

ITEM #

SEMINOLE COUNTY GOVERNMENT  
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION  
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: Matt West CONTACT: Jeff Hopper EXT 7431

Agenda Date 10/06/04 Regular  Work Session  Briefing   
Special Hearing – 6:00  Public Hearing – 7:00

**MOTION/RECOMMENDATION:**

1. Recommend APPROVAL of 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, per the attached Development Order (CPH Engineers Inc., applicant); or
2. Recommend DENIAL of 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:**

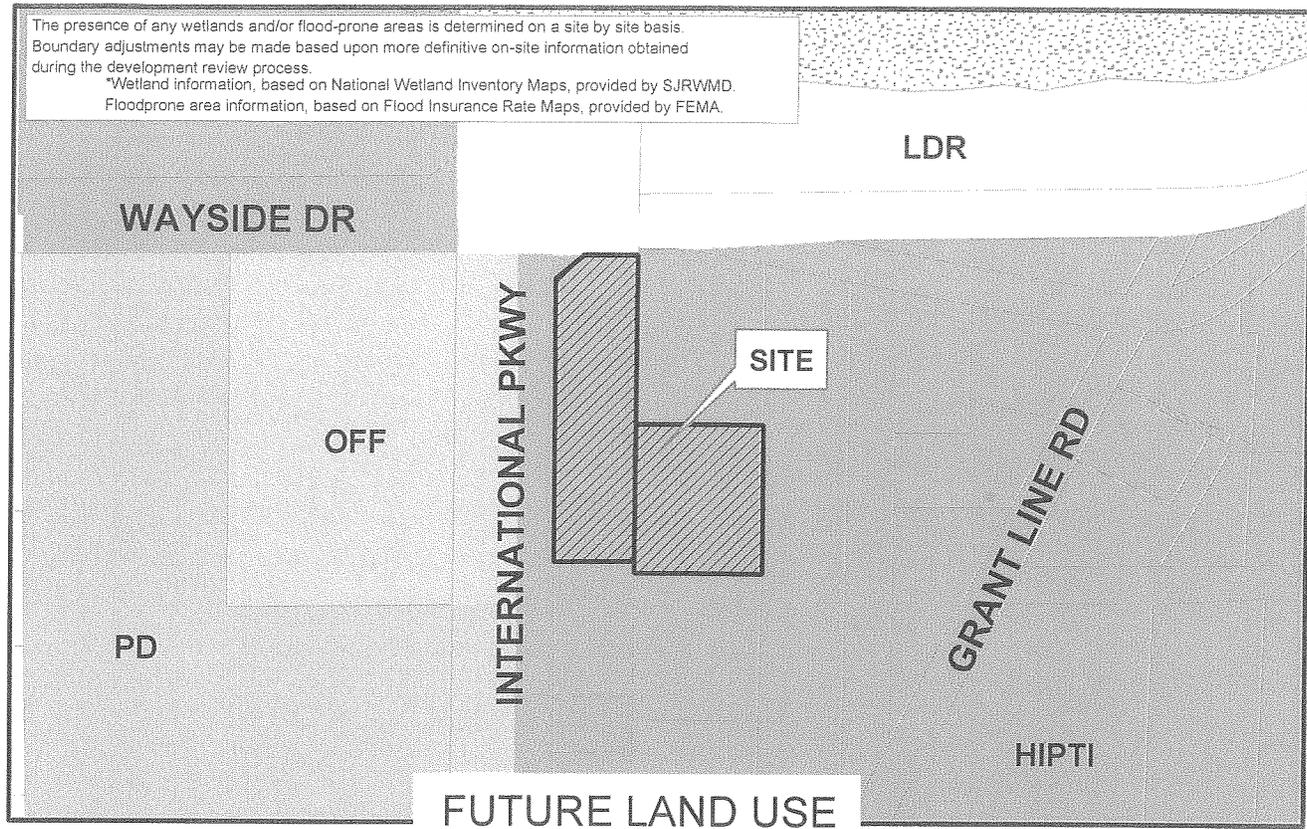
**Zoning Request:** The applicant is seeking approval for two office buildings on the 1.63-acre site, respectively 5,250 and 10,740 square feet in size. Because the site is located in the HIP-TI (High Intensity Planned Development – Target Industry) future land use designation, a zoning change to PUD 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.

