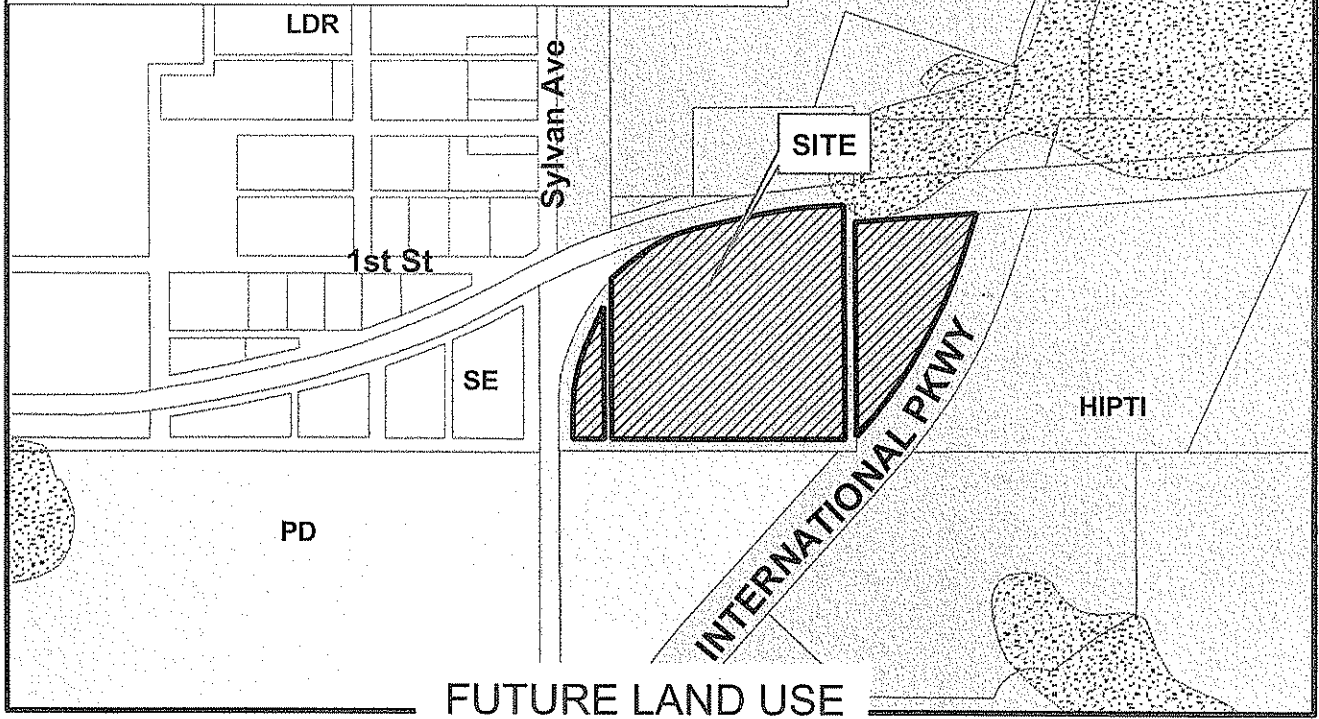
SITE



Z2006-048  
SITE



The presence of any wetlands and or flood-prone areas is determined on a site by site basis. Boundary adjustments may be made based upon more definitive on-site information obtained/during the development review process. Wetland information, based on SJRWMD's update of National Wetland Inventory Maps, and 100 yr floodprone area information, based on Flood Insurance Rate Maps provided by FEMA.



