

SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM

**SUBJECT:** International Parkway Village, Rezone from A-1 (Agriculture) to PUD (Planned Unit Development), (CPH Engineers Inc., applicant)  
**DEPARTMENT:** Planning & Development **DIVISION:** Planning  
**AUTHORIZED BY:** Don Fisher **CONTACT:** Jeff Hopper **EXT** 7431

Agenda Date 11/09/04 Regular  Work Session  Briefing   
Public Hearing – 1:30  Public Hearing – 7:00

**MOTION/RECOMMENDATION:**

1. Enact an ordinance to APPROVE the requested rezone from A-1 (Agriculture) to PUD (Planned Unit Development) and authorize the Chairman to execute a Development Order for a 1.63-acre site located at the southeast corner of International Parkway and Wayside Drive, (CPH Engineers Inc., applicant); or
2. DENY the requested rezone from A-1 (Agriculture) to PUD (Planned Unit Development) for a 1.63-acre site located at the southeast corner of International Parkway and Wayside Drive, (CPH Engineers Inc., applicant); or
3. CONTINUE the item to a time and date certain.

District 5 – McLain

Jeff Hopper-Senior Planner

**BACKGROUND:**

**Zoning Request:** The applicant is seeking approval for two office buildings on the 1.63-acre site, respectively 5,250 and 10,740 square feet in size. Because the site is located in the HIP-TI (High Intensity Planned Development – Target Industry) future land use designation, a zoning change to PUD or PCD is required by the Vision 2020 Plan. The proposed use is consistent with allowable uses established through the Plan. Access into the site would be directly from International Parkway, and the property lies across that road from the location of Savannah Park at Heathrow, a 35-acre mixed use development approved earlier this year. Savannah Park will include commercial, office and townhouse residential uses.

**STAFF RECOMMENDATION:**

Staff recommends APPROVAL of the request subject to the submitted site plan and approval conditions listed in the attached Development Order.

Reviewed by: [Signature]  
Co Atty: \_\_\_\_\_  
DFS: \_\_\_\_\_  
OTHER: [Signature]  
DCM: \_\_\_\_\_  
CM: [Signature]  
File No. ph130pdp02

**PLANNING & ZONING COMMISSION RECOMMENDATIONS:**

On October 6, 2004 the Planning & Zoning Commission voted 6-0 to recommend APPROVAL with conditions developed by staff, except for deletion of Item (i).



## INTERNATIONAL PARKWAY VILLAGE

| REQUEST INFORMATION        |  |
|----------------------------|--|
| <b>APPLICANT</b>           | CPH Engineers Inc.                                   |
| <b>PROPERTY OWNER</b>      | Tony Zanca / Nations Investments Group               |
| <b>REQUEST</b>             | Rezone from A-1 to PUD                               |
| <b>HEARING DATE (S)</b>    | P&Z: October 6, 2004      BCC: November 9, 2004      |
| <b>PARCEL NUMBERS</b>      | 29-19-30-501-0020 and 30-19-30-300-0510              |
| <b>LOCATION</b>            | SE corner of International Parkway and Wayside Drive |
| <b>FUTURE LAND USE</b>     | HIP-TI   |
| <b>FILE NUMBER</b>         | Z2004-043  |
| <b>COMMISSION DISTRICT</b> | 5 – McLain   |

### OVERVIEW

**Zoning Request:** The applicant is seeking approval for two office buildings on the 1.63-acre site, respectively 5,250 and 10,740 square feet in size. Because the site is located in the HIP-TI (High Intensity Planned Development – Target Industry) future land use designation, a zoning change to PUD or PCD is required by the Vision 2020 Plan. The proposed use is consistent with allowable uses established through the Plan. Access into the site would be directly from International Parkway, and the property lies across that road from the location of Savannah Park at Heathrow, a 35-acre mixed use development approved earlier this year. Savannah Park will include commercial, office and townhouse residential uses.

The site does not directly abut residential future land use or zoning, and therefore is not subject to the active-passive buffer requirements of the Land Development Code. However, there are existing single family homes in A-1 zoning on adjacent parcels to the east and south. Conditions of approval should include adequate buffering to ensure compatibility with these properties. While the neighboring property to the south now has a residential use, more development of an intense, non-residential nature is anticipated along International Parkway. Therefore, the site should be designed to facilitate cross access with the adjoining lot to the south.

**Existing Land Uses:** The existing zoning designations and land uses are as follows:

|              | Existing Zoning | Future Land Use | Existing Use                                     |
|--------------|-----------------|-----------------|--|
| <b>North</b> | A-1             | LDR             | vacant   |
| <b>South</b> | A-1             | HIP-TI          | single family                                    |
| <b>East</b>  | A-1             | HIP-TI          | single family                                    |
| <b>West</b>  | A-1 & PUD       | Office / PD     | retention and vacant<br>(approved for mixed use) |

For more detailed information regarding zoning and land use, please refer to the attached map.

