

Planned Development Master Plan

*The Wayside Assemblage Property*



**Madden, Moorhead & Stokes, Inc.**  
**431 E. Horatio Avenue**  
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**Benjamin S. Beckham, P.E.**

**P.E. 79452**

**Certificate of Authorization No. EB-0007723**

**Introduction:**

The proposed development, known as the Wayside Assemblage Property, consists of 24 parcels totaling approximately 19.98 acres, located south of Wayside Drive and east of International Parkway in Seminole County, Florida. The site is primarily designated under the High Intensity Planned Development-Target Industry (HIP-TI) Future Land Use category, with a small portion under Commercial (COM). The project seeks rezoning to Planned Development (PD) to facilitate a mixed-use development including medical office, general office, hotel, commercial support uses, and high-density multi-family residential units. This report demonstrates compliance with the review criteria outlined in Sec. 30.8.5.3 (a-e) of the Seminole County Land Development Code (SCLDC).

The majority of the site was previously zoned PD under Seminole County Development Order #23-20500006. This application incorporates three additional parcels, rezoning two from A-1 (Agriculture) to PD to align with the HIP-TI objectives. The development will include a maximum of 319 multi-family dwelling units (357,280 SF) and 370,000 SF of non-residential uses (up to 240,000 SF office/commercial and a 120-room hotel at 130,000 SF). Open space will meet or exceed 25% of the gross site area (4.99 acres) through amenitized stormwater ponds and landscape buffers.

**Site Parcels:**

<b>No.</b>	<b>Parcel ID</b>	<b>No.</b>	<b>Parcel ID</b>
1	29-19-30-300-018C-0000	13	29-19-30-300-018E-0000
2	29-19-30-300-017A-0000	14	29-19-30-300-018H-0000
3	29-19-30-300-0180-0000	15	29-19-30-300-0220-0000
4	29-19-30-300-0160-0000	16	29-19-30-501-0000-0060
5	29-19-30-300-018A-0000	17	29-19-30-501-0000-0100
6	29-19-30-300-018D-0000	18	29-19-30-502-0000-0010
7	29-19-30-300-018J-0000	19	29-19-30-502-0000-001A
8	29-19-30-300-018L-0000	20	29-19-30-502-0000-001B
9	29-19-30-300-018F-0000	21	29-19-30-502-0000-0030
10	29-19-30-300-018K-0000	22	29-19-30-502-0000-0040
11	29-19-30-300-018B-0000	23	30-19-30-300-0450-0000
12	29-19-30-300-0190-0000	24	30-19-30-300-0480-0000

### **Sec. 30.8.5.3 Review Criteria**

The following sections address each subsection of Sec. 30.8.5.3 (a-e) of the Seminole County Land Development Code. Each criterion is quoted directly from the Code, followed by an explanation of how the proposed development complies.

#### **(a) Comprehensive Plan Consistency**

**Code Criterion:** "In approving a planned development, the Board of County Commissioners shall affirm that the proposed development is consistent with the Comprehensive Plan and effectively implements any performance criteria that the Plan may provide."

**Compliance Explanation:** The proposed development is fully consistent with the Seminole County Comprehensive Plan, particularly the Future Land Use Element. The HIP-TI future land use designation, established in 1990, aims to attract target industries for higher-paying employment in strategic locations along the North I-4 Corridor, emphasizing proximity to major interchanges. Policy FLU 5.8 requires target businesses, functionally integrated high-density residential uses (utilizing less than 50% of total square footage), and at least 25% open space. The project includes target industry uses such as medical office, outpatient facilities, general office, hotel, and commercial support, with residential limited to 319 units (357,280 SF, or approximately 49% of total development intensity). This supports employment at nearby facilities like the Central Florida Regional Hospital. Policy FLU 5.14 mandates PD zoning for HIP-TI areas, which this rezoning achieves. The development implements performance criteria by providing minimum 4.99 acres of open space (25%) via amenitized stormwater ponds and buffers, fostering mixed-use integration, and aligning with goals for efficient land use and job creation in the I-4 Corridor.

