

ITEM # \_\_\_\_\_

SEMINOLE COUNTY GOVERNMENT  
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION  
AGENDA MEMORANDUM

SUBJECT: Heathrow International Business Center PUD Major Amendment

DEPARTMENT: Planning & Development DIVISION: Planning

AUTHORIZED BY: Matthew West CONTACT: Tina Deater EXT: 7440

Agenda Date <u>7/7/04</u>	Regular <input type="checkbox"/>	Work Session <input type="checkbox"/>	Briefing <input type="checkbox"/>
	Special Hearing – 6:00 <input type="checkbox"/>	Public Hearing – 7:00 <input checked="" type="checkbox"/>	

**MOTION/RECOMMENDATION:**

1. Recommend APPROVAL of the request for a major amendment to the Heathrow International Business Center PUD (rezoning from PUD to PUD), consisting of approximately 407.1 acres, approximately bounded by CR 46A, Interstate 4, Lake Mary Boulevard, and Banana Lake Road, subject to the attached Second Amendment to the Third Amended and Restated Commitments, Classification, and District Description for the Heathrow International Business Center Planned Unit Development (Meredith H. Pickens, applicant); or
2. Recommend DENIAL of the request for a major amendment to the Heathrow International Business Center PUD (rezoning from PUD to PUD), consisting of approximately 407.1 acres, approximately bounded by CR 46A, Interstate 4, Lake Mary Boulevard, and Banana Lake Road, subject to the attached Second Amendment to the Third Amended and Restated Commitments, Classification, and District Description for the Heathrow International Business Center Planned Unit Development (Meredith H. Pickens, applicant); or
3. CONTINUE the public hearing until a time and date certain.

District 5 – Commissioner McLain

Tina Deater, Senior Planner

**BACKGROUND:**

The Heathrow International Business Center PUD was originally approved on October 20, 1988. A portion of the PUD is within unincorporated Seminole County and a portion is within the City of Lake Mary. At this time, the applicant, Meredith H. Pickens, is requesting approval of a Major Amendment to the Heathrow International Business Center PUD, consisting of the following changes:

Reviewed by:
Co Atty: _____
DFS: _____
OTHER: _____
DCM: _____
CM: _____
File No. <u>Z2004-029</u>

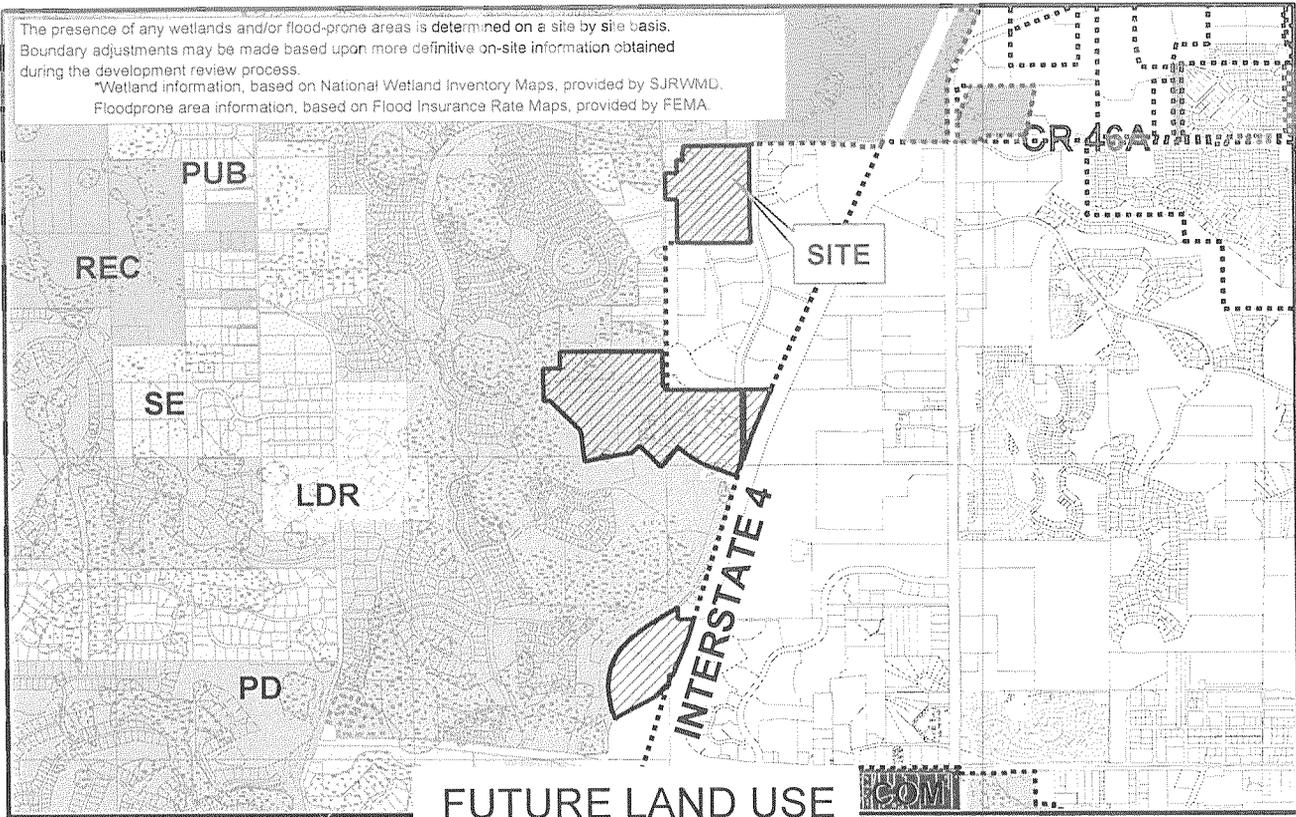
1. Changing the name of the PUD from Heathrow International Business Center to Colonial Center Heathrow,
2. Changing the use designations of Tract "D" and Tract "O" from office to multi-family, and Tract "P" from office to multi-family and office (Tract "D" is entirely within the City of Lake Mary and is proposed to be built as town homes, Tracts "O" and "P" are within Seminole County, approximately 15 acres are proposed to be changed from office to multi-family within the County),
3. Increasing the total number of multi-family units allowed in the PUD from 581 units to 1036 units (an increase of 455 units),
4. Allowing the future conversion of land uses within the PUD utilizing the existing conversion matrix in the Second Amendment to Third Amended and Restated Development Order for the Heathrow International Business Center Development of Regional Impact to achieve a maximum of 1400 multi-family units in the future (a potential increase of 819 units more than the 581 currently allowed),
5. Decreasing the amount of approved office space from 2,984,000 square feet to 2,759,000 square feet (a decrease of 225,000 square feet).