## SITE ANALYSIS

### **Facilities and Services:**

1. Adequate facilities and services must be available concurrent with the impacts of development. If required by the concurrency review, additional facilities and services will be identified.
2. The proposed amendment is consistent with the adopted future land use designations assigned to the property, and does not alter the options or long range strategies for facility improvements or capacity additions included in the Support Documentation to the Seminole County Vision 2020 Plan.
3. The site is within the Seminole County water and sewer service areas. Water availability, based on the County's consumptive use permit from the St. John's River Water Management District, is limited and may be an issue affecting the approval of building permits.

**Compliance with Environmental Regulations:** At this time there are no environmental concerns relating to the site.

**Compatibility with surrounding development:** While adjoining properties to the east and south contain single family homes built prior to the establishment of the HIP designation, the proposal is in keeping with the future land use assigned to the property. Adequate screening and buffering will ensure compatibility with these low intensity uses.

### **STAFF RECOMMENDATIONS:**

Staff recommends APPROVAL of the request subject to the submitted site plan and the following conditions:

- a. Permitted and special exception uses shall be in accordance with the provisions of the OP district.
- b. A 6-foot PVC fence shall be provided adjacent to existing residential properties, together with a minimum of 4 canopy trees per 100 linear feet, with minimum caliper of 3" as measured 1 foot above ground.
- c. Outdoor lighting on the east and south shall be limited to motion-sensitive security lighting.
- d. Prior to Final Master Plan approval, the developer shall provide a tree preservation plan showing that at least 25% of existing trees are being preserved, as required by the Land Development Code.
- e. Retention areas to be counted toward the minimum 25% open space requirement shall be landscaped, sodded and amenitized in accordance with the Land Development Code (Section 30.1344).
- f. The developer shall provide pedestrian connections from both buildings to public sidewalks along International Parkway.

- g. Dumpsters and mechanical units shall be screened so they are not visible from International Parkway or adjacent single family properties.
- h. Landscaping along International Parkway and Wayside Drive should comply with the Lake Mary Boulevard Gateway Corridor Overlay standards.
- i. The entrance to the site shall be located at the south property line, and the applicant shall make provisions for joint and/or cross access with the property to the south.
- j. Prior to Final Master Plan approval, the availability of adequate water supplies shall be established in accordance with applicable regulations of the St. John's River Water Management District.
- k. Building elevations shall be provided at Final Master Plan.
- l. All new utilities shall be installed underground including, but not limited to, telephone, cable, and electricity.

**PLANNING & ZONING COMMISSION RECOMMENDATIONS:**

On October 6, 2004 the Planning & Zoning Commission voted 6-0 to recommend APPROVAL with conditions developed by staff, except for deletion of Item (i).

**Minutes for the Seminole County Land Planning Agency/  
Planning and Zoning Commission  
October 6, 2004  
7:00 P.M.**

**Members present:** Ben Tucker, Beth Hattaway, Chris Dorworth, Richard Harris, Walt Eismann and Dudley Bates

**Member absent:** Alan Peltz

**Also present:** Tony Walter, Assistant Planning Manager; Rebecca Hammock, Principal Coordinator; Jeff Hopper, Senior Planner; Tina Deater, Senior Planner; Matt West, Planning Manager; and Candace Lindlaw-Hudson, Senior Staff Assistant.

**H. International Parkway Village; Nations Investment Group/ CPH Engineers, Inc., applicants;** approximately 1.63 acres; rezone A-1 to PUD; located on the southeast corner of International Parkway and Wayside Drive. (Z2004-043)

Commissioner McLain – District 5  
Jeffrey Hopper, Senior Planner

Jeff Hopper stated that the applicants were requesting a rezoning from A-1 (Agriculture District) to PUD (Planned Unit Development) on the parcel of approximately 1.63 acres which is located at the southeast corner of International Parkway and Wayside Drive. The applicant is seeking approval for two office buildings on the site, approximately 5,000 and 11,000 square feet in size.

The site is located in the HIP – Target Industry future land use designation, and the proposed office use is consistent with the Vision 2020 Plan.

Access into the site would be directly from International Parkway, and the property lies opposite the future location of Savannah Park, a planned mixed use development that will increase development intensity in the immediate area.

The site is not directly adjacent to residential future land use or zoning, but there are existing single family homes in A-1 on neighboring parcels to the east and south. Conditions of approval should include adequate buffering to ensure compatibility with these properties. While the neighboring property to the south now has a residential use, more development of an intense, non-residential nature is anticipated along International Parkway. Therefore, the site should be designed to facilitate cross access with the adjoining lot to the south.

