

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

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

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: April Boswell **CONTACT:** April Boswell *AB* EXT. 7339

Agenda Date <u>10/04/06</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 to rezone 12.20 ± acres, located on the west side of International Parkway, north of the intersection of Colonial Center Parkway and International Parkway and south of the intersection of Pebble Ridge Lane and International Parkway, from A-1 (Agriculture) and PUD (Planned Unit Development) to PUD (Planned Unit Development), and approval of the attached Preliminary Master Plan, based on staff findings (Kimley-Horn / Jonathan Martin, applicant); or

2. **RECOMMEND DENIAL** of the request to rezone 12.20 ± acres from A-1 (Agriculture) and PUD (Planned Unit Development), located on the west side of International Parkway, north of the intersection of Colonial Center Parkway and International Parkway and south of the intersection of Pebble Ridge Lane and International Parkway (Kimley-Horn / Jonathan Martin, applicant); or

3. **CONTINUE** the item to a time and date certain.

District 5 – Commissioner Carey

April Boswell, Planning Manager

BACKGROUND:

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

Reviewed by:
Co Atty: <u>KPT</u>
DFS: _____
OTHER: _____
DCM: _____
CM: _____
File No. <u>Z2006-48</u>

(Planned Unit Development). A portion of the project site currently has the PUD zoning district; however no entitlements are associated with this zoning. The Future Land Use Designation of the subject property is Higher Intensity Planned Development– Target Industry (HIP-TI), which allows the requested zoning district. The applicant is also seeking Preliminary Master Plan approval for a mixed use project incorporating target industries (hotel with conference space or Class A office), supporting office/retail/restaurant, residential condo units, and live/work condos.

STAFF RECOMMENDATION:

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

Attachments:

- Staff Report
- Preliminary Master Plan
- Location Map
- Future Land Use and Zoning Map
- Aerial Map
- Approval Development Order
- Rezone Ordinance
- Denial Development Order (applicable if the request is denied)

International Parkway – Gunter Village

Rezone from A-1 and PUD to PUD

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

Proposed Development:

The applicant is proposing to construct 274 condominium units, 15 live/work condominium units at a density not to exceed 50 dwelling units per net buildable acre, either a hotel with 211 keys and 11,000 square feet of conference space, or 72,000 square feet of Class A Office space, 16,110 square feet of retail space, and 5,020 square feet of restaurant space. The development also proposes to incorporate structured parking providing for 1075 spaces.

ANALYSIS OVERVIEW:

ZONING REQUEST

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

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

PERMITTED USES

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

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

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

COMPATIBILITY WITH SURROUNDING PROPERTIES

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

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

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

SITE ANALYSIS:

ENVIRONMENTAL IMPACTS:

Floodplain Impacts:

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

Wetland Impacts:

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

Endangered and Threatened Wildlife:

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

PUBLIC FACILITY IMPACTS:

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

Utilities:

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

Transportation / Traffic:

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

School Impacts:

Based on the formulas provided by the Seminole County School District, the proposed zone change will generate approximately 11 school age children. The Seminole County Public School District has prepared an analysis regarding impacts resulting from recently platted residential developments that are served by the same schools as the subject property, but are not yet included in school capacity numbers. This analysis was not available at the time this report was prepared.

Public Safety:

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

Drive. Based on a response time of 2 minutes per mile, the estimated response time to the subject property is less than 5 minutes.

Drainage:

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

Parks, Recreation and Open Space:

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

Buffers and Sidewalks:

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

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

APPLICABLE POLICIES:

FISCAL IMPACT ANALYSIS:

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

SPECIAL DISTRICTS:

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

COMPREHENSIVE PLAN (VISION 2020):

The following policies are applicable to the proposed project:

Policy FLU 2.5: Transitional Land Uses

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

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

Policy FLU 5.9: Higher Intensity Planned Development (HIP) - Target Industry Permitted Uses and Locational Standards
Policy FLU 5.13: Higher Intensity Planned Development (HIP) Design Standards
Policy POT 4.5: Potable Water Connection
Policy SAN 4.4: Sanitary Sewer Connection
Policy PUB 2.1: Public Safety Level-of-Service