**STAFF RECOMMENDATION:**

Staff recommends APPROVAL of the request for a major amendment to the Heathrow International Business Center PUD, subject to the attached Second Amendment to the Third Amended and Restated Commitments, Classification, and District Description for the Heathrow International Business Center Planned Unit Development, with the following condition:

That it be stated in the Second Amendment to the Third Amended and Restated Commitments, Classification, and District Description Colonial Center Heathrow Planned Unit Development that any additional residential units added in the future (up to a maximum of 1400 using the conversion matrix) shall be restricted to Tracts "C-1", "D", "O", "P" and "Q".

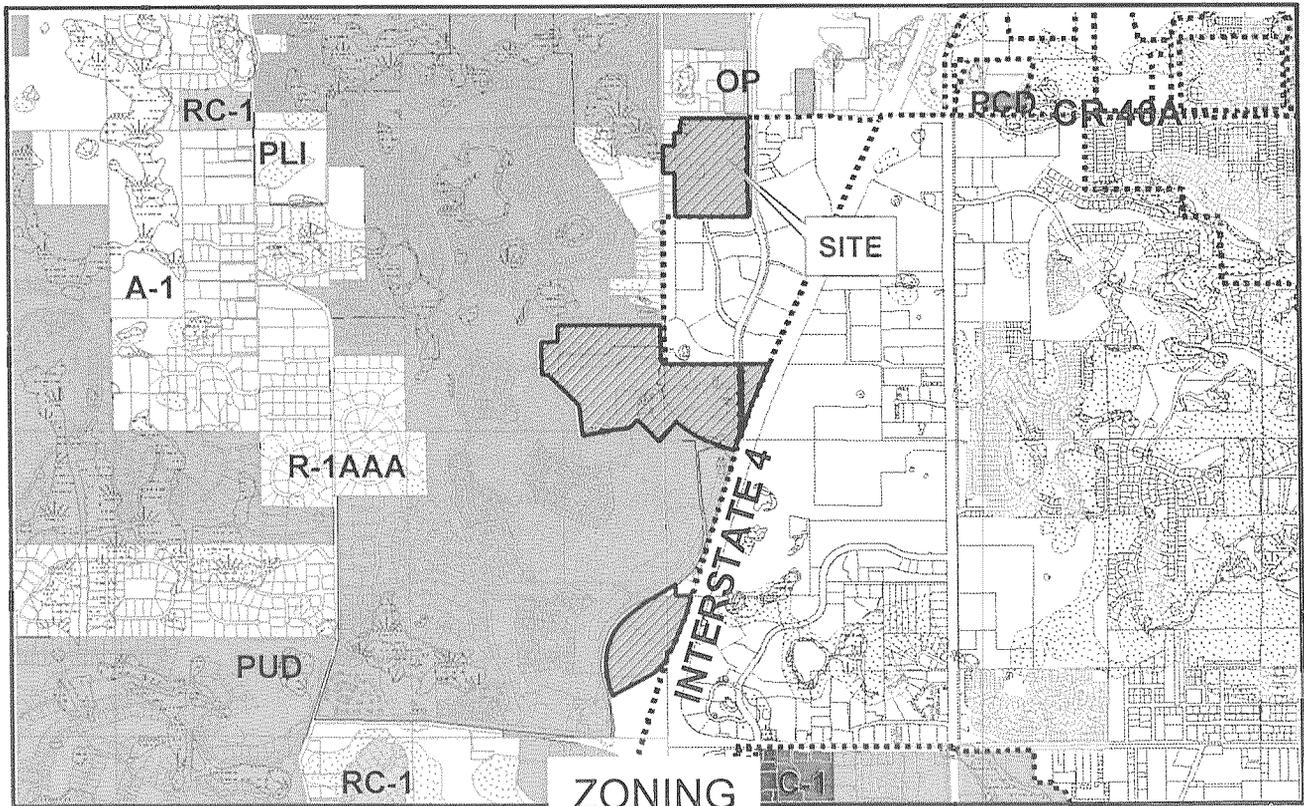
The presence of any wetlands and/or flood-prone areas is determined on a site by site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process.  
 \*Wetland information, based on National Wetland Inventory Maps, provided by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



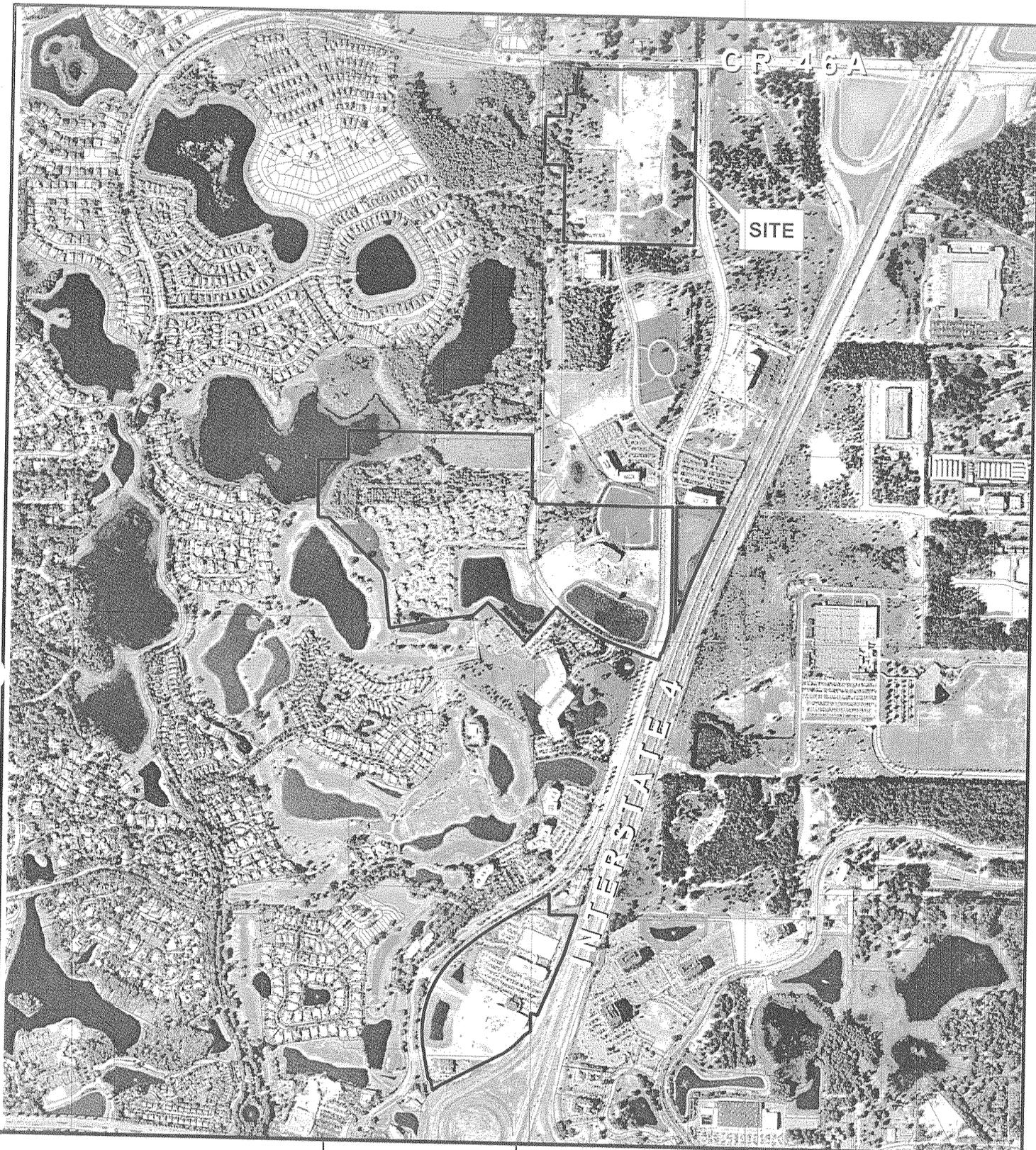
Site 
  Municipality 
  SE 
  LDR 
  MDR 
  PD 
  OFF 
  COM 
  IND  
 HIPTI 
  PUB 
  REC 
  CONS