Staff recommends approval subject to conditions listed in the staff report, including the following:

- Permitted and special exception uses as allowed in the OP district
- A 6-foot PVC fence adjacent to existing residential properties, together with a minimum of 4 canopy trees per 100 feet
- The entrance to the site should be located at the south property line, with the applicant providing for joint access or cross access with the property to the south
- Building elevations should be provided at Final Master Plan for review by the Board of County Commissioners.

Commissioner Tucker stated that this could be adjacent to the future Wekiva Parkway.

Mr. Hopper stated that he has no information that the location has been chosen or funded at this time. Construction will be years in the future.

Commissioner Tucker stated that Wayside Drive has been promoted as an I-4 tie in to the Wekiva Parkway.

Commissioner Harris observed that there were a lot of restrictions with this. Were all of them necessary in a HIP district? The applicant is asking for a PD with commercial development.

Matt West stated that the conditions consider future uses. The water issue will be dealt with at another stage of planning. Items "D" and "E" are in the Code. The BCC is promoting mentoring for the sake of tree preservation.

Commissioner Dorworth asked about item "I" and the provisions pertaining to adjacent residential uses.

Mr. West explained that eventually the adjacent residences will sell and be converted to office use. We should state that the buffering provisions are temporary.

Commissioner Harris stated that conditions pertaining to the buffering of adjacent residential uses should be identified and labeled as temporary.

Jim McMullen of CPH Engineers, Sanford, asked the commissioners to reconsider item I. The driveway as it is placed now is to accommodate the maximum traffic flow for the two parcels and two buildings, labeled "A" and "B". To require the driveway to be moved will place a hardship on the parcel's design.

Commissioner Harris asked why condition "I" was being required.

Matt West stated that it was desirable to have the exit as far away from the signalized intersection as possible and also to reduce curb cuts.

Commissioner Harris asked if the County was not constraining the ultimate design of the other parcels to the south?

Mr. West said that at the minimum the County should require access in the southwest corner of the parcel.

Commissioner Harris observed that the focal point of the project is in the middle of the parcel.

Mr. McMullen stated that he could not get cross access from a private residential owner.

Commissioner Harris asked if the County could make provision for possible cross access in the future.

Mr. McMullen stated that he needed that area of the site for parking and a dumpster. He is using the total site now and needs the parking spaces. The separation between the intersection and the drive aisle is 280 feet and meets criteria for a right in and right out access now.

Commissioner Tucker asked if Katy Street was public or private street.

Mr. West stated that it is a private easement.

Commissioner Tucker stated that if it were public street, they could use it with a curb cut placed on it.

Mr. McMullen said that he was within 10 feet of the current curb cut now. Putting a drive aisle there now would take out most of the existing trees. Provision to save 25 percent of the trees is required. Trees are clustered in the southwest corner now.

Commissioner Hattaway asked if the County could request a communal easement to link up with an easement that is there now.

Mr. West stated that the easement for the remaining undeveloped properties was probably going to be optimized in the future development. For now the best recommendation was to keep the curb cut as far from the intersection as possible. There is no median cut there now.

There was no public input on this item.

Commissioner Tucker stated that what is being requested conforms, and he feels that the project should be allowed.

Jim Potter from Development Review Division stated that the County was trying to move the access as far from the intersection as possible to keep traffic moving. In the future, the dumpster could be moved to two parking spaces down the way, to allow for the access with the other parcels.

Commissioner Tucker asked Commissioner Bates about the moving of the access to the southwest corner. Would this not be impeding the current applicant from optimizing the use of the property?

Commissioner Bates said it would be.

**Commissioner Tucker made a motion to recommend approval with staff recommendations and the existing site plan, deleting item "I."**

**Commissioner Bates seconded the motion.**

**The motion passed unanimously (6 – 0).**

**SEMINOLE COUNTY DEVELOPMENT  
ORDER**

On November 9, 2004, Seminole County issued this Development Order relating to and touching and concerning the following described property:

Legal description attached as Exhibit A.