INTERGOVERNMENTAL NOTIFICATION:

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

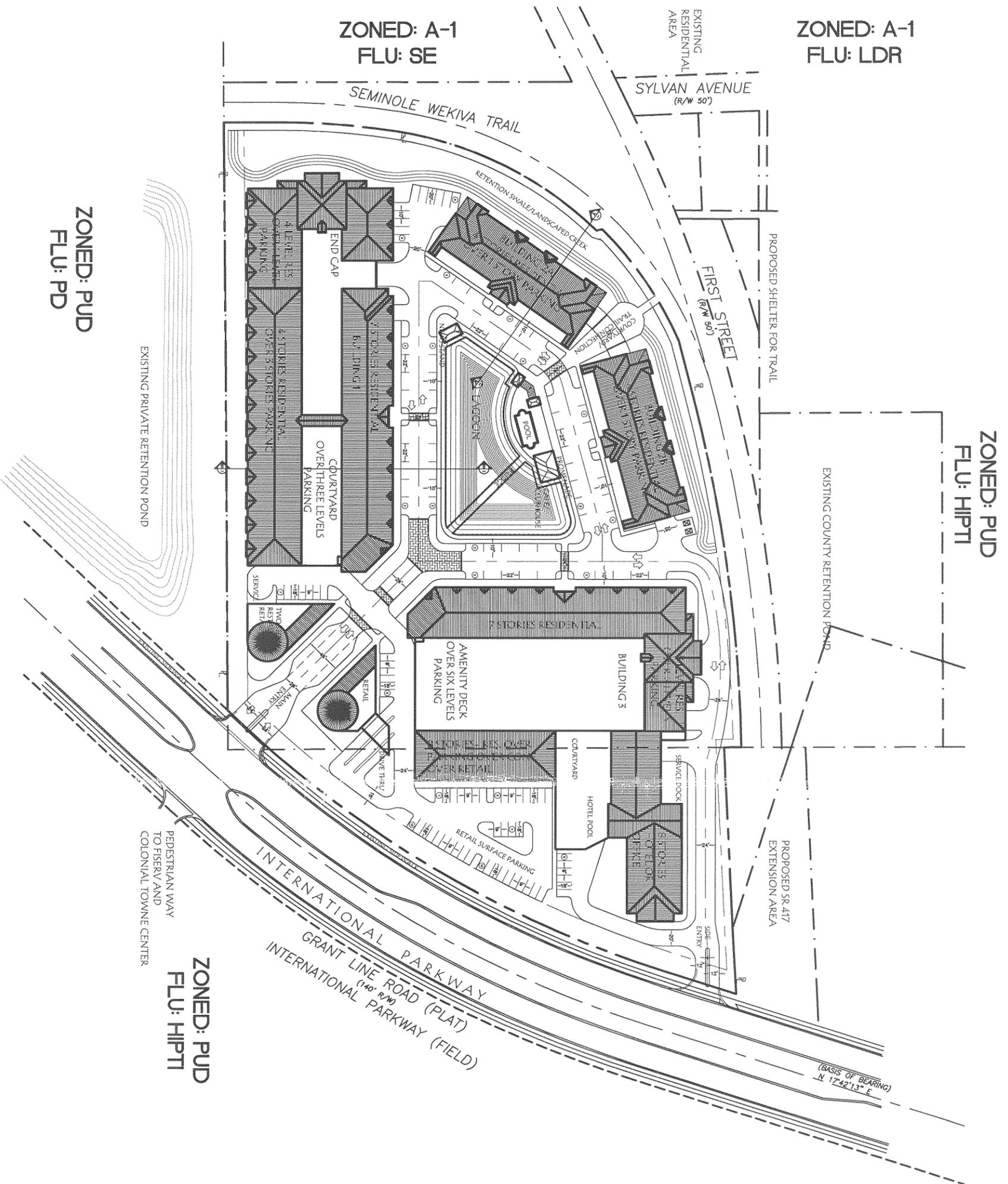
LETTERS OF SUPPORT OR OPPOSITION:

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

STAFF RECOMMENDATION:

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

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



DEVELOPMENT NOTES:

PARCEL ID'S: 31-18-30-500-0000-0000
31-18-30-500-0000-0000
31-18-30-500-0000-0000

SITE DATA:

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

DEVELOPMENT PROGRAM:

LAND USE	ALLOWED	PROPOSED	ALLOWED	PROPOSED
RESIDENTIAL	780	288 UNITS	780	780
RETAIL/PARK	780	16,110 SF	780	780
RESTAURANT	780	5,000 SF	780	780

LANDSCAPE BUFFER:

MIN. BUILDING MIN. LANDSCAPE MIN. PARKING SETBACKS	MIN. BUILDING MIN. LANDSCAPE MIN. PARKING SETBACKS	MIN. BUILDING MIN. LANDSCAPE MIN. PARKING SETBACKS
EAST (INTERNATIONAL PARKWAY)	40 FT	10 FT
WEST (SEMINOLE WEKIVA TRAIL)	30 FT	10 FT
SOUTH (FIRST STREET)	20 FT	10 FT
NORTH	20 FT	10 FT

*-THE ABOVE SIGNED SYSTEM OF ROADS/VEHICULAR CORRIDORS SHALL BE CONSIDERED AS PART OF THE LANDSCAPE BUFFER/PAVING BUFFER. THE MINIMUM LANDSCAPE BUFFER/PAVING BUFFER SHALL BE 5 FT IN THE FIELD.

PROJECT SIZE = 12.20 ACRES = 531,432 SF (50% AF)
ESTIMATED TOTAL DEVELOPMENT AREA = 1,118 ACRES (WITH RECREATION AMENITIES SURROUNDING POND)
ESTIMATED BUFFER AREAS = 1,118 ACRES (WITH RECREATION AMENITIES SURROUNDING POND)
NET BUILDABLE AREA = 6.88 ACRES
NET BUILDABLE AREA = 2.71 ACRES

WETLANDS:

NONE EXIST ON SITE

TRAFFIC:

REFER TO TRAFFIC ANALYSIS REPORT.

PARKING:

- 1032 SPACES
- 578 SPACES
- 81 SPACES
- 80 SPACES
- 213 SPACES
- 1076 SPACES

MAJOR LANDSCAPING CONCEPTS:

SEE LANDSCAPE PLAN (SHEET L5)

REQUIRED "USABLE" OPEN SPACE:

(2% OF GROSS SITE) = 12.20 X 0.02 = 3.05 AC
EXISTING OPEN SPACE FROM SEMINOLE COUNTY TRAIL CORRIDOR SHALL BE MAINTAINED FOR PUD ONLY WORKSHEET PROVIDED USABLE OPEN SPACE = 3.03 AC

DENSITIES:

780

NOTES:

- A CLASS 5 CONTRACTOR IS REQUIRED TO INSTALL FIRE LINES FOR SPRINKLERED BUILDINGS.
- A CLASS 5 CONTRACTOR IS REQUIRED TO INSTALL FIRE LINES FOR SPRINKLERED BUILDINGS STARTS AT THE MAIN WATER CONNECTION SHALL BE OFF OF THE FIRE LINE.
- THE FIRE DEPARTMENT CONNECTION (FDC) SHALL BE WITHIN 200 FEET OF THE FIRE HYDRANT. THE FDC SHALL BE DR-14.
- THE ONLY VALVE ALLOWED IN THE FIRE LINE IS A CHECK VALVE. ALL FIRE LINES SHALL BE INSPECTED BY THE FIRE INSPECTION DEPARTMENT BEFORE BEING COVERED.
- A SEPARATE PRINT IS REQUIRED TO INSTALL THE FIRE LINE.

STORMWATER:

THIS SITE IS IN A LAND LOCKED BASIN AND WILL BE REQUIRED TO HOLD THE 24-HOUR STORM EVENT ON SITE.