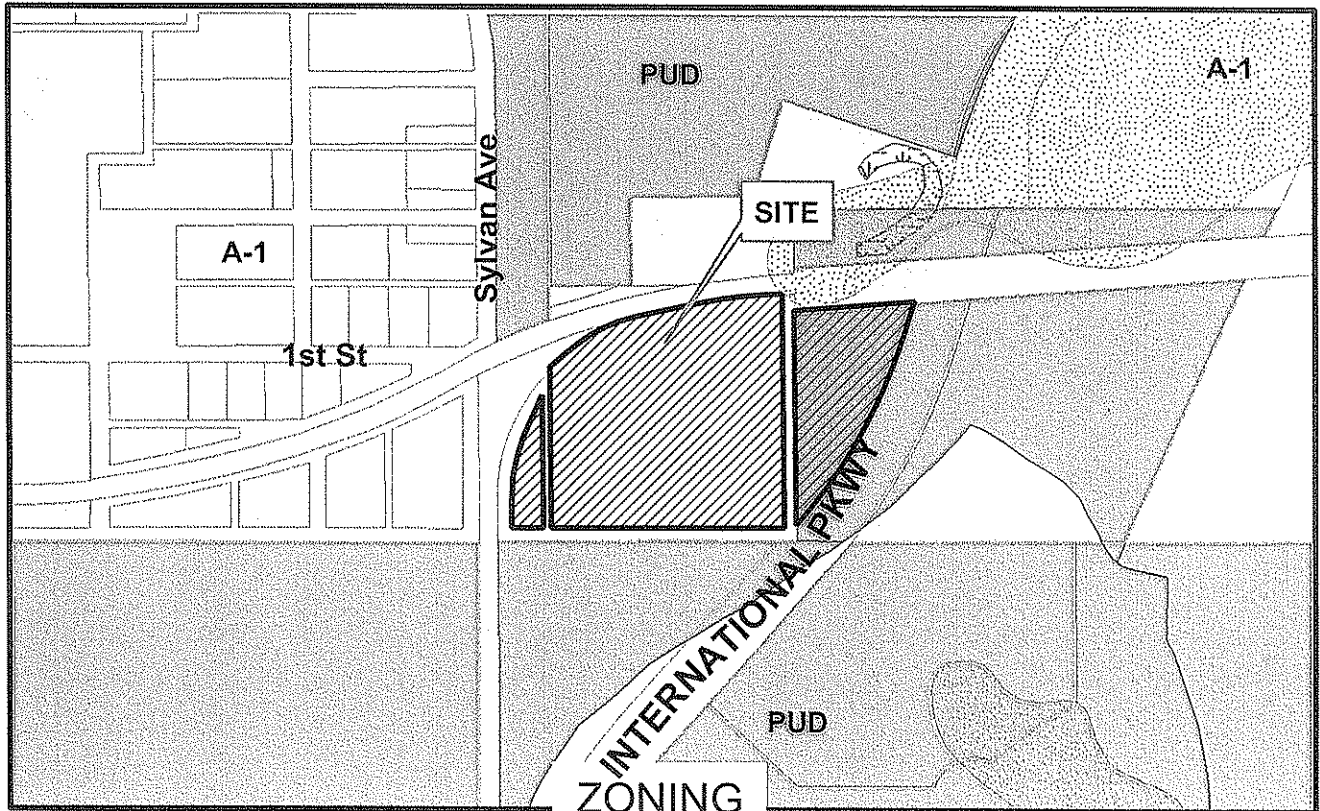
**FUTURE LAND USE**

Site 
  Municipality 
 LDR 
 SE 
 PD 
 HIPTI 
 CONS



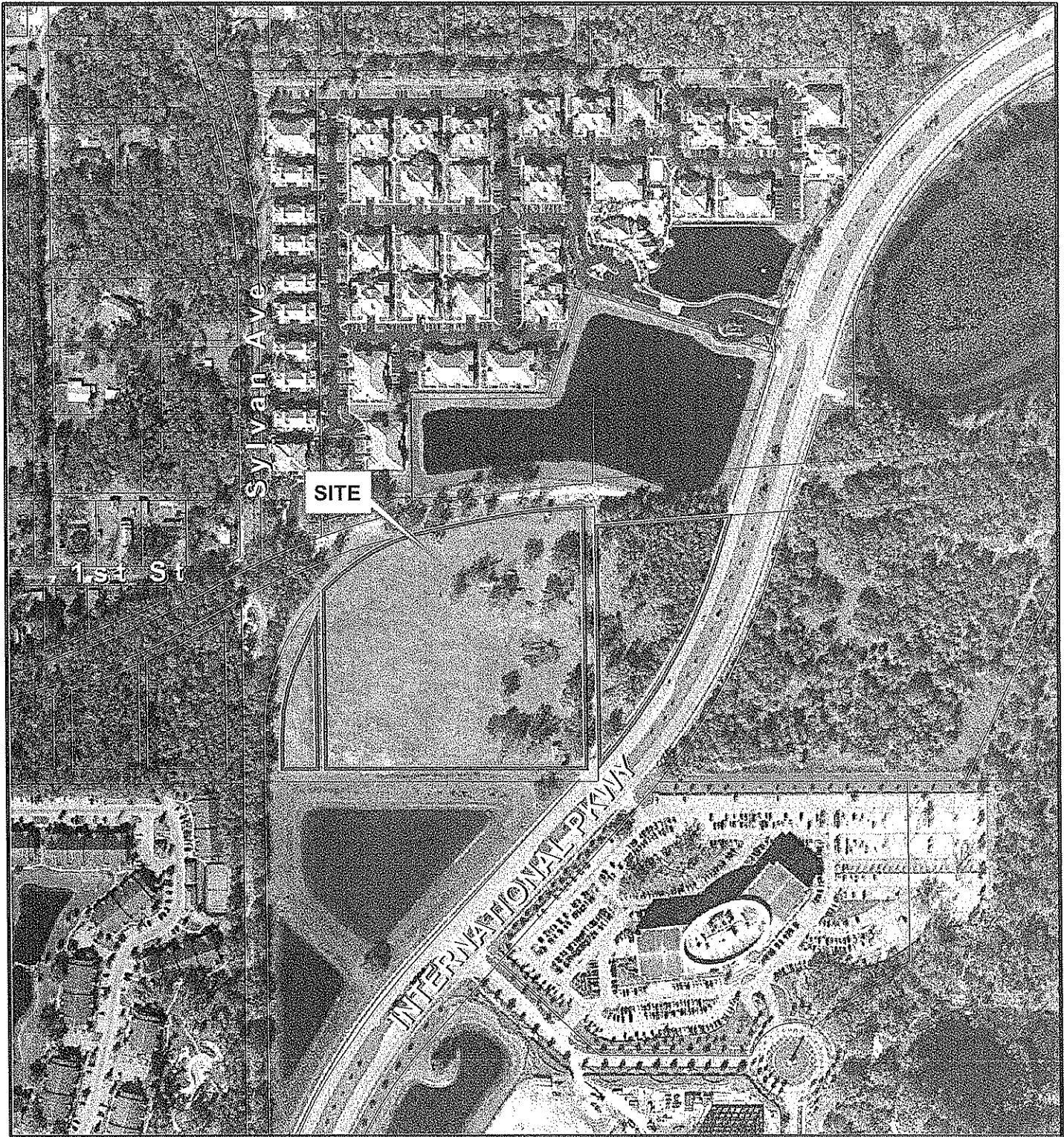
Applicant: Jonathan Martin, Kimley-Horn and Assoc, Inc.  
 Physical STR: 3-19-30  
 Gross Acres: 10.5 +/- BCC District: 5  
 Existing Use: Vacant  
 Special Notes: None

	Amend/ Rezoning#	From	To
FLU	--	--	--
Zoning	Z2006-048	A-1, PUD	PUD





**ZONING**

A-1 
  PUD 
  FP-1 
  W-1



Rezone No: Z2006-048  
From: A-1/PUD To: PUD

-  Parcel
-  Subject Property



Winter 2006 Color Aerials

**MINUTES OF THE SEMINOLE COUNTY  
LAND PLANNING AGENCY  
PLANNING AND ZONING COMMISSION**

**WEDNESDAY, OCTOBER 4, 2006  
7:00 P.M.**

**Members present:** Ben Tucker, Beth Hattaway, Dudley Bates, Rob Wolf, and Jason Brodeur

**Members absent:** Walt Eismann, Matt Brown

**Also present:** April Boswell, Planning Manager; Tina Williamson, Principal Coordinator; Kathleen Furey-Tran, Assistant County Attorney; Bryan Potts, Development Review Manager; and Candace Lindlaw-Hudson, Clerk to the Commission.