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

**FINDINGS OF FACT**

**Property Owner:** NATIONS INVESTMENTS GROUP  
TONY ZANCA, PRESIDENT

**Project Name:** INTERNATIONAL PARKWAY VILLAGE PUD

**Requested Development Approval:** Rezone from A-1 to PUD

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: JEFF HOPPER  
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. Permitted and special exception uses shall be in accordance with the provisions of the OP district.
- b. A 6-foot PVC fence shall be provided adjacent to existing residential properties, together with a minimum of 4 canopy trees per 100 linear feet, with minimum caliper of 3" as measured 1 foot above ground.
- c. Outdoor lighting on the east and south shall be limited to motion-sensitive security lighting.
- d. Prior to Final Master Plan approval, the developer shall provide a tree preservation plan showing that at least 25% of existing trees are being preserved, as required by the Land Development Code.
- e. Retention areas to be counted toward the minimum 25% open space requirement shall be landscaped, sodded and amenitized in accordance with the Land Development Code (Section 30.1344).
- f. The developer shall provide pedestrian connections from both buildings to public sidewalks along International Parkway.
- g. Dumpsters and mechanical units shall be screened so they are not visible from International Parkway or adjacent single family properties.
- h. Landscaping along International Parkway and Wayside Drive should comply with the Lake Mary Boulevard Gateway Corridor Overlay standards.
- i. The entrance to the site shall be located at the south property line, and the applicant shall make provisions for joint and/or cross access with the property to the south.
- j. Prior to Final Master Plan approval, the availability of adequate water supplies shall be established in accordance with applicable regulations of the St. John's River Water Management District.
- k. Building elevations shall be provided at Final Master Plan.
- l. All new utilities shall be installed underground including, but not limited to, telephone, cable, and electricity.

(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

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

By: \_\_\_\_\_

\_\_\_\_\_  
Chairman  
Board of County Commissioners

OWNER'S CONSENT AND COVENANT

COMES NOW, NATIONS INVESTMENT GROUP, on behalf of itself and its successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Tony Zanca,  
President

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print Name

STATE OF FLORIDA

COUNTY OF SEMINOLE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared TONY ZANCA, and is personally known to me or who has produced \_\_\_\_\_ as identification and who acknowledged and executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

\_\_\_\_\_  
Notary Public, in and for the County and State  
Aforementioned

My Commission Expires:

EXHIBIT A

**Project Legal Description:**

Lots 2 and 3, J.W. Turners Subdivision, unrecorded plat in Section 30, Township 19 South, Range 30 East, Seminole County Florida. (Deed Book 71, Page 412) and Section 30, Township 19 South, Range 30 East, Seminole County, Florida, The North 478  $\frac{3}{4}$  feet of the East 100 Feet of the SE  $\frac{1}{4}$  of said Section 30 (Less Road on the North).

EXHIBIT B

Site Plan

# INTERNATIONAL PARKWAY

ASPHALT PAVING

(GRANT LINE ROAD/ KATIE STREET) PER RIGHT-OF-WAY MAP  
 SEMINOLE COUNTY ENGINEERING DEPARTMENT  
 PREPARED BY GREINER ENGINEERING DATED 8/3/89  
 (140' PROPOSED RIGHT-OF-WAY)



### SITE DATA

**PROJECT NAME:**  
 SEMINOLE COUNTY OFFICE COMPLEX

**LOCATION:**  
 THE SITE IS LOCATED ON THE SOUTHEAST CORNER OF INTERNATIONAL PARKWAY AND WAYSIDE DRIVE, IN SEMINOLE COUNTY, FL.

**SITE ADDRESS:**  
 INTERNATIONAL PARKWAY  
 SANFORD, FL 32771

**PARCEL ID NUMBER:** 35-19-30-000-0000  
 29-19-30-001-0000

**LEGAL DESCRIPTION:**  
 LOTS 1 AND 2 OF THE TURNER SUBDIVISION APPROXIMATELY PLAT IN SECTION 30, TOWNSHIP 19 NORTH RANGE 30 EAST SEMINOLE COUNTY, FLORIDA. ALSO LOTS 11, 12 AND 13 OF THE TURNER SUBDIVISION APPROXIMATELY PLAT IN SECTION 30, TOWNSHIP 19 NORTH RANGE 30 EAST SEMINOLE COUNTY, FLORIDA. THE NORTH 47% OF THE EAST 1/2 OF THE 36.16 AC OF SAID SECTION 30 LESS ROAD OR LESS THEREON.

**OWNER:**  
 NATIONS INVESTMENT GROUP  
 PO BOX 8008  
 LAKE MARY, FL 32746  
 ATTN: TONY GIBBS  
 P: (407) 233-3000  
 F: (407) 233-3000

**ENGINEER:**  
 WENDELL E. SWEETSER, JR., P.E.  
 550 W. PALM TON STREET  
 SANFORD, FL 32771  
 ATTN: GEORGE HANCOCK, P.E.  
 P: (407) 322-6841  
 F: (407) 328-9038

**STATEMENT OF AGENT:**  
 NATIONS INVESTMENT GROUP PROPOSES TO REZONE FROM A-1 TO (P) THE ENTIRE PARCELS 101 AND 470 ACRES IN ORDER TO CONSTRUCT A NEW OFFICE BUILDING COMPLEX AND THE REQUIRED SITE SUPPORT ELEMENTS, STORMWATER, STORMWATER FACILITIES, AND OTHER INFRASTRUCTURE TO SERVE IT.