LANDSCAPING:

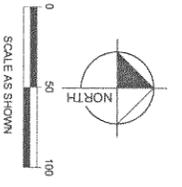
SEE LANDSCAPE PLAN (SHEET L5)

LIGHTING:

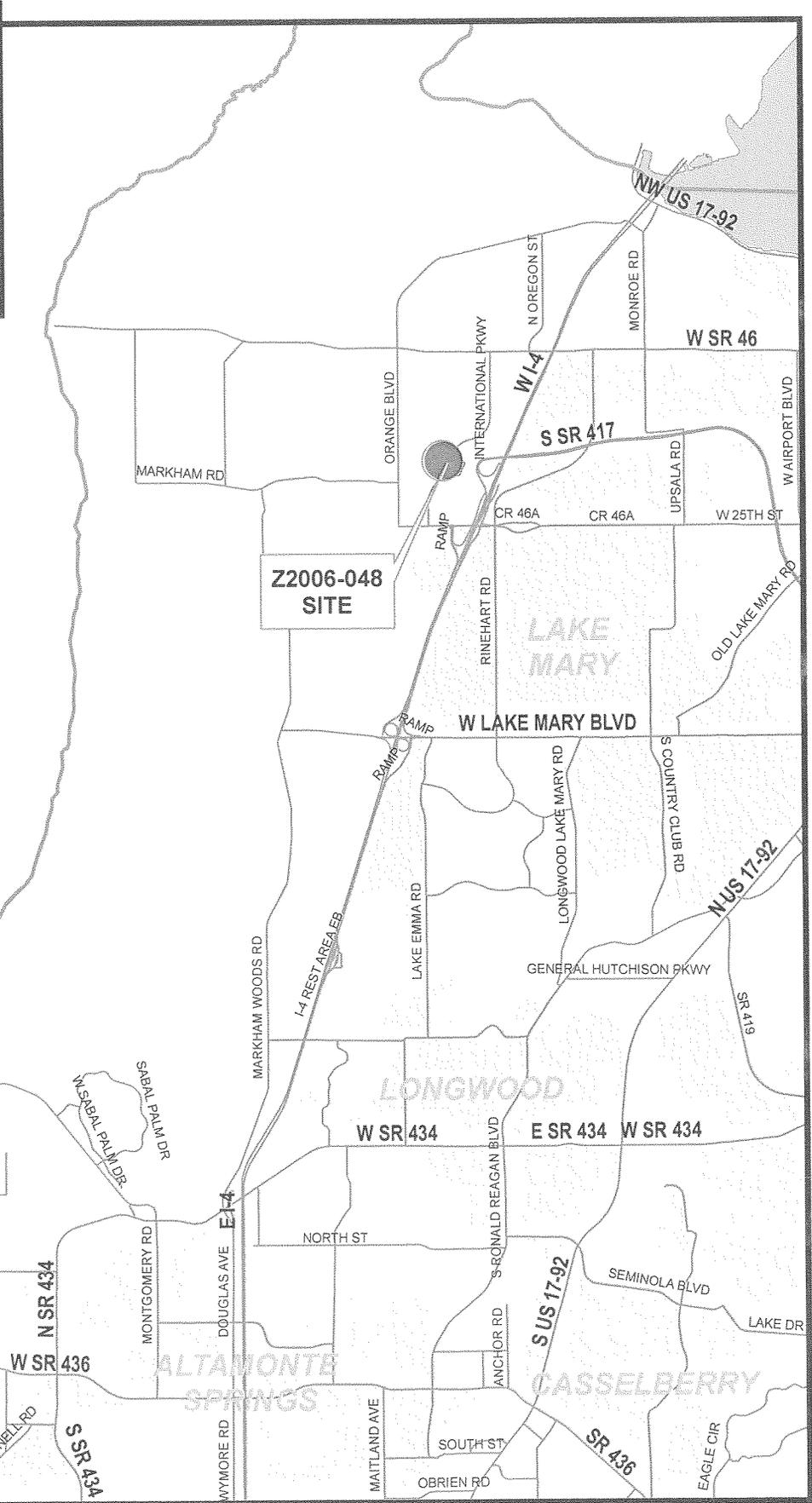
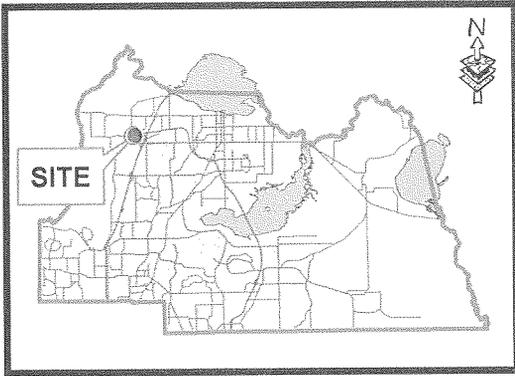
LIGHTING WILL COMPLY WITH SEMINOLE COUNTY'S NEW LIGHTING CODE UTILITIES.