Applicant: Heathrow 4 LLC  
 Physical STR: part of 12-20-29 and 06-20-30  
 Gross Acres: 436.7 BCC District: 2  
 Existing Use: Mixed Use, Multi-Family, Office, and Retail  
 Special Notes: None

	Amend/Rezoning#	From	To
FLU	--	--	--
Zoning	Z2004-029	PUD	PUD



Site 
  R-1AAA 
  OP 
  C-1 
  PUD 
  PCD 
  A-1 
  RC-1 
  PLI  
 FP-1 
  W-1



Rezzone No: Z2004-029  
From: PUD To: PUD

-  Parcel
-  Subject Property



February 1999 Color Aerials

# Heathrow International Business Center PUD Major Amendment

Rezone from PUD (Planned Unit Development) to PUD (Planned Unit Development)		Z2204-029
<b>REQUEST</b>		
<b>APPLICANT</b>	Meredith H. Pickens, Shutts & Bowen LLP	
<b>REZONING</b>	PUD (Planned Unit Development District) to PUD (Planned Unit Development District)	
<b>FUTURE LAND USE</b>	PD (Planned Development)	
<b>APPROXIMATE GROSS ACRES</b>	Heathrow International Business Center PUD contains approximately 407.1 acres	
<b>LOCATION</b>	Approximately bounded by CR 46A, Interstate 4, Lake Mary Boulevard, and Banana Lake Road	
<b>BCC DISTRICT</b>	District 5 – Commissioner McLain	
<b>RECOMMENDATIONS AND ACTIONS</b>		
<b>STAFF RECOMMENDATION</b>	Staff recommends APPROVAL of the request for a major amendment to the Colonial Center Heathrow PUD, subject to the attached Second Amendment to the Third Amended and Restated Commitments, Classification, and District Description Heathrow International Business Center Planned Unit Development	

## **STAFF ANALYSIS & FINDINGS**

1. **Property Owners:** Colonial Realty Limited Partnership, Heathrow 4 LLC, and Heathrow 6 LLC
  
2. **Development Trends:** The Heathrow International Business Center PUD currently contains a combination of office, retail/commercial, and multi-family uses.

# SITE DESCRIPTION

**1. EXISTING AND PERMITTED USES:** The Future Land Use and zoning of surrounding properties are as follows:

Location	Future Land Use*	Zoning*	Current Use
Site: Tracts "O" and "P"	PD (Planned Development)	PUD (Planned Unit Development District)	Vacant
North	Office (Proposed Florence Arbor PUD)	A-1 (Agriculture District) (Proposed Florence Arbor PUD)	Vacant, Single-family
South	PD (Planned Development)	PUD (Heathrow International Business Center)	Vacant
East	PD (Planned Development)	PUD (Heathrow International Business Center)	Retail Center
West	PD (Planned Development)	PUD (Heathrow International Business Center)	Vacant, Single-family

*\*See enclosed future land use and zoning maps for more details.*

As identified from the Property Appraiser's future land use map, 378 acres of the unincorporated area in Seminole County are designated for Office land use. Approximately 52 acres are within conservation areas and are assessed as unbuildable until field checked. Of the remaining 326 acres, 107 already have a non-residential structure on the property such as office, school, or retirement home. This leaves a total of 219 buildable acres under the Office designation of which a portion are currently built as single family residential, the remaining being vacant acres. In general the parcels are less than 5 acres in size. As a note, office use already approved or built on properties with a land use designation of Planned Development or Higher Intensity Planned Development (HIP) have not been counted as part of these figures.

**SITE ANALYSIS**

**Facilities and Services:**

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.

### **Water and Sewer:**

Water and sewer services are provided by Seminole County. Reclaim water service is available to the site.

### **Compliance with Environmental Regulations:**

At this time there are no concerns regarding compliance with environmental regulations. The developer will be required to comply with all regulations of the Seminole County Land Development Code at the time of site plan approval.

### **Compatibility with Surrounding Development:**

The Heathrow International Business Center PUD contains a combination of office, retail/commercial, and multi-family uses. Objective 4 of the Design Element of the Vision 2020 Comprehensive Plan is to encourage mixed-use corridors and centers with stronger connectivity and more attractive physical design. Staff believes that allowing additional multi-family units will result in a greater mix of uses within the PUD and have the positive benefit of reducing sprawl, promoting diverse housing types and prices, and reducing traffic by allowing people to live near where they work. Having adequate multi-family housing available is particularly important for the Heathrow International Business Center PUD because it is approved for a college/university element that will have 860 students in the future. As part of the Evaluation and Appraisal Report (EAR) on the Vision 2020 Comprehensive Plan, completed in 1998, staff completed a residential needs analysis that indicated that by the year 2020, there are a projected 18,000 residents in the unincorporated areas that will need housing not provided by our Future Land Use Map. Due to these reasons, staff is supportive of the conversion of some of the approved office square footage to multi-family dwelling units.