**Gunter Village PUD Rezone and Preliminary Master Plan; Jonathan Martin/Kimley - Horn, applicant.** 12.20 ± acres; Rezone from A-1 (Agriculture) and PUD (Planned Unit Development) to PUD (Planned Unit Development) and PUD Preliminary Master Plan Approval; located at 3300 International Parkway. (Z2006-48)

Commissioner Carey - District 5  
April Boswell, Assistant Planning Manager

April Boswell introduced the application for a rezoning and preliminary master plan approval. The Future Land Use Designation of the subject property is High Intensity Planned Development (HIP-TI) – Target Industry which allows the requested zoning district. The applicant is also seeking Preliminary Master Plan approval for a mixed-use project incorporating target industries (hotel with conference space or a Class A office) on the east abutting International Parkway. The applicant is proposing to construct 289 residential use components, which will be 274 residential condos and 15 live-work condos.

The applicant is seeking flexibility with the component that has the Target Industry use. They would like to put in either a hotel with 211 keys with a conference facility, or they would like to have Class A Office use.



Ms. Boswell stated that staff recommends approval. This project is compatible with the County's Comprehensive Plan, with the residential component having a density of no more than 50 dwelling units per acre.

Item G in the Development Order will be amended to read "Wet retention areas shall be designed so that they will not be required to be fenced unless part of a recreation amenity approved at the time of Final Master Plan."

Commissioner Tucker asked if the areas will be holding or retaining water. How will they function?

Ms. Boswell stated that ponds will be used as recreation amenities.

Staff recommendation is for approval of the request of the request to rezone 12.2 acres, located on the west side of International Parkway, north of the intersection of Colonial Center Parkway and International Parkway and south of the intersection of Pebble Ridge Lane and International Parkway, from A-1 (Agriculture) and PUD (Planned Unit Development) to PUD (Planned Unit Development), and approval of the attached Preliminary Plan, based on staff findings.

Commissioner Wolf noted that there was high density residential abutting Suburban Estate one acre lots, which is a steep transition for compatibility.

Ms. Boswell noted that the First Street right of way to the north and west is not a roadway. It is part of the Seminole Wekiva Trail. This runs along the side of much of the project. Also, there are retention ponds to the north and to the south of the site. The dwellings to the north are multi-family units. The setback is 100 feet from the property line there. To the south is Colonial Grand Town Park with medium density intensity. There is also a 100 foot separation at that point.

Jonathan Martin said that he had been working with the staff since January. He said that there would be a customary retention pond with walkways and landscaping that would be an amenity for the community.

Commissioner Tucker asked about the slope of the pond. Was it gradual?

Mr. Martin said that it was a safe design. There will be a railing or some type of architectural device for safety, but it will not impede the maintenance of the property.

There were no questions from the audience or commissioners.

**Commissioner Brodeur made a motion to approve the request.**

**Commissioner Wolf seconded the motion.**

**The motion passed unanimously (5 – 0).**

**SEMINOLE COUNTY DEVELOPMENT ORDER**

On October 24, 2006, Seminole County issued this Administrative Order relating to and touching and concerning the following property described in the attached legal description as Exhibit "A".

(The aforementioned legal description has been provided to Seminole County by the owner of the subject property.)

**FINDINGS OF FACT**

**Property Owner(s):** Gunter Village, LLC

**Project Name:** Gunter Village PUD

**Requested Development Approval:** Rezone from A-1 (Agriculture) and PUD (Planned Unit Development) to PUD (Planned Unit Development).