WATER AND FIRE SERVICE:

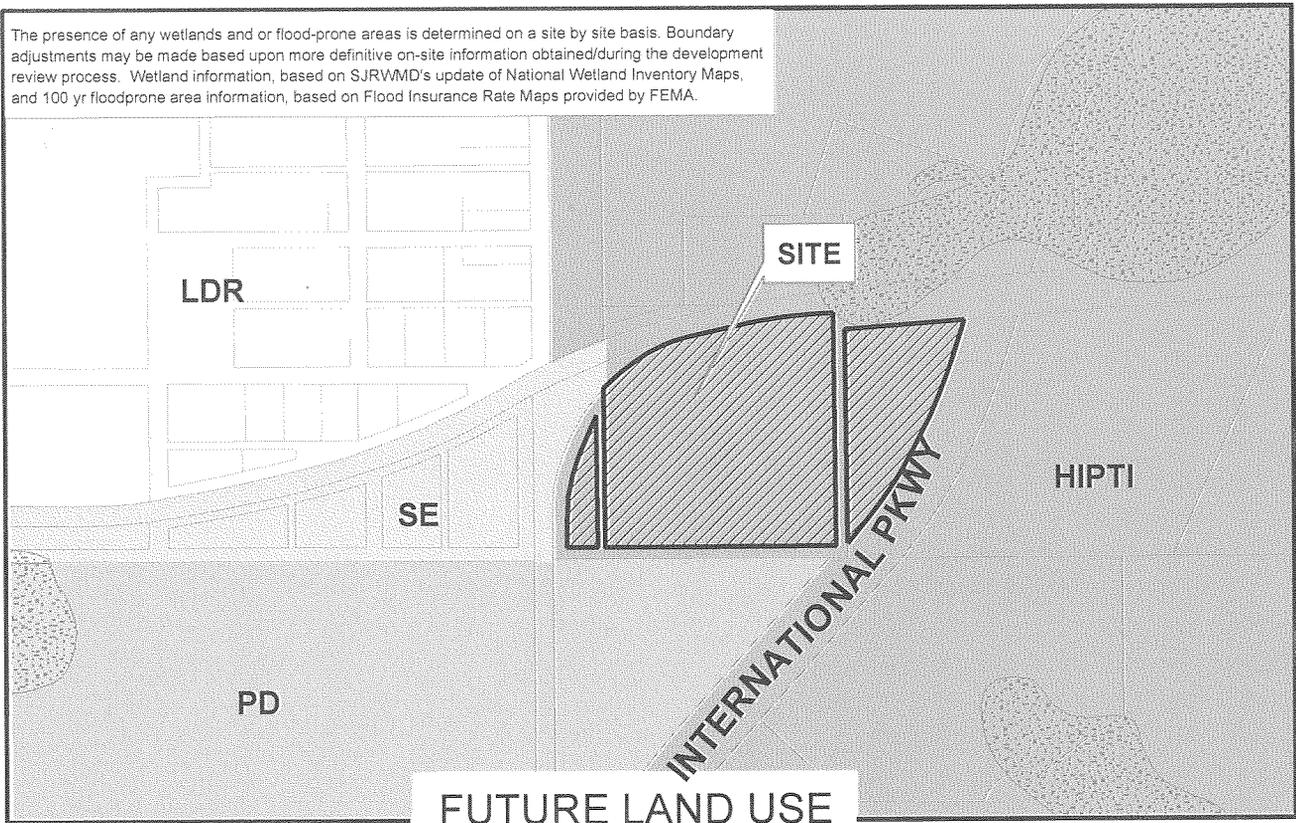
PROJECTED WASTEWATER FLOWS TO BE DETERMINED. ON-SITE WATER DISTRIBUTION SYSTEM WILL SERVE BOTH POTABLE DEMANDS AND FIRE SERVICE DEMANDS IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL STATUTES. PROJECTED POTABLE WATER FLOWS TO BE DETERMINED.