However, because this is a vital office/commercial corridor for Seminole County, staff believes that there should be limits to the number of acres approved for multi-family residential use until such time as staff has completed its analysis of residential absorption and economic sustainability; therefore staff is recommending the following condition: That it be stated in the Second Amendment to the Third Amended and Restated Commitments, Classification, and District Description Heathrow International Business Center Planned Unit Development that any additional residential units added in the future (up to a maximum of 1400 using the conversion matrix) shall be restricted to Tracts "C-1", "D", "O", "P" and "Q". These are the tracts that are already approved for multi-family use at this time, or are proposed to be converted to multi-family use as a part of this amendment. This will allow developers in the future to build additional multi-family units by increasing densities on tracts previously approved for multi-family, while at the same time ensuring that adequate office tracts and square footage are maintained.

**STAFF RECOMMENDATION:**

Staff recommends APPROVAL of the request for a major amendment to the Heathrow International Business Center PUD, subject to the attached Second Amendment to the Third Amended and Restated Commitments, Classification, and District Description for the Heathrow International Business Center Planned Unit Development, with the following condition:

That it be stated in the Second Amendment to the Third Amended and Restated Commitments, Classification, and District Description Heathrow International Business Center Planned Unit Development that any additional residential units added in the future (up to a maximum of 1400 using the conversion matrix) shall be restricted to Tracts "C-1", "D", "O", "P" and "Q".

**SECOND AMENDMENT TO THE  
THIRD AMENDED AND RESTATED COMMITMENTS,  
CLASSIFICATION AND DISTRICT DESCRIPTION  
COLONIAL CENTER HEATHROW  
PLANNED UNIT DEVELOPMENT  
(SEMINOLE COUNTY)**

On May 8, 2001, the Board of County Commissioners adopted the Third Amended and Restated Commitments, Classification and District Description for the Heathrow International Business Center PUD ("PUD") recorded at Official Records Book 4091, Page 0145 (legal description of which is attached hereto as Exhibit "A").

Colonial Realty Limited Partnership, a Delaware limited partnership as the Master Developer and Heathrow 4 LLC and Heathrow 6 LLC as the owners and Site Developers of Tracts "D", "O" and "P" (as designated on the Master Plan) hereby seek to develop a 300 unit apartment complex on a portion of Tracts "O" and "P", comprising approximately 15 acres and a 155 unit townhouse development on Tract "D". Tract "D" is located in the City of Lake Mary and Tracts "O" and "P" are located in Seminole County. In order to pursue this development, the Master Developer and Site Developers have applied to Seminole County and the City of Lake Mary to amend the PUD to allow for: (i) the name of the PUD to be changed to Colonial Center Heathrow, (ii) decreasing the office square footage by 225,000 square feet within the PUD while simultaneously increasing the total number of multi-family units to 1036, with the ability to use the existing conversion matrix set forth in the Second Amendment to Third Amended and Restated Development Order for the Heathrow International Business Center Development of Regional Impact to achieve a maximum of 1400 multi-family units in the future (iii) a change in the use designation for Tracts "D" and "O" from office to multi-family, (iv) a change of land use designation for Tract "P" from office to office and multi-family and (v) a change to the PUD Final Master Plan, as reflected in attached Exhibit "B" to reflect these changes.

Seminole County and the City of Lake Mary agree to these requested changes.

Therefore, the PUD is hereby amended as follows:

1. The name of the PUD is hereby changed to Colonial Center Heathrow.
2. Tables III-1 and III-2 of the PUD are hereby deleted in their entirety and in place thereof shall be inserted the following:

### III. LAND USE TABLE

Table III-1

#### Colonial Center Heathrow Land Use Data

#### Total PUD Development Program

<u>Land Use Classification</u>	<u>Acres</u>	<u>Sq. Feet</u>	<u>Units</u>	<u>Rooms</u>	<u>Students</u>
Office <sup>1</sup>	176.9	2,759,000			
College/ University					860 <sup>2</sup>
Retail/ Commercial	46.7	90,000			
Hotel				304	
Day Care	1.8	24,000			
Multi-family	29.4		1036		
Parks:					
Urban Park	9.1				
Linear Park	7.0				
Open Space/ Retention/Lakes	84.6 <sup>3</sup>				
Right-of-Way	51.6				
<b>TOTAL</b>	<b>407.1</b>	<b>2,873,000</b>	<b>1036</b>	<b>304</b>	<b>860</b>

<sup>1</sup> Office use includes Support Retail/Commercial uses and Campus Office uses. 14,000 square feet of office is allotted to the parcel owned by SCC

<sup>2</sup> Trip generation potential for 860 students is equivalent to that which would be generated by approximately an 80,000 square foot educational facility

<sup>3</sup> Includes lift station easement on Tract B

Table III-2  
**COLONIAL CENTER HEATHROW  
 LAND USE DATA**

Seminole County PUD Development Program

<u>Land Use Classification</u>	<u>Acres</u>	<u>Sq. Feet</u>	<u>Units</u>	<u>Students</u>
Office	89.1	1,089,250 <sup>4</sup>		
College/ University				860 <sup>5</sup>
Day Care	1.8	24,000		
Multi-family	29.4		1036	
Linear Park	1.9			
Open Space/ Retention/Lakes	57.0 <sup>6</sup>			
Right-of-Way	9.6			
<b>TOTAL</b>	<b>188.8</b>	<b>1,113,250</b>	<b>1036</b>	<b>860</b>

<sup>4</sup> Office use includes Support Retail/Commercial uses and Campus Office Use. 14,000 square feet of office is allotted to the parcel owned by SCC.

<sup>5</sup> Trip generation potential for 860 students is equivalent to that which would be generated by approximately an 80,000 square foot educational facility

<sup>6</sup> Includes lift station easement on Tract B.

3. The Master Plan is hereby revised as set forth in Exhibit "B".
4. Any additional residential units added in the future (up to a maximum of 1400 using the conversion matrix) shall be restricted to Tracts "C-1", "D", "O", "P" and "Q".
5. Except as expressly amended herein, the PUD shall continue in full force and effect in accordance with the terms set forth herein.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2004.

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

By: \_\_\_\_\_  
Daryl G. McLain, Chairman

“MASTER DEVELOPER”

Signed, sealed and delivered  
in the presence of:

\_\_\_\_\_

Print Name

\_\_\_\_\_

Print Name

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

COLONIAL REALTY LIMITED PARTNERSHIP,  
a Delaware limited partnership

By Its General Partner: Colonial Properties Trust  
an Alabama declaration of trust

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

Charles A. McGehee  
Executive Vice President

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of  
\_\_\_\_\_, 2004, by Charles A. McGehee, as Executive Vice President of Colonial  
Properties Trust, the general partner of Colonial Realty Limited Partnership, on behalf of said partnership.  
He is personally known to me or has produced \_\_\_\_\_ as identification.