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: April Boswell  
1101 East First Street  
Sanford, Florida 32771

**NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:
  - A. The project shall consist of no more than 274 condominium units; 15 live/work condominiums; 5,020 square feet of restaurant; 16,110 square feet of retail/bank.
  - B. The project shall consist of a minimum of a hotel with 211 keys and 11,000 square feet of conference space or a minimum 72,000 square feet Class A Office space.
  - C. Open space amenities shall include a café/clubhouse, pool(s), newsstand and Trail connection.
  - D. Maintenance of the Open Space and Buffers shall be the responsibility of the Property Owners Association.
  - E. Unless the developer provides landscaping and buffering that is greater, all landscaping and buffering shall be provided in accordance with Off-Street Parking and Landscaping Regulations and the Lake Mary Boulevard Gateway Corridor Overlay Standards Classification of the Seminole County Land Development Code.
  - F. Swales shall be planted with native species to achieve a natural look.
  - G. Wet detention areas shall be designed so that they will not be required to be fenced, unless part of a recreation amenity approved at Final Master Plan.
  - H. Density shall not exceed 29.61 dwelling units per net buildable acre.
  - I. Minimum building setbacks from the property perimeter boundary shall be:
    1. 25' from the south property line (abutting Hughey Street)
    2. 35' from the west property line (abutting the Seminole Wekiva Trail and Sylvan Avenue)
    3. 35' from the north property line (abutting 1<sup>st</sup> Street)
    4. 45' from the east property line (abutting International Parkway)
  - J. Maximum building heights are as follows:
    1. Building 1-
      - 4 Stories Residential Over 1 Level Parking= 70 feet
      - 4 Stories Residential Over 3 Level Parking= 95 feet
      - 7 Stories Residential= 95 feet
    2. Building 2A- 70 feet
    3. Building 2B- 70 feet

- 4. Building 3-
  - 5 Stories Residential Over 2 Level Parking= 95 feet
  - 7 Stories Residential= 95 feet
  - 8 Stories Residential Over Parking/Conference/Retail= 110 feet
  - 8 Stories Hotel/Office= 110 feet
- 5. Main Entry Out parcel (2 Stories Retail/Restaurant/Bank)= 35 feet
- K. All mechanical equipment, ground or roof-mounted, shall be screened from off-site view.
- L. Building elevations and architectural renderings shall be submitted and approved as part of the Final Master Plan.
- M. The developer shall provide a pedestrian circulation system giving access to all portions of the development as well as connecting to existing sidewalks outside the development.

**SEMINOLE COUNTY BOARD OF  
COUNTY COMMISSIONERS**

By: \_\_\_\_\_  
Carlton D. Henley, Chairman

**EXHIBIT A****Legal Description**

ALL OF THOMAS'S REVISION, AMENDED PLAT SECOND ADDITION, SYLVAN LAKE, ACCORDING TO THE PLAT THEROF, AS RECORDED IN PLAT BOOK 7, PAGE 54, PUBLIC RECORDS OF SEMINOLE COUNTY FLORIDA, AND LOTS 1, 2 AND 3, PLAT OF THE TOWN OF SYLVAN LAKE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 69, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA AND THE SOUTH 13 CHAINS OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, WEST OF THE WESTERN RIGHT-OF-WAY OF INTERNATIONAL PARKWAY AND SOUTH OF THE SOUTH LINE OF SEABOARD SYSTEM RAILROAD RIGHT-OF-WAY, SEMINOLE COUNTY, FLORIDA.

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY (LEGAL DESCRIPTION ATTACHED AS EXHIBIT A); ASSIGNING CERTAIN PROPERTY CURRENTLY ASSIGNED THE PUD (PLANNED UNIT DEVELOPMENT) ZONING CLASSIFICATION AND THE PUD (PLANNED UNIT DEVELOPMENT) ZONING CLASSIFICATION THE PUD (PLANNED UNIT DEVELOPMENT) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

**Section 1. LEGISLATIVE FINDINGS.**

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the documents titled, "International Parkway – Gunter Village Rezone from A-1 and PUD to PUD".