**EXISTING USE:** VACANT RESIDENTIAL

**PROPOSED USE:** OFFICE

**ADDRESS:**  
 NORTH SITE A-1 (EXISTING) (P) (PROPOSED)  
 NORTH (WAYSIDE DRIVE)  
 SOUTH A-1  
 WEST INTERNATIONAL PARKWAY

**FUTURE LAND USE DESIGNATION:**  
 BUREAU SITE HIGH INTENSITY PD, TARGET INDUSTRY  
 CONVEYANCE SERVICE  
 EAST HIGH INTENSITY PD, TARGET INDUSTRY  
 SOUTH HIGH INTENSITY PD, TARGET INDUSTRY  
 WEST INTERNATIONAL PARKWAY

**SITE AREA:**  
 3675.29 SQ. FT. (0.083 AC)  
 2479.30 SQ. FT. (0.056 AC)

**LAND COVER/USE:**  
 PROPOSED 30%  
 IMPERVIOUS 63%

**REQUIRED OPEN SPACE:** 30%

**PERMITTED HEIGHTS:**  
 NORTH 10'  
 EAST 10'  
 SOUTH 10'  
 WEST 10'

**PROPOSED HEIGHTS:**  
 NORTH 34'  
 EAST 34'  
 SOUTH 34'  
 WEST 34'

**BUILDING SETBACKS:**  
 REQUIRED:  
 NORTH 50'  
 EAST 30'  
 SOUTH 50'  
 WEST 50'

**PROPOSED SETBACKS:**  
 NORTH 34'  
 EAST 40'  
 SOUTH 30'  
 WEST 30'

**SPACING:**  
 PROPOSED:  
 84 SPACERS (1 SP. PER 200 SF)  
 85 SP. X 200 SPACERS  
 16,900 SQUARE FEET OF A.P.D.  
 85 TOTAL SPACES

**PER THE COUNTY UTILITY DEPARTMENT:** THE SITE WILL UTILIZE A FEASIBLE NATURAL WATER LINE ON THE EAST SIDE OF INTERNATIONAL PARKWAY, PROVIDED BY SEMINOLE COUNTY.

**PER THE COUNTY UTILITY DEPARTMENT:** THE SITE WILL UTILIZE A FEASIBLE WATER LINE ON THE WEST SIDE OF INTERNATIONAL PARKWAY, PROVIDED BY SEMINOLE COUNTY.

**FROM TOPOGRAPHIC SURVEY BY AMERICAN SURVEYING ASSOCIATES (2/20/89),** THE SITE ELEVATIONS RANGE FROM 45' ON THE NORTH TO 46' ON THE SOUTH.

**PER THE SEMINOLE COUNTY SOILS SURVEY,** THE SITE APPEARS TO BE LOCATED WITHIN THE TAYLORS MILL/LOWMYER PARK RANGES, U.S. "B" SOILS GROUP. THE SOILS GROUP IS NEARLY LEVEL TO GENTLY SLOPING AND ACCURATELY WELL DRAINED.

**PER THE SEMINOLE COUNTY FLOOD INSURANCE RATE MAP (12/28/80/85, 04/17/85),** THE SITE LIES WITHIN FLOOD ZONE "A" AND/OR OUTSIDE THE 500 YEAR FLOOD ZONE.

**THERE IS AN EXISTING FIRE HYDRANT,** WHICH IS LOCATED ON THE EAST SIDE OF INTERNATIONAL PARKWAY AND 100' SOUTH OF THE SITE, TO SERVE THE PROPOSED DEVELOPMENT. A NEW FIRE HYDRANT WILL BE ADDED, AS SHOWN ON THE PLAN.