NOTARY STAMP/SEAL

NOTARY PUBLIC

Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

ACKNOWLEDGMENT AND CONSENT OF SITE DEVELOPER

The undersigned Site Developer agrees to and accepts all terms and conditions of this Amendment as they apply to the development of Tracts "D", "O" and "P".

Signed, sealed and delivered  
in the presence of:

HEATHROW 6 LLC,  
a Delaware limited liability company

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

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Its: \_\_\_\_\_

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

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2004, by \_\_\_\_\_, as the \_\_\_\_\_ of Heathrow 6 LLC, a Delaware limited liability company, on behalf of said company. \_\_\_\_\_ is personally known to me or has produced \_\_\_\_\_ as identification and did not take an oath.

NOTARY STAMP/SEAL

NOTARY PUBLIC

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

ACKNOWLEDGMENT AND CONSENT OF SITE DEVELOPER

The undersigned Site Developer agrees to and accepts all terms and conditions of this Amendment as they apply to the development of Tracts "D", "O" and "P".

Signed, sealed and delivered  
in the presence of:

HEATHROW 4 LLC,  
a Delaware limited liability company

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

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Its: \_\_\_\_\_

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

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2004, by \_\_\_\_\_, as the \_\_\_\_\_ of Heathrow 4 LLC, a Delaware limited liability company, on behalf of said company. \_\_\_\_\_ is personally known to me or has produced \_\_\_\_\_ as identification and did not take an oath.

NOTARY STAMP/SEAL

NOTARY PUBLIC

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

EXHIBIT "A"

HEATHROW INTERNATIONAL BUSINESS CENTER PUD

LEGAL DESCRIPTION ENTIRE PUD (CITY AND COUNTY)

A tract of land being a portion of Section 6, Township 20 South, Range 30 East, Seminole County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Section 6; thence North 00° 04' 17" West, 1322.26 feet; thence South 89° 57' 02" East along the South line of the North 1/2 of the Southwest 1/4 of Section 6 for a distance of 33.00 feet to the POINT OF BEGINNING; thence North 00° 04' 17" West along the East right of way of Banana Lake Road and a line 33 feet East of and parallel to the West line of the Southwest 1/4 of Section 6 for a distance of 1303.44 feet; thence North 00° 04' 43" West along said right of way and along a line 33 feet East of and parallel to the West line of the Northwest 1/4 of Section 6 for a distance of 1281.20 feet; thence North 89° 53' 25" East along the occupied North line of the South 1281.20 feet of Government Lot 4 for a distance of 1454.93 feet; thence North 00° 06' 26" East along the West right of way of the abandoned S.C.L. Railroad for a distance of 1745.09 feet; thence South 89° 44' 51" East along a line 25 feet South of and parallel to the North line of Section 6 and along the South right of way of State Road 46-A for a distance of 1474.55 feet; thence South 00° 15' 09" West, 25.00 feet; thence South 89° 44' 51" East, 440.00 feet; thence South 00° 15' 09" West, 20.00 feet , thence South 89° 44' 51" East, 364.98 feet; thence South 24° 07' 41" West along the West right of way of Interstate No. 4 (State Road #400) for a distance of 2877.13 feet; thence South 89° 53' 25" West along the North line of the South 10 acres of Government Lot 2 for a distance of 42.32 feet; thence South 00° 07' 40" East along the West line of Government Lot 2 for a distance of 93.94 feet; thence South 24° 07' 41" West along the aforesaid West right of way of Interstate No. 4 for a distance of 1708.48 feet; thence North 89° 57' 02" West along the South line of the North 1/2 of the Southwest 1/4 of Section 6 for a distance of 1817.51 feet to the POINT OF BEGINNING.

Contains: 218.26 Acres, more or less.

Together with:

A portion of Section 7, Township 20 South, Range 30 East, and Section 12, Township 20 South, Range 29 East, Seminole County, Florida, being more particularly described as follows:

Commence at the West 1/4 corner of Section 7, Township 20 South, Range 30 East, Seminole County, Florida and run North 00°21'05" West along the West line of the Northwest 1/4 of said Section 7 for a distance of 0.50

feet to the POINT OF BEGINNING; thence run North 89°46'28" East, 459.09 feet to the Westerly right of way line of Interstate No. 4 (State Road No. 400); thence run South 17°35'11" West along said right of way line for a distance of 429.25 feet; thence South 21°35'11" West, 637.08 feet to the Point of Curvature of a curve concave Northwesterly and having a radius of 1055.92 feet; thence run Southwesterly along the arc of said curve through a central angle of 39°25'29" for a distance of 726.57 feet to the point of tangency; thence South 61°00'40" West, 495.72 feet to the point of curvature of a curve concave Southeasterly having a radius of 475.00 feet; thence Southwesterly along the arc of said curve through a central angle of 26°00'21" for 215.60 feet to a point lying on a curve concave Westerly having a tangent bearing of North 11°00'13" West and a radius of 1379.58 feet; thence Northerly along the arc of said curve through a central angle of 00°24'05" for 9.67 feet to the point of tangency; thence North 11°24'18" West, 454.11 feet to a point of curvature of a curve concave Southeasterly and having a radius of 1041.19 feet; thence run Northeasterly along the arc of said curve through a central angle of 60°00'00" for a distance of 1090.33 feet to a point of compound curvature of a curve concave Southeasterly and having a radius of 3445.17 feet; thence continue Northeasterly along the arc of said curve through a central angle of 11°21'53" for a distance of 683.36 feet to the point of tangency; thence run North 59°57'35" East, 200.14 feet; thence run South 00°21'05" East, 21.80 feet to the POINT OF BEGINNING.

Contains: 36.88 Acres, more, or less.

NOTE: This description uses East line of transportation corridor as its West boundary.