DATE 07/07/2006	PROJECT NO. 049488000	SHEET NUMBER C05	GUNTER VILLAGE SEMINOLE COUNTY FLORIDA	MASTER SITE PLAN	SCALE AS NOTED	DESIGN ENGINEER: JONATHAN MARTIN, P.E.	Kimley-Horn and Associates, Inc. © 2006 KIMLEY-HORN AND ASSOCIATES, INC. 3660 MAGUIRE BLVD., SUITE 200, ORLANDO, FL 32803 (407) 898-1511 FBPE No. CA00000696	No.	REVISIONS	DATE	BY
					DRAWN BY TFL	FLORIDA REGISTRATION NUMBER: 54055					



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



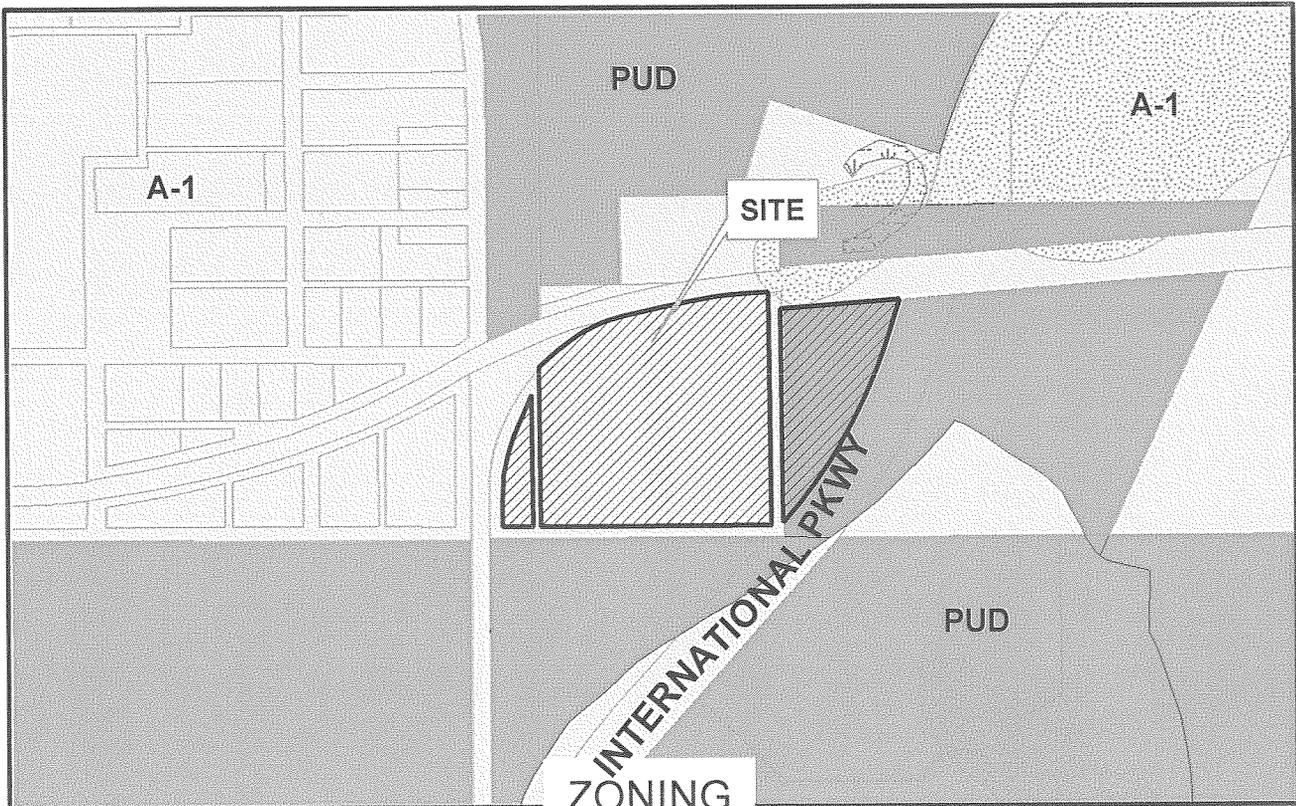
FUTURE LAND USE

Site
 Municipality
 LDR
 SE
 PD
 HIPTI
 CONS



Applicant: Jonathan Martin, Kimley-Horn and Assoc, Inc.
 Physical STR: 3-19-30
 Gross Acres: 12.20 +/- BCC District: 5
 Existing Use: Vacant
 Special Notes: None

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



ZONING

A-1
 PUD
 FP-1
 W-1

Note: This site is awaiting a corrected legal description from the applicant.
 Currently the representation of the Z2006-048 site may be incorrect.

DRAFT



Note: This site is awaiting a corrected legal description from the applicant.
 Currently the representation of the Z2006-048 site may be incorrect.

DRAFT

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

-  Parcel
-  Subject Property



Winter 2006 Color Aerials

SEMINOLE COUNTY DEVELOPMENT ORDER

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

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

FINDINGS OF FACT

Property Owner(s): Gunter Village, LLC

Project Name: Gunter Village PUD

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

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

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

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

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:
 - A. The project shall consist of no more than 274 condominium units; 15 live/work condominiums; 5,020 square feet of restaurant; 16,110 square feet of retail/bank.
 - B. The project shall consist of a minimum of a hotel with 211 keys and 11,000 square feet of conference space or a minimum 72,000 square feet Class A Office space.
 - C. Open space amenities shall include a café/clubhouse, pool(s), newsstand and Trail connection.
 - D. Maintenance of the Open Space and Buffers shall be the responsibility of the Property Owners Association.
 - E. Unless the developer provides landscaping and buffering that is greater, all landscaping and buffering shall be provided in accordance with Off-Street Parking and Landscaping Regulations and the Lake Mary Boulevard Gateway Corridor Overlay Standards Classification of the Seminole County Land Development Code.
