

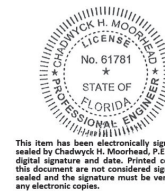
Planned Development Master Plan
for
The Wayside Assemblage Property



Prepared by:

Madden, Moorhead & Stokes, Inc.
431 E. Horatio Avenue
Suite 260
Maitland, FL 32751

April 2023
Revised August 2023
Revised September 2023



Digitally signed by
Chadwyck H
Moorhead
DN: c=US, o=Madden
Moorhead and Stokes
LLC,
ou=Qualifier=A01410D
00000181AA58C49200
02F522, cn=Chadwyck
H Moorhead ®
Date: 2023.09.19
15:53:55 -04'00'

Chadwyck H. Moorhead, P.E.
P.E.

61781 Certificate of Authorization No. EB-0007723

INTRODUCTION AND COMP. PLAN CONSISTENCY

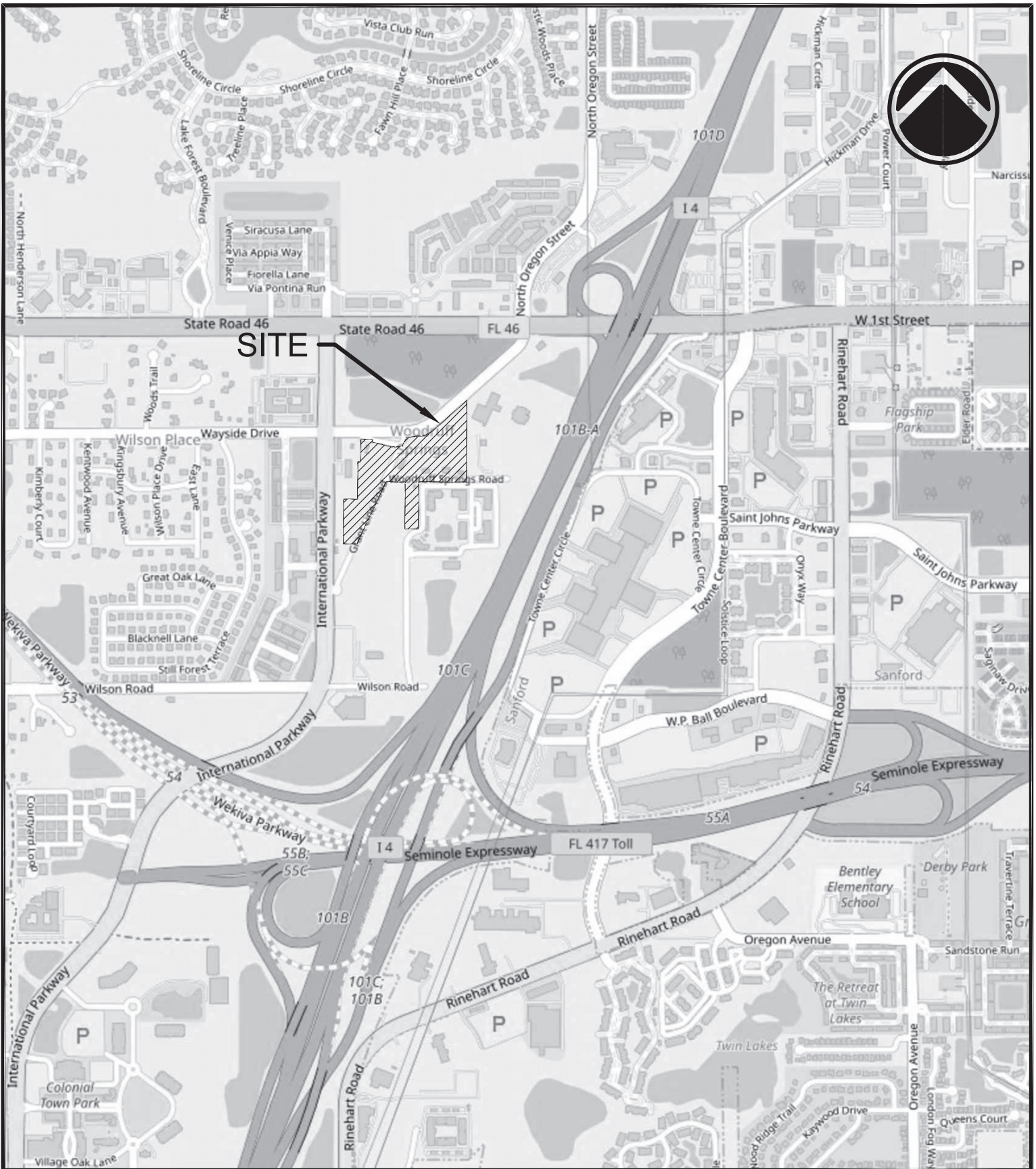
The High Intensity Planned development-Target Industry (HIP-TI) future land use was established in 1990 to provide areas for employment and high-intensity mixed-use development in strategic locations throughout Seminole County. “The emphasis of the HIP-TI was attracting nonresidential uses from a list of ‘target industries,’ with the intent of fostering higher paying employment” (Seminole County Comprehensive Plan Future Land Use Element, 2017). Areas along the North I-4 Corridor received the HIP-TI designation, with the intent to foster proximity and visibility to a major interchange. According to Policy FLU 5.8, a HIP- TI development should include target businesses and industries, as well as high-density residential uses that are “functionally integrated” and supportive to the development. Policy FLU 5.14 states that the only permitted zoning classification allowed under the HIP future land use categories is Planned Development (PD) or Public Lands and Institutions (PLI). Therefore, it is necessary for the proposed development in this application to be re-zoned to PD.