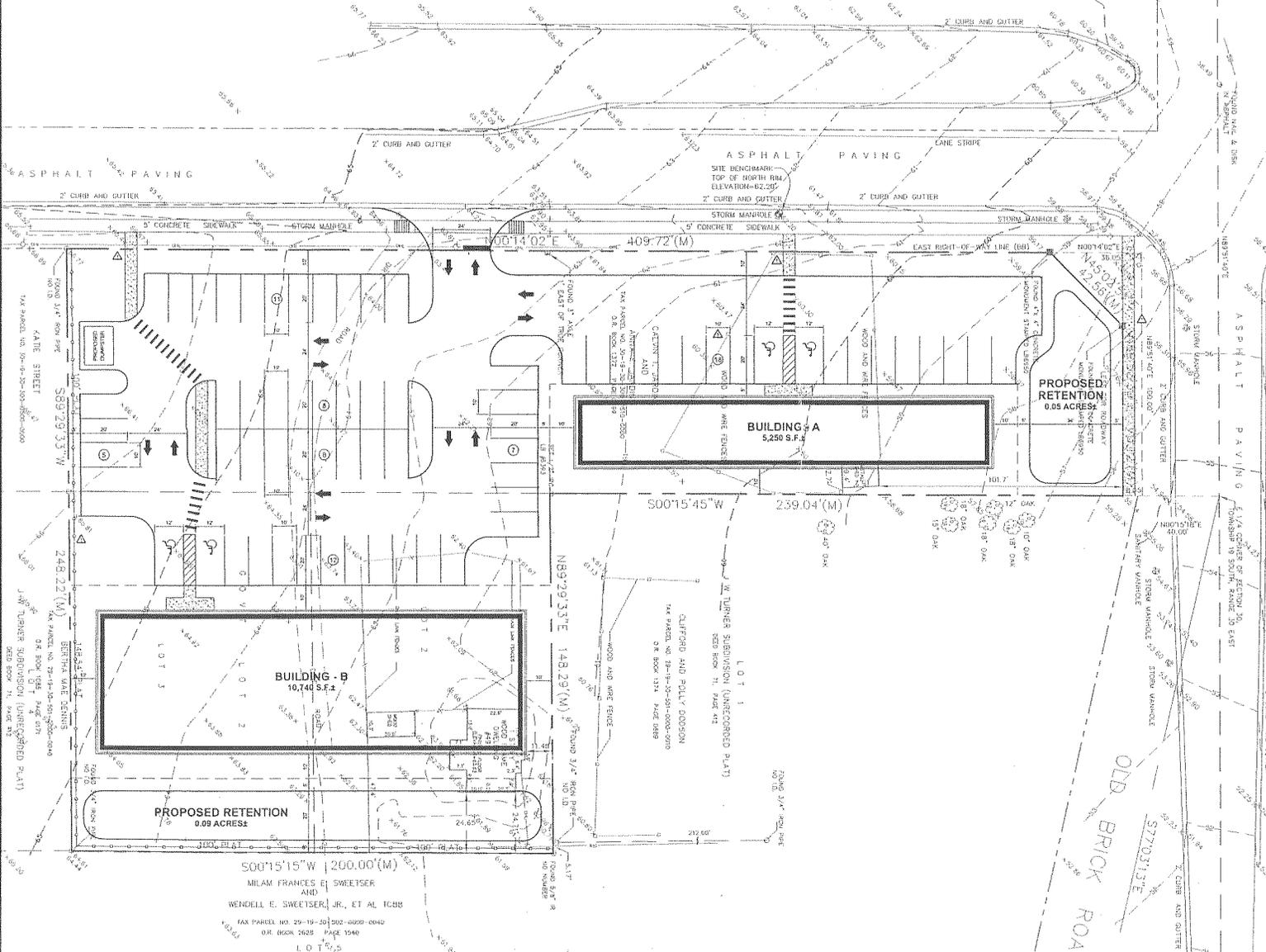
**PER SEMINOLE COUNTY THE RETENTION POND AREA SHALL BE UNDEVELOPED, SODDED, AND MAINTAINED AS REQUIRED BY THE LAND DEVELOPMENT CODE.**

**ALL PROPOSED LANDSCAPING WILL BE ADDED AND INCLUDED IN THE FINAL ENGINEERING PLANS.**

**ACCEPTABLE LANDSCAPING SHALL SCREEN ANY MECHANICAL UNITS AND EQUIPMENT THAT ARE VISIBLE FROM INTERNATIONAL PARKWAY OR ANY ADJACENT SINGLE FAMILY PROPERTIES.**

**NATURAL RESOURCES, STORMWATER, WATER AND SEWER WILL BE ADDRESSED USING THE FINAL ENGINEERING SUBMITTAL.**

**THE DEVELOPMENT PROPOSER IS TO CONNECT TO THE 24" REC'L. WATER MAIN ON THE NORTH SIDE OF WAYSIDE DRIVE.**



MILAM FRANCES E. SWEETSER  
 AND  
 WENDELL E. SWEETSER, JR., ET AL. I.C.B.B.  
 TAX PARCEL NO. 29-19-30-000-0000  
 O.R. 0609 2628 PAGE 1540

Scale: 1" = 20'

|                |                  |                    |                     |
|----------------|------------------|--------------------|---------------------|
| DATE: 08/03/89 | DRAWN BY: J.E.M. | CHECKED BY: J.E.M. | APPROVED BY: J.E.M. |
| DATE: 08/03/89 | DRAWN BY: J.E.M. | CHECKED BY: J.E.M. | APPROVED BY: J.E.M. |
| DATE: 08/03/89 | DRAWN BY: J.E.M. | CHECKED BY: J.E.M. | APPROVED BY: J.E.M. |

Per Seminole County Comments

Revision

Date

**MASTER PLAN**

**INTERNATIONAL PKWY. OFFICE COMPLEX**  
**NATIONS INVESTMENT GROUP**  
**SEMINOLE COUNTY, FLORIDA**

Sheet No. **C-1**

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY (LENGTHY LEGAL DESCRIPTION ATTACHED AS EXHIBIT); ASSIGNING CERTAIN PROPERTY CURRENTLY ASSIGNED THE A-1 (AGRICULTURAL) ZONING CLASSIFICATION THE PUD (PLANNED UNIT DEVELOPMENT) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR 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 Village."