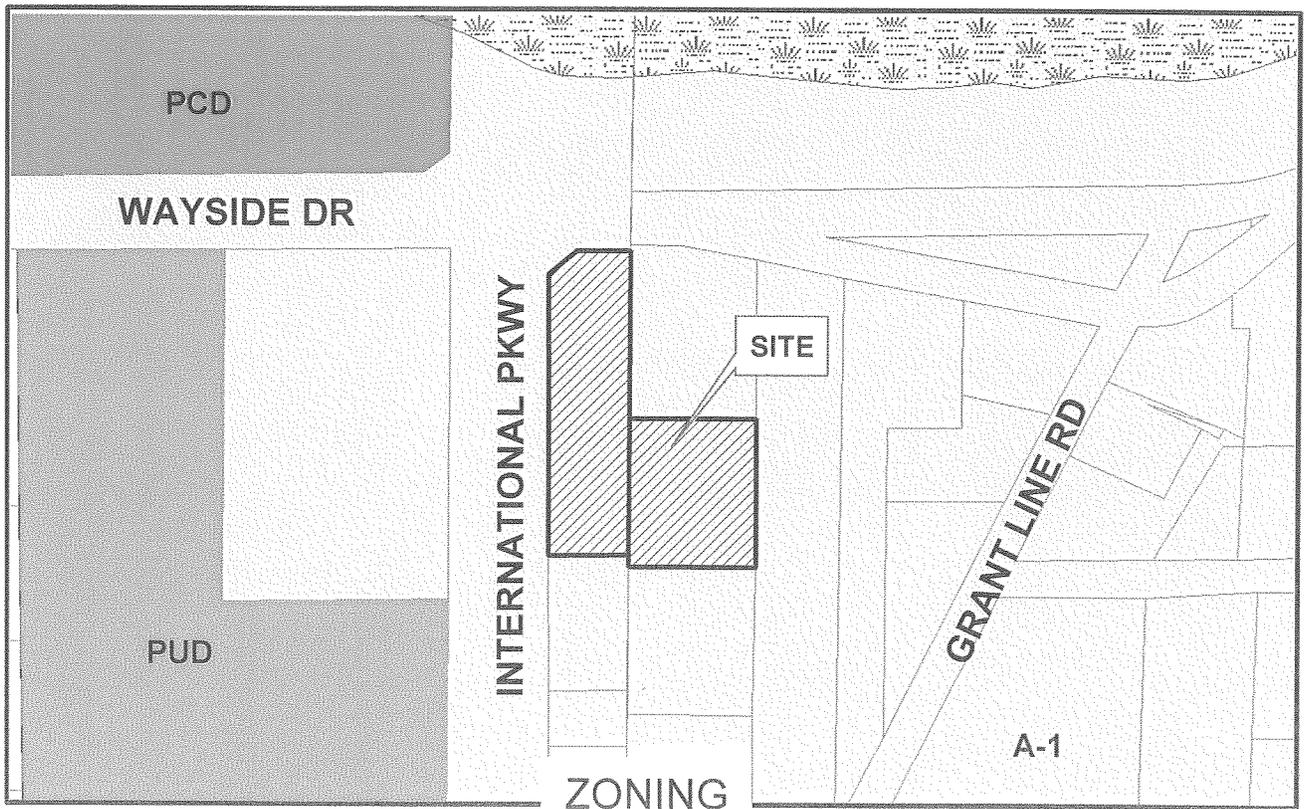
Reviewed by: KR  
Co Atty: \_\_\_\_\_  
DFS: \_\_\_\_\_  
OTHER: \_\_\_\_\_  
DCM: \_\_\_\_\_  
CM: \_\_\_\_\_  
File No. Z2004-043

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.



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/Rezone# | 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