The majority of the proposed development is currently zoned as A-1 under the HIP-TI future land use, so it is imperative these parcels be re-zoned in order to comply with HIP-TI zoning standards and meet the long-term objectives of the future land use. There is a portion of the site that is zoned OP with a Commercial future land use. The proposed development meets the criteria of the future land use as it provides for a mixture of non-residential target industry uses, such as medical office, outpatient facilities, general office, hotel, and commercial support uses. The proposed development will contain a supportive, high-density residential section that is intended to house the employees of the target industry and other adjacent uses (i.e. hospital). In accordance with Policy FLU 5.8, the residential portion of the PD will not take up more than 50% of total square footage of the project. Additionally, the proposed development will meet the 25% open space requirement through amenitized stormwater ponds and landscape buffers throughout the site.

SITE INFORMATION

The proposed development consists of twenty one parcels (29-19-30-501-0000-0060, 29-19-30-502-0000-0040, 29-19-30-502-0000-0010, 29-19-30-502-0000-001A, 29-19-30-502-0000-001B, 29-19-30-300-018L-0000, 29-19-30-300-018J-0000, 29-19-30-300-0160-0000, 29-19-30-300-018A-0000, 29-19-30-300-018D-0000, 29-19-30-300-017A-0000, 29-19-30-300-0180-0000, 29-19-30-300-018F-0000, 29-19-30-300-018K-0000, 29-19-30-300-018B-0000, 29-19-30-300-018C-0000, 29-19-30-300-018H-0000, 29-19-30-300-018E-0000, 29-19-30-300-0190-0000, 29-19-30-300-0220-0000 totaling approximately 19.44 acres located south Wayside Drive east of International Parkway as shown in **Figure 1**.

Figure 1. Vicinity Map of Proposed Development



MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS

431 E. HORATIO AVE., STE. 260, MAITLAND, FL 32751 * (407) 629-8330

JOB NO.	23010
SEC. 29, TWP. 19S, RANGE 30E	
DRAWN BY:	FM
APPROVED BY:	CHM
DATE:	04/07/2023
Scale:	1" = 1500'