TOGETHER WITH:

A tract of land being a portion of Section 1 and 12, Township 20 South, Range 29 East and Sections 6 and 7, Township 20 South, Range 30 East, Seminole County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Section 6; thence North 00°04'17" West along the West line of Section 6 for a distance of 73.27 feet to the POINT OF BEGINNING; thence South 42°30'27" West, 149.49 feet; thence North 41°18'38" West, 516.64 feet; thence South 48°41'20" West, 200.00 feet; thence South 78°55'17" West, 728.58 feet; thence North 04°15'32" West, 471.30 feet; thence North 48°16'27" West, 888.59 feet; thence South 89°58'52" East, 205.00 feet; thence North 00°19'51" East, 350.00 feet; thence South 89°58'52" East along the North line of the South ½ of Government Lot 2 of Section 1, Township 20 South, Range 29 East, for a distance of 897.54 feet; thence North 00°03'45" East along the West line of the Northeast ¼ of said Government Lot 2 for a distance of 164.00 feet; thence South 89°58'52" East, 898.77

feet; thence South 00°04'17" East along the West line of the Southwest ¼ of Section 6, Township 20 South, Range 30 East for 331.59 feet; thence South 89°57'02" East along the South line of the North ½ of the Southwest ¼ of said Section 6 for a distance of 1850.51 feet; thence South 24°07'41" West along the West right of way of Interstate #4 (State Road #400) for a distance of 282.51 feet to the point of curvature of a curve concave Southeasterly having a radius of 11,459.20 feet; thence run Southerly along the arc of said curve through a central angle of 06°32'30" for a distance of 1308.34 feet to the point of tangency; thence South 17°35'11" West, 70.00 feet; thence departing said right of way run North 72°24'49" West, 400.00 feet to the point of curvature of a curve concave Northeasterly having a radius of 1800.00 feet; thence Northwesterly along the arc of said curve through a central angle of 24°55'11" for a distance of 782.88 feet; thence South 42°30'27" West, 285.78 feet to the POINT OF BEGINNING.

Contains: 100.12 Acres, more or less.

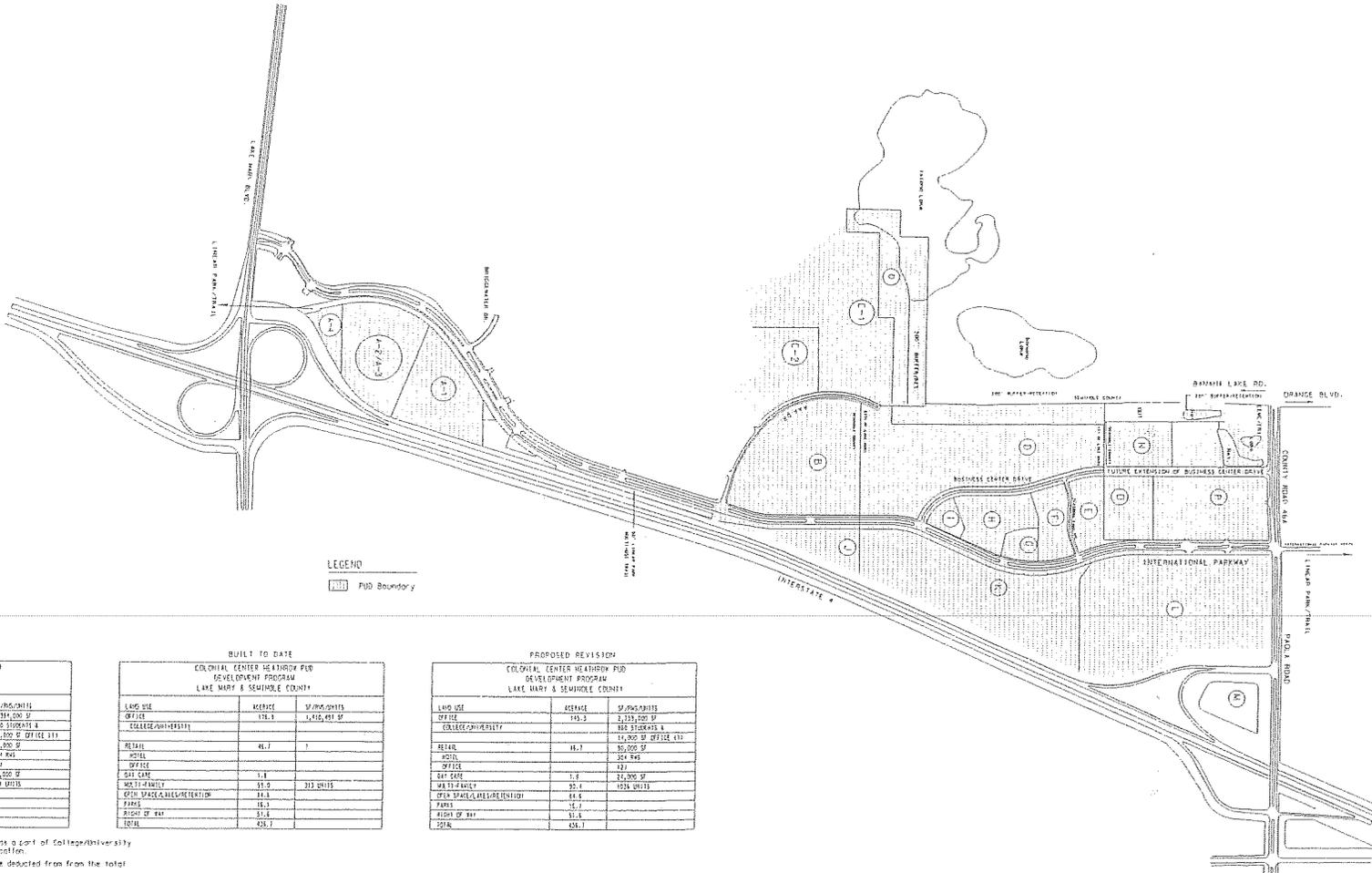
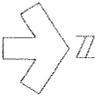
AND

A tract of land being a portion of Section 6, Township 20 South, Range 30 East, Seminole County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Section 6; thence North 00°04'17" West along the West line of Section 6 for 1646.86 feet; thence South 89°58'52" East, 33.00 feet; thence North 00°04'17" West along the East right of way of Banana Lake Road along a line 33.00 feet East of and parallel to the West line of the Southwest ¼ of Section 6 for a distance of 978.82 feet; thence North 00°04'43" West along a line 33.00 feet East of and parallel to the West line of the Northwest ¼ of Section 6 for 1281.20 feet; thence North 89°53'25" East along the occupied North line of the South 1281.20 feet of Government Lot 4 for a distance of 197.00 feet to the POINT OF BEGINNING; thence along the boundaries of that tract described in Official Records Book 1555, Page 675 Public Records of Seminole County, Florida, North 00°04'43" West, 757.82 feet; thence North 89°30'12" West along the South line of Lot 2, Mullins Subdivision, per plat thereof as recorded in Plat Book 23, Page 41, Public Records of Seminole County, Florida, for a distance of 205.00 feet; thence North 00°04'43" West along the East right of way of Banana Lake Road for 482.93 feet; thence South 89°35'54" East along the North line of Lot 3 of the aforescribed subdivision for 205.00 feet; thence North 00°04'43" West, 222.16 feet to a point 4.77 chains South of the North line of the Northwest ¼ of Section 6; thence South 89°44'51" East 119.92 feet to Church Lake; thence along the Westerly shore north 31°12'15" West, 33.42 feet; thence North 04°01'55" West, 50.00 feet; thence North 01°29'07" West, 50.00 feet; thence North 06°56'29" East, 49.06 feet;