(b) The Board hereby determines that the economic impact statement referred to by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.

**Section 2. REZONINGS.** The zoning classification assigned to the following described property is changed from A-1 and PUD to PUD:

**SEE ATTACHED EXHIBIT A.**

**Section 3. TERMS.** This rezoning incorporates, and is contingent upon, execution of the Development Order #06-21700003 for the Gunter Village PUD.

**Section 4. EXCLUSION FROM CODIFICATION.** It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall not be codified.

**Section 5. SEVERABILITY.** If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

**Section 6. EFFECTIVE DATE.** A certified copy of this Ordinance shall be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes, and this Ordinance shall be effective upon the date of filing with the Department and recording of the Development Order #06-21700003 for the Gunter Village PUD in the Official Land Records of Seminole County.

ENACTED this 24th day of October, 2006.

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

By: \_\_\_\_\_  
Carlton D. Henley  
Chairman



EXHIBIT A

**Legal Description**

ALL OF THOMAS'S REVISION, AMENDED PLAT SECOND ADDITION, SYLVAN LAKE, ACCORDING TO THE PLAT THEROF, AS RECORDED IN PLAT BOOK 7, PAGE 54, PUBLIC RECORDS OF SEMINOLE COUNTY FLORIDA, AND LOTS 1, 2 AND 3, PLAT OF THE TOWN OF SYLVAN LAKE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 69, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA AND THE SOUTH 13 CHAINS OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, WEST OF THE WESTERN RIGHT-OF-WAY OF INTERNATIONAL PARKWAY AND SOUTH OF THE SOUTH LINE OF SEABOARD SYSTEM RAILROAD RIGHT-OF-WAY, SEMINOLE COUNTY, FLORIDA.

**SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

On October 24, 2006, Seminole County issued this Denial Development Order relating to and touching and concerning the following property described in the attached legal description as Exhibit "A".

**Property Owner(s):** Gunter Village, LLC

**Project Name:** Gunter Village PUD

**Requested Development Approval:** The applicant is requesting to rezone 12.20 ± acres, located on the west side of International Parkway, north of the intersection of Colonial Center Parkway and International Parkway and south of the intersection of Pebble Ridge Lane and International Parkway, from A-1 (Agriculture) and PUD (Planned Unit Development) to PUD (Planned Unit Development).

The Board of County Commissioners has determined that the requested rezone to PUD is not compatible with the surrounding area and could not be supported.

After fully considering staff analysis titled "International Parkway – Gunter Village Rezone from A-1 and PUD to PUD" and all evidence submitted at the public hearing on October 24, 2006, regarding this matter the Board of County Commissioners have found, determined and concluded that the requested PUD rezone should be denied.

**ORDER****NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

The aforementioned application for development approval is **DENIED**.

**Done and Ordered on the date first written above.**

**SEMINOLE COUNTY BOARD OF  
COUNTY COMMISSIONERS**

**By:** \_\_\_\_\_  
Carlton D. Henley, Chairman

EXHIBIT A

**Legal Description**

ALL OF THOMAS'S REVISION, AMENDED PLAT SECOND ADDITION, SYLVAN LAKE, ACCORDING TO THE PLAT THEROF, AS RECORDED IN PLAT BOOK 7, PAGE 54, PUBLIC RECORDS OF SEMINOLE COUNTY FLORIDA, AND LOTS 1, 2 AND 3, PLAT OF THE TOWN OF SYLVAN LAKE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 69, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA AND THE SOUTH 13 CHAINS OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, WEST OF THE WESTERN RIGHT-OF-WAY OF INTERNATIONAL PARKWAY AND SOUTH OF THE SOUTH LINE OF SEABOARD SYSTEM RAILROAD RIGHT-OF-WAY, SEMINOLE COUNTY, FLORIDA.