 - F. Swales shall be planted with native species to achieve a natural look.
 - G. Wet detention areas shall be designed so that they will not be required to be fenced.
 - H. Density shall not exceed 50 dwelling units per net buildable acre.
 - I. Minimum building setbacks from the property perimeter boundary shall be:
 1. 25' from the south property line (abutting Hughey Street)
 2. 35' from the west property line (abutting the Seminole Wekiva Trail and Sylvan Avenue)
 3. 35' from the north property line (abutting 1st Street)
 4. 45' from the east property line (abutting International Parkway)
 - J. Maximum building heights are as follows:
 1. Building 1-
 - 4 Stories Residential Over 1 Level Parking= 70 feet
 - 4 Stories Residential Over 3 Level Parking= 95 feet
 - 7 Stories Residential= 95 feet
 2. Building 2A- 70 feet
 3. Building 2B- 70 feet

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

**SEMINOLE COUNTY BOARD OF
COUNTY COMMISSIONERS**

By: _____
Carlton D. Henley, Chairman

EXHIBIT A

Legal Description

To be inserted

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

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

Section 1. LEGISLATIVE FINDINGS.

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

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

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

SEE ATTACHED EXHIBIT A.

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

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

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

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

ENACTED this 24th day of October, 2006.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
Carlton D. Henley
Chairman

EXHIBIT A

Legal Description

To be inserted when finalized

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

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

Property Owner(s): Gunter Village, LLC

Project Name: Gunter Village PUD

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

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

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

ORDER

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

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

Done and Ordered on the date first written above.

**SEMINOLE COUNTY BOARD OF
COUNTY COMMISSIONERS**

By: _____
Carlton D. Henley, Chairman

EXHIBIT A

Legal Description

To be inserted