thence North 00°04'43" West, 112.75 feet; thence South 89°44'51" East along a line 25.00 feet south of and parallel to the North line of Section 6 and along the south right of way of State Road #46A for a distance of 414.64 feet; thence South 00°06'26" West, 15.00 feet; thence South 89°44'51" East along a line 40.00 feet South of and parallel to the said North line of Section 6 and along the South right of way line of State Road #46A for a distance of 745.00 feet; thence South 00°06'26" West along the West right of way line of the Seaboard Coastline Railroad (presently abandoned) for 1730.09 feet thence South 89°53'25" West along the occupied North line of the South 1281.20 feet of Government Lot 4 for a distance of 1257.93 feet to the POINT OF BEGINNING.

Contains: 51.957 Acres, more or less and being subject to any easements, restrictions and right of way record.



TRACT IDENTIFICATION	LAND USE
TRACT A-1	OFFICE
TRACT A-2	OFFICE
TRACT A-3	OFFICE
TRACT B	OFFICE
TRACT C-1	MULTI-FAMILY
TRACT C-2	DAY CARE
TRACT C	MULTI-FAMILY
TRACT D	OFFICE
TRACT E	OFFICE
TRACT F	SUPPORT RETAIL/COM.
TRACT G	OFFICE
TRACT H	SUPPORT RETAIL/COM.
TRACT I	RECREATION
TRACT J	RETAIL
TRACT K	OFFICE
TRACT L	RETAIL/OFFICE/HOTEL
TRACT M	E. S. J.
TRACT N	RECREATION
TRACT O	MULTI-FAMILY
TRACT P	OFFICE, MULTI-FAMILY
TRACT Q	MULTI-FAMILY

LEGEND  
 PUD Boundary

APPROVED		
COLONIAL CENTER HEATHROW PUD DEVELOPMENT PROGRAM LAKE MARY & SEMINOLE COUNTY		
LAND USE	ACREAGE	SF/ACROSSITS
OFFICE	106.4	3,304,000 SF
COLLEGE/UNIVERSITY		800 STUDENTS & 14,000 SF OFFICE 131
RETAIL	46.7	80,000 SF
HOTEL		325 KRS
OFFICE		421
DAY CARE	1.4	24,000 SF
MULTI-FAMILY	38.0	591 UNITS
OPEN SPACE/RECREATION	14.6	
PARKS	18.1	
RIGHT OF WAY	31.4	
TOTAL	236.7	

BUILT TO DATE		
COLONIAL CENTER HEATHROW PUD DEVELOPMENT PROGRAM LAKE MARY & SEMINOLE COUNTY		
LAND USE	ACREAGE	SF/ACROSSITS
OFFICE	106.4	3,304,000 SF
COLLEGE/UNIVERSITY		800 STUDENTS & 14,000 SF OFFICE 131
RETAIL	46.7	80,000 SF
HOTEL		325 KRS
OFFICE		421
DAY CARE	1.4	24,000 SF
MULTI-FAMILY	38.0	591 UNITS
OPEN SPACE/RECREATION	14.6	
PARKS	18.1	
RIGHT OF WAY	31.4	
TOTAL	236.7	

PROPOSED REVISION		
COLONIAL CENTER HEATHROW PUD DEVELOPMENT PROGRAM LAKE MARY & SEMINOLE COUNTY		
LAND USE	ACREAGE	SF/ACROSSITS
OFFICE	145.2	4,533,200 SF
COLLEGE/UNIVERSITY		800 STUDENTS & 14,000 SF OFFICE 131
RETAIL	46.7	80,000 SF
HOTEL		325 KRS
OFFICE		421
DAY CARE	1.4	24,000 SF
MULTI-FAMILY	38.0	591 UNITS
OPEN SPACE/RECREATION	14.6	
PARKS	18.1	
RIGHT OF WAY	31.4	
TOTAL	436.1	

131 Development of 14,000 sq. ft. of office as a part of College/University shall be deducted from the total office allocation.  
 132 Development of office on tract L shall be deducted from the total office allocation.  
 133 Office use includes Support Retail / Commercial uses.

JUN 10 2004

DATE: 06/10/2004 09:44:42 AM

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

SHULTS & BOWEN, LLP  
 300 SOUTH ORANGE AVE.  
 P.O. BOX 4936  
 ORLANDO, FLORIDA 32802-4596  
 (407) 423-3200

KIRKLEY-HORN & ASSOC., INC.  
 Transportation Consultant  
 2000  
 3800 MADRID BLVD.  
 ORLANDO FLORIDA, 32803  
 (407) 838-1511

SUBMITTAL	DATE

**BOWYER SINGLETON & ASSOCIATES, INCORPORATED**  
 230 SOUTH WASHINGTON AVENUE | ORLANDO, FLORIDA 32801  
 (407) 443-9125 • ENGINEERING BUSINESS • 1937

ENGINEERING PLANNING SURVEYING ENVIRONMENTAL

SEMINOLE CO. LAKE MARY		FLORIDA	
DATE	APR 2004	DATE	APR 2004
DESIGNED	MSJ	DESIGNED	MSJ
CHECKED	MSJ	CHECKED	MSJ
DRAWN	V-200	DRAWN	V-200
PRODUCED IN CHARGE	MSJ	PRODUCED IN CHARGE	MSJ
DATE PLOTTED	6/10/04	DATE PLOTTED	6/10/04
SCALE	1"=100'	SCALE	1"=100'

REVISED MASTER PLAN  
 HEATHROW INTERNATIONAL BUSINESS CENTER PUD  
 (LAKE COLONIAL CENTER HEATHROW PUD)

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 A); ASSIGNING CERTAIN PROPERTY CURRENTLY ASSIGNED THE PUD ZONING CLASSIFICATION THE PUD 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, "Heathrow International Business Center PUD Major Amendment."

(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 PUD to PUD:

SEE 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, and this Ordinance shall be effective upon filing by the Department.

ENACTED this 10th day of August, 2004.