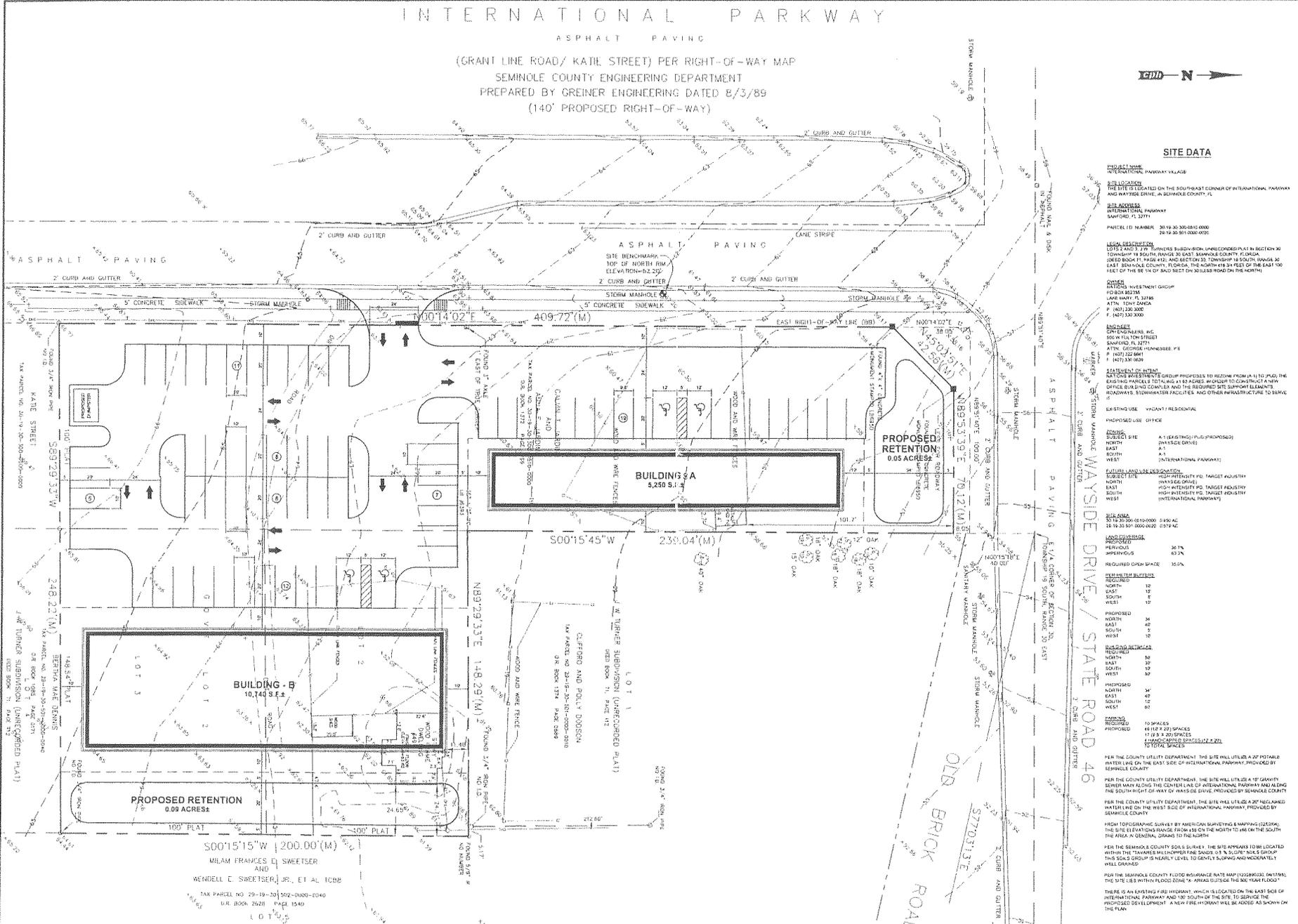


February 1999 Color Aerials

# 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:** INTERNATIONAL PARKWAY VALEAGE

**SITE LOCATION:** THE SITE IS LOCATED ON THE SOUTH-EAST CORNER OF INTERNATIONAL PARKWAY AND WAYSIDE DRIVE, A SEMINOLE COUNTY FL.

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

**PARCEL ID NUMBER:** 2010 30 3000 0000  
2010 30 501 0000 0000

**LOCAL JURISDICTION:** LOT 2 & 3 OF 277 PARCELS SUBDIVISION UNRECORDED PLAT IN SECTION 30 TOWNSHIP 19 SOUTH RANGE 30 EAST SEMINOLE COUNTY FLORIDA. COEDED BOOK 11 PAGE 442 AND SECTION 35 TOWNSHIP 18 SOUTH RANGE 30 EAST SEMINOLE COUNTY FLORIDA. THE NORTH 4 3/4 FEET OF THE EAST 100 FEET OF THE 1/4 OF SAID SECTION 35 ADJACENT TO THE NORTH.