(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 (Agriculture) to PUD (Planned Unit Development):

**LEGAL DESCRIPTION ATTACHED EXHIBIT A**

**Section 3. CODIFICATION.** It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall not be codified.

**Section 4. 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 5. 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. This Ordinance shall become effective upon the date of filing by the Department and recording of Development Order #4-20500005 in the official land records of Seminole County.

ENACTED this 9th day of November, 2004.

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

By: \_\_\_\_\_

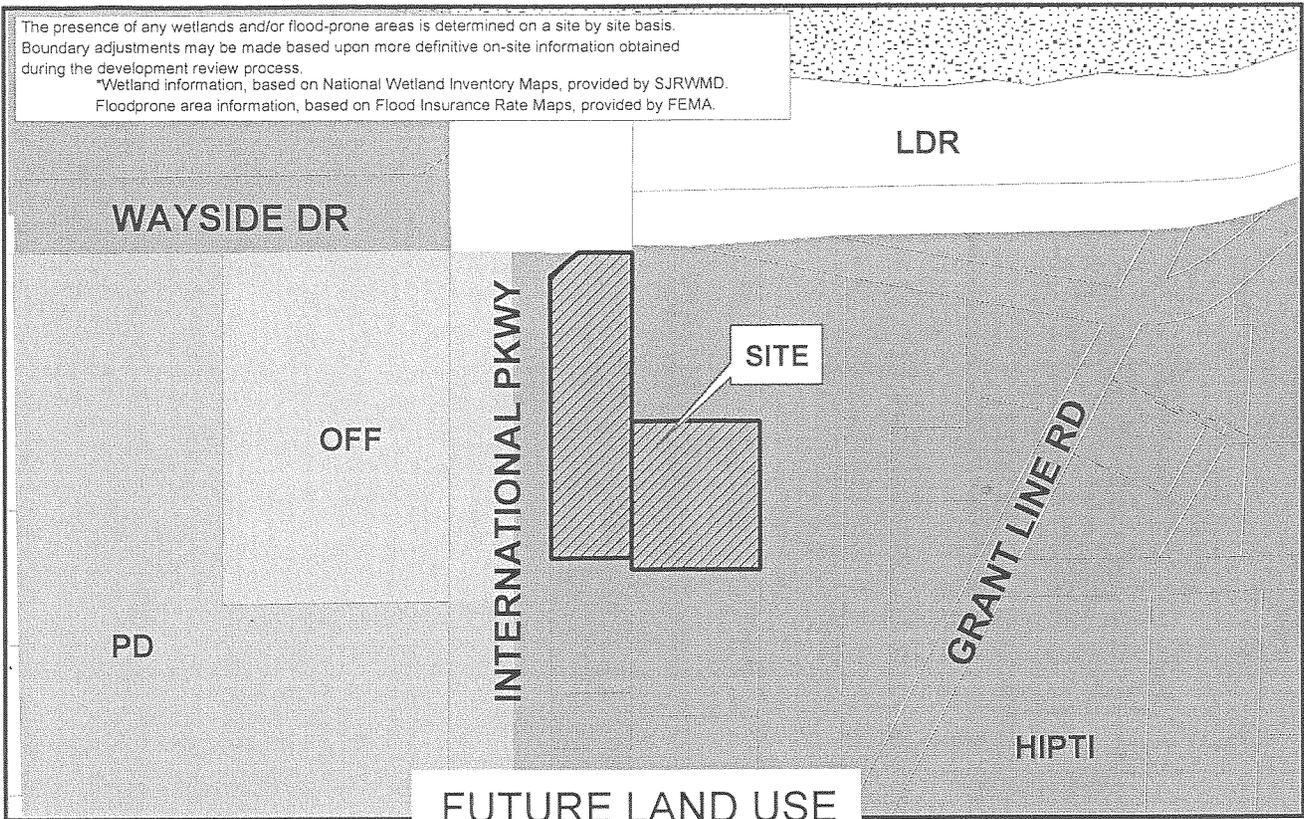
\_\_\_\_\_  
Chairman

## EXHIBIT A

### LEGAL DESCRIPTION

Lots 2 and 3, J.W. Turners Subdivision, unrecorded plat in Section 30, Township 19 South, Range 30 East, Seminole County Florida. (Deed Book 71, Page 412) and Section 30, Township 19 South, Range 30 East, Seminole County, Florida, The North 478  $\frac{3}{4}$  feet of the East 100 Feet of the SE  $\frac{1}{4}$  of said Section 30 (Less Road on the North).