**WAYSIDE DRIVE
ASSEMBLAGE**

LOCATION MAP

GOOGLE MAPS

Figure 2. Aerial Map



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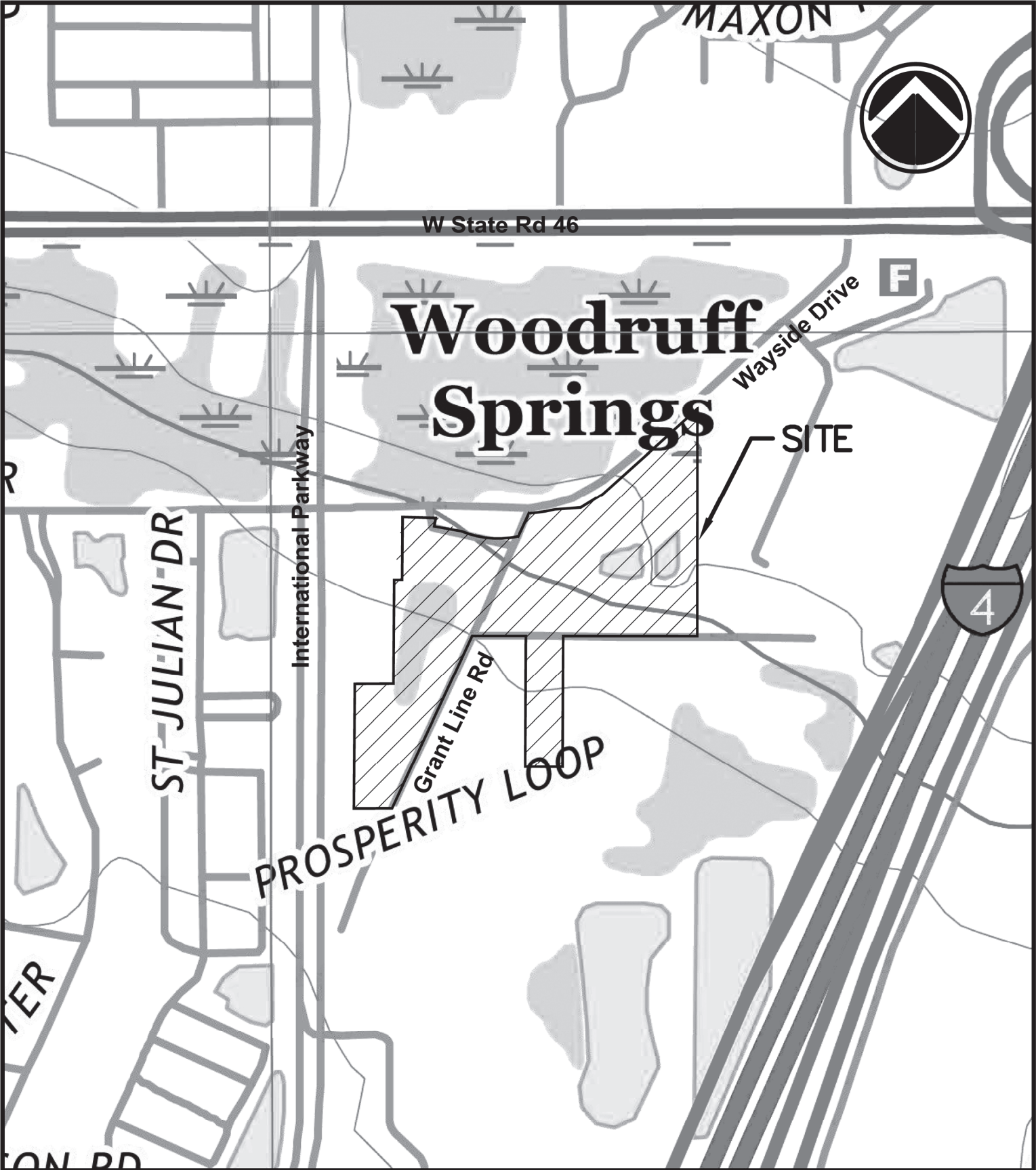
JOB NO.	23010
SEC. 29, TWP. 19S, RANGE 30E	
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APPROVED BY:	CHM
DATE:	04/07/2023
Scale:	1" = 400'

**WAYSIDE DRIVE
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AERIAL MAP

GOOGLE MAPS

Figure 3. Topography Map



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QUAD MAP

STORE.USGS.GOV

Figure 4. Floodplain Map



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