**OWNER:** PATRICK INVESTMENT GROUP  
10000 BUCKINGHAM  
LAKE HAVY FL 32708  
ATTN: TONY ZANCA  
P: (407) 232 2000  
F: (407) 232 2000

**ENGINEER:** GREINER ENGINEERING INC.  
500 WILSON STREET  
SANFORD FL 32771  
ATTN: GEORGE HENNINGER PE  
P: (407) 232 6841  
F: (407) 232 6000

**STATEMENT OF INTENT:** PATRICK INVESTMENT GROUP PROPOSES TO REMOVE FROM A 1.10 ACRE PARCEL THE EXISTING BUILDING TOTALING 148,000 SQUARE FEET TO CONSTRUCT A NEW OFFICE BUILDING COMPLEX AND THE REQUIRED SITE SUPPORT ELEMENTS: ROADSIDE, STORMWATER FACILITIES AND OTHER INFRASTRUCTURE TO SERVE.

**EXISTING USE:** VACANT RESIDENTIAL

**PROPOSED USE:** OFFICE

**REGULATORY:**  
 NORTH: A-1 (LEGATING) PUG (PROPOSED)  
 EAST: A-1 (WAYSIDE DRIVE)  
 SOUTH: A-1  
 WEST: INTERNATIONAL PARKWAY

**FUTURE LAND USE DESIGNATION:**  
 NORTH: HIGH INTENSITY PD - TARGET INDUSTRY (WAYSIDE DRIVE)  
 EAST: HIGH INTENSITY PD - TARGET INDUSTRY  
 SOUTH: HIGH INTENSITY PD - TARGET INDUSTRY  
 WEST: INTERNATIONAL PARKWAY

**SOIL DATA:**  
 5510 30 300 00000 000 AC  
 1510 30 501 00000 000 AC

**LAND COVERAGE:**  
 PERVIOUS: 36.1%  
 IMPERVIOUS: 63.9%  
 REQUIRED GREEN SPACE: 35.0%

**PERMITTED SIGNAGE:**  
 REQUIRED: 10 SPACES  
 PROPOSED: 10 SPACES  
 17' 0" x 20' SPACES  
 10' 0" x 20' SPACES  
 10' 0" x 20' SPACES  
 TOTAL SPACES: 27

**PER THE COUNTY UTILITY DEPARTMENT:** THE SITE WILL UTILIZE A 20" POTABLE WATER LINE ON THE EAST SIDE OF INTERNATIONAL PARKWAY PROVIDED BY SEMINOLE COUNTY.

**PER THE COUNTY UTILITY DEPARTMENT:** THE SITE WILL UTILIZE A 10" GRAVITY SEWER MAIN ALONG THE CENTERLINE OF INTERNATIONAL PARKWAY AND ALONG THE SOUTH RIGHT-OF-WAY OF WAYSIDE DRIVE PROVIDED BY SEMINOLE COUNTY.

**PER THE COUNTY UTILITY DEPARTMENT:** THE SITE WILL UTILIZE A 20" MECHANICAL WATER LINE ON THE WEST SIDE OF INTERNATIONAL PARKWAY PROVIDED BY SEMINOLE COUNTY.

**FROM TOPOGRAPHIC SURVEY BY AMERICAN SURVEYING & MAPPING (2003A),** THE SITE IS IN FEMA FLOOD ZONE X-1 AND IS LOCATED TO THE NORTH OF THE SOUTH THE AREA X GENERAL USINGS TO THE NORTH.

**PER THE SEMINOLE COUNTY SOILS SURVEY:** THE SITE APPEARS TO BE LOCATED WITHIN THE STANLEY MILLSHOWER FINE SANDS 'N' SOIL GROUP. THIS SOILS GROUP IS NEARLY LEVEL TO GENTLY SLOPING AND MODERATELY WELL DRAINAGE.

**PER THE SEMINOLE COUNTY FLOOD INSURANCE RATE MAP (1/15/2006) (M1710A),** THE SITE LIES WITHIN FLOOD ZONE 'X' AREAS OUTSIDE THE 500 YEAR FLOOD.

**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.

Greiner Engineering Inc.  
 Landscape Architects  
 Construction Management  
 500 WILSON STREET, SANFORD, FL 32771  
 PHONE: (407) 232-6000

|          |         |         |              |         |             |
|----------|---------|---------|--------------|---------|-------------|
| Sheet    | 1 - C-1 | Date    | JULY 7, 2004 | JOB No. | 513101      |
| Scale    |         | Date    |              | File    | MASTER PLAN |
| Approved |         | Checked |              | Drawn   |             |
|          |         |         |              |         |             |

**MASTER PLAN**

**INTERNATIONAL PKWY. OFFICE COMPLEX**

**STARCRAFT HOMES**

**SEMINOLE COUNTY, FLORIDA**

Sheet No. **C-1**

## 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.

**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



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).