#### **(b) Greater Benefits and Innovation Criteria**

**Code Criterion:** "In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented through existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following:

- (1) Natural resource preservation.
- (2) Crime Prevention (CPTED).
- (3) Neighborhood/community amenities.

- (4) Provision of affordable or workforce housing.
- (5) Reduction in vehicle miles traveled per household.
- (6) Transit-oriented development.
- (7) Provision of new multimodal connectivity.
- (8) Innovation in water or energy conservation.
- (9) Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan."

**Compliance Explanation:** The proposed development cannot be reasonably implemented under conventional zoning districts because Policy FLU 5.14 restricts HIP-TI areas to PD or PLI zoning, and the site's mix of HIP-TI, COM, and A-1 designations requires PD to integrate uses across parcels. Conventional districts like C-2 or A-1 do not allow the high-intensity mixed-use envisioned, nor the flexibility for master planning. The PD approach provides greater benefits than conventional zoning by incorporating at least three of the listed items:

- (1) Natural resource preservation through minimum 25% open space (4.99 acres), including amenitized stormwater ponds that enhance water quality and habitat.
- (3) Neighborhood/community amenities via landscape buffers, internal pathways, and integrated open spaces supportive of adjacent hospital and commercial uses.
- (5) Reduction in vehicle miles traveled per household by creating a live-work environment where residential units house target industry employees, reducing commute distances (as evidenced by the trip generation analysis showing internal capture and pass-by trips). These benefits promote economic growth, environmental stewardship, and sustainable transportation not achievable under rigid conventional zoning.

**(c) Additional Goals**

**Code Criterion:** "In addition, any proposed development under the PD ordinance must address the following goals:

- (1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis.
- (2) Minimize transportation impacts through design elements, which may include but are not limited to: multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural design; accommodation or neighborhood electric

vehicles; transportation demand management; or permitting complementary uses."

**Compliance Explanation:** The development addresses these goals as follows:

- (1) It will meet or exceed arbor requirements by preserving existing trees where feasible and planting new canopy trees in buffers and open spaces per SCLDC standards, contributing to the 25% open space. Stormwater ponds will be landscaped with native species to enhance tree canopy.
- (2) Transportation impacts are minimized through mixed-use design permitting complementary uses (residential supporting non-residential), internal multimodal connectivity via sidewalks and pathways, and pedestrian-oriented access to Wayside Drive and International Parkway. The trip generation summary indicates net new PM peak hour trips of 1,068, with 11% internal capture in PM peak, reducing external impacts. Shared parking between uses and potential for EV charging will further minimize Vehicle Miles Traveled (VMT).

**(d) Narrative Requirements**

**Code Criterion:** "The PD application shall include a narrative addressing the following:

- (1) How the proposed development addresses the goals of the Comprehensive Plan.
- (2) Why the proposed development cannot be achieved under an existing conventional or special zoning district.
- (3) How the proposed development provides an innovative approach to land development.
- (4) A description of benefits to the County that cannot be achieved under the existing provisions of this Code."

**Compliance Explanation:**

- (1) The development addresses Comprehensive Plan goals by advancing HIP-TI objectives for target industry employment (e.g., medical and office uses), providing supportive housing, and ensuring 25% open space, aligning with Future Land Use Element policies for high-intensity mixed-use in the I-4 Corridor.

- (2) It cannot be achieved under conventional districts because HIP-TI requires PD zoning, and A-1/COM districts lack flexibility for integrated mixed-use across parcels.
- (3) The innovative approach involves functionally integrated uses where residential supports non-residential, creating a self-sustaining node near the hospital, with amenitized ponds as dual-purpose open space/stormwater features.
- (4) Benefits include higher-paying jobs, reduced infrastructure strain through efficient land use (e.g., 370,000 SF non-residential), and enhanced community connectivity, exceeding what conventional zoning would yield by allowing tailored densities and buffers.

**Conclusion:**

This PD Master Plan Report demonstrates full compliance with Sec. 30.8.5.3 (a-e), furthering County goals for target industries, integrated development, and sustainable growth. The project provides economic benefits, efficient land use, and community enhancements in the HIP-TI corridor.