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

By: \_\_\_\_\_  
Daryl G. McLain  
Chairman

**EXHIBIT A  
LEGAL DESCRIPTION**

**HEATHROW INTERNATIONAL BUSINESS CENTER PUD**

**LEGAL DESCRIPTION  
SEMINOLE COUNTY PORTION ONLY**

A portion of Section 7, Township 20 South, Range 30 East, and Section 12, Township 20 South, Range 29 East, Seminole County, Florida, being more particularly described as follows:

Commence at the West ¼ corner of Section 7, Township 20 South, Range 30 East, Seminole County, Florida and run North 00°21'05" West along the West line of the Northwest ¼ of said Section 7 for a distance of 0.50 feet to the POINT OF BEGINNING; thence run North 89°46'28" East, 459.09 feet to the Westerly right of way line of Interstate No. 4 (State Road No. 400); thence run South 17°35'11" West along said right of way line for a distance of 429.25 feet; thence South 21°35'11" West, 627.08 feet to the Point of Curvature of a curve concave Northwesterly and having a radius of 1055.92 feet; thence run Southwesterly along the arc of said curve through a central angle of 39°25'29" for a distance of 726.57 feet to the point of tangency; thence South 61°00'40" West, 495.72 feet to the point of curvature of a curve concave Southeasterly having a radius of 475.00 feet; thence Southwesterly along the arc of said curve through a central angle of 26°00'21" for 215.60 feet to a point lying on a curve concave Westerly having a tangent bearing of North 11°00'13" West and a radius of 1379.58 feet; thence Northerly along the arc of said curve through a central angle of 00°24'05" for 9.67 feet to the point of tangency; thence North 11°24'18" West, 454.11 feet to a point of curvature of a curve concave Southeasterly and having a radius of 1041.19 feet; thence run Northeasterly along the arc of said curve through a central angle of 60°00'00" for a distance of 1090.33 feet to a point of compound curvature of a curve concave Southeasterly and having a radius of 3445.17 feet; thence continue Northeasterly along the arc of said curve through a central angle of 11°21'53" for a distance of 683.36 feet to the point of tangency; thence run North 59°57'35" East, 200.14 feet; thence run South 00°21'05" East, 21.80 feet to the POINT OF BEGINNING.

Contains: 36.88 Acres, more, or less.

NOTE: This description uses East line of transportation corridor as its West boundary.

TOGETHER WITH:

A tract of land being a portion of Section 1 and 12, Township 20 South, Range 29 East and Sections 6 and 7, Township 20 South, Range 30 East, Seminole County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Section 6; thence North 00°04'17" West along the West line of Section 6 for a distance of 73.27 feet to the POINT OF BEGINNING; thence South 42°30'27" West, 149.49 feet; thence North 41°18'38" West,

516.64 feet; thence South 48°41'20" West, 200.00 feet; thence South 78°55'17" West, 728.58 feet; thence North 04°15'32" West, 471.30 feet; thence North 48°16'27" West, 888.59 feet; thence South 89°58'52" East, 205.00 feet; thence North 00°19'51" East, 350.00 feet; thence South 89°58'52" East along the North line of the South ½ of Government Lot 2 of Section 1, Township 20 South, Range 29 East, for a distance of 897.54 feet; thence North 00°03'45" East along the West line of the Northeast ¼ of said Government Lot 2 for a distance of 164.00 feet; thence South 89°58'52" East, 898.77 feet; thence South 00°04'17" East along the West line of the Southwest ¼ of Section 6, Township 20 South, Range 30 East for 331.59 feet; thence South 89°57'02" East along the South line of the North ½ of the Southwest ¼ of said Section 6 for a distance of 1850.51 feet; thence South 24°07'41" West along the West right of way of Interstate #4 (State Road #400) for a distance of 282.51 feet to the point of curvature of a curve concave Southeasterly having a radius of 11,459.20 feet; thence run Southerly along the arc of said curve through a central angle of 06°32'30" for a distance of 1308.34 feet to the point of tangency; thence South 17°35'11" West, 70.00 feet; thence departing said right of way run North 72°24'49" West, 400.00 feet to the point of curvature of a curve concave Northeasterly having a radius of 1800.00 feet; thence Northwesterly along the arc of said curve through a central angle of 24°55'11" for a distance of 782.88 feet; thence South 42°30'27" West, 285.78 feet to the POINT OF BEGINNING.

Contains: 100.12 Acres, more or less.

AND

A tract of land being a portion of Section 6, Township 20 South, Range 30 East, Seminole County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Section 6; thence North 00°04'17" West along the West line of Section 6 for 1646.86 feet; thence South 89°58'52" East, 33.00 feet; thence North 00°04'17" West along the East right of way of Banana Lake Road along a line 33.00 feet East of and parallel to the West line of the Southwest ¼ of Section 6 for a distance of 978.82 feet; thence North 00°04'43" West along a line 33.00 feet East of and parallel to the West line of the Northwest ¼ of Section 6 for 1281.20 feet; thence North 89°53'25" East along the occupied North line of the South 1281.20 feet of Government Lot 4 for a distance of 197.00 feet to the POINT OF BEGINNING; thence along the boundaries of that tract described in Official Records Book 1555, Page 675 Public Records of Seminole County, Florida, North 00°04'43" West, 757.82 feet; thence North 89°30'12" West along the South line of Lot 2, Mullins Subdivision, per plat thereof as recorded in Plat Book 23, Page 41, Public Records of Seminole County, Florida, for a distance of 205.00 feet; thence North 00°04'43" West along the East right of way of Banana Lake Road for 482.93 feet; thence South 89°35'54" East along the North line of Lot 3 of the aforescribed subdivision for 205.00 feet; thence North 00°04'43" West, 222.16 feet to a point 4.77 chains South of the North line of the Northwest ¼ of Section 6; thence South 89°44'51" East 119.92 feet to Church Lake; thence along the Westerly shore north 31°12'15" West, 33.42 feet; thence North 04°01'55" West, 50.00 feet; thence North 01°29'07" West, 50.00 feet; thence North 06°56'29" East, 49.06 feet; thence North 00°04'43" West, 112.75 feet; thence South 89°44'51" East along a line 25.00 feet south of and parallel to the North line of Section 6 and along the south right of way of State Road #46A for a distance of 414.64 feet;

thence South 00°06'26" West, 15.00 feet; thence South 89°44'51" East along a line 40.00 feet South of and parallel to the said North line of Section 6 and along the South right of way line of State Road #46A for a distance of 745.00 feet; thence South 00°06'26" West along the West right of way line of the Seaboard Coastline Railroad (presently abandoned) for 1730.09 feet thence South 89°53'25" West along the occupied North line of the South 1281.20 feet of Government Lot 4 for a distance of 1257.93 feet to the POINT OF BEGINNING.

Contains: 51.957 Acres, more or less and being subject to any easements, restrictions and right of way record.