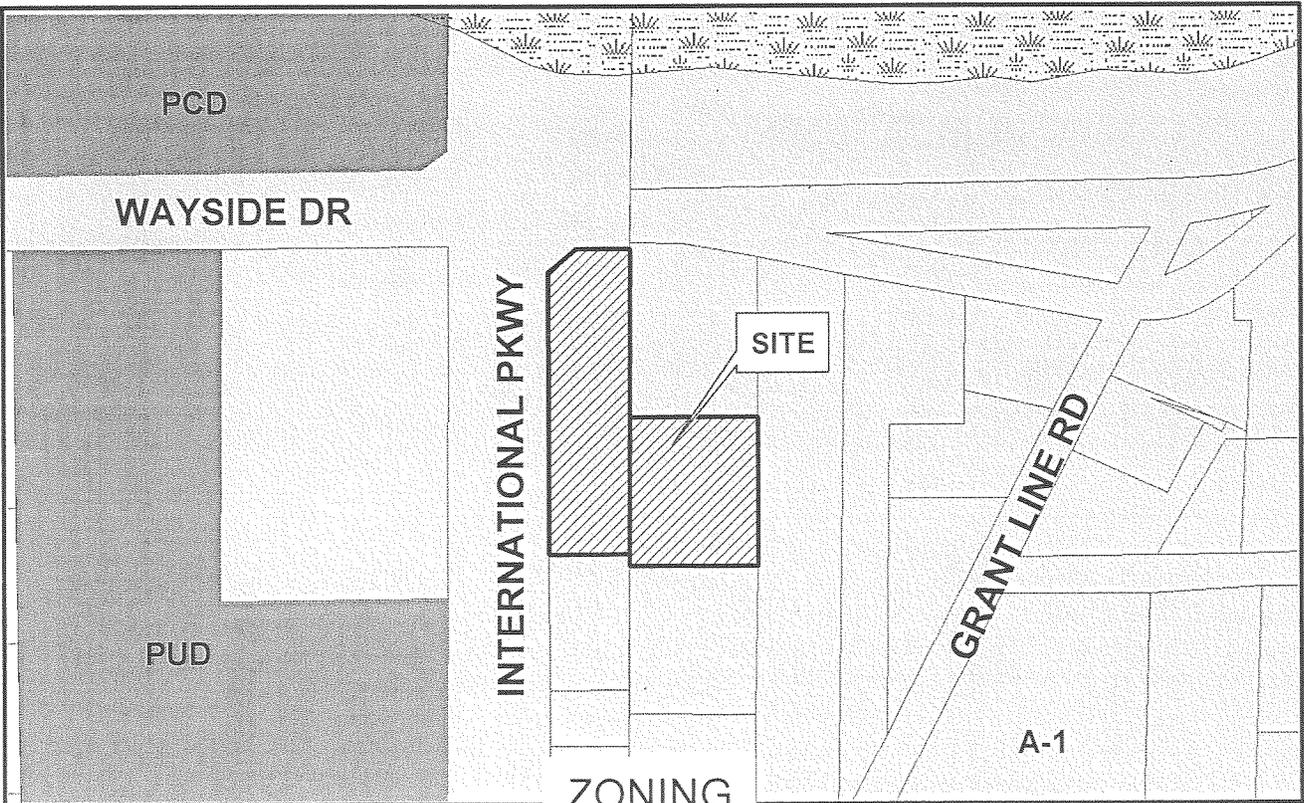
The presence of any wetlands and/or flood-prone areas is determined on a site by site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process.  
 \*Wetland information, based on National Wetland Inventory Maps, provided by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



Site
  LDR
  HIPTI
  OFF
  PD
  CONS

Applicant: Nations Investments Group  
 Physical STR: 29-19-30-501-0000-0020 & 30-19-30-300-0510  
 Gross Acres: 1.629 BCC District: 5  
 Existing Use: Vacant and Single Family Residential  
 Special Notes: None

|        | Amend/Rezoning# | From | To  |
|--------|-----------------|------|-----|
| FLU    | --              | --   | --  |
| Zoning | Z2004-043       | A-1  | PUD |



Site
  A-1
  PCD
  PUD
  FP-1
  W-1



Rezone No: Z2004-043  
From: A-1 To: PUD

-  Parcel
-  Subject Property



February 1999 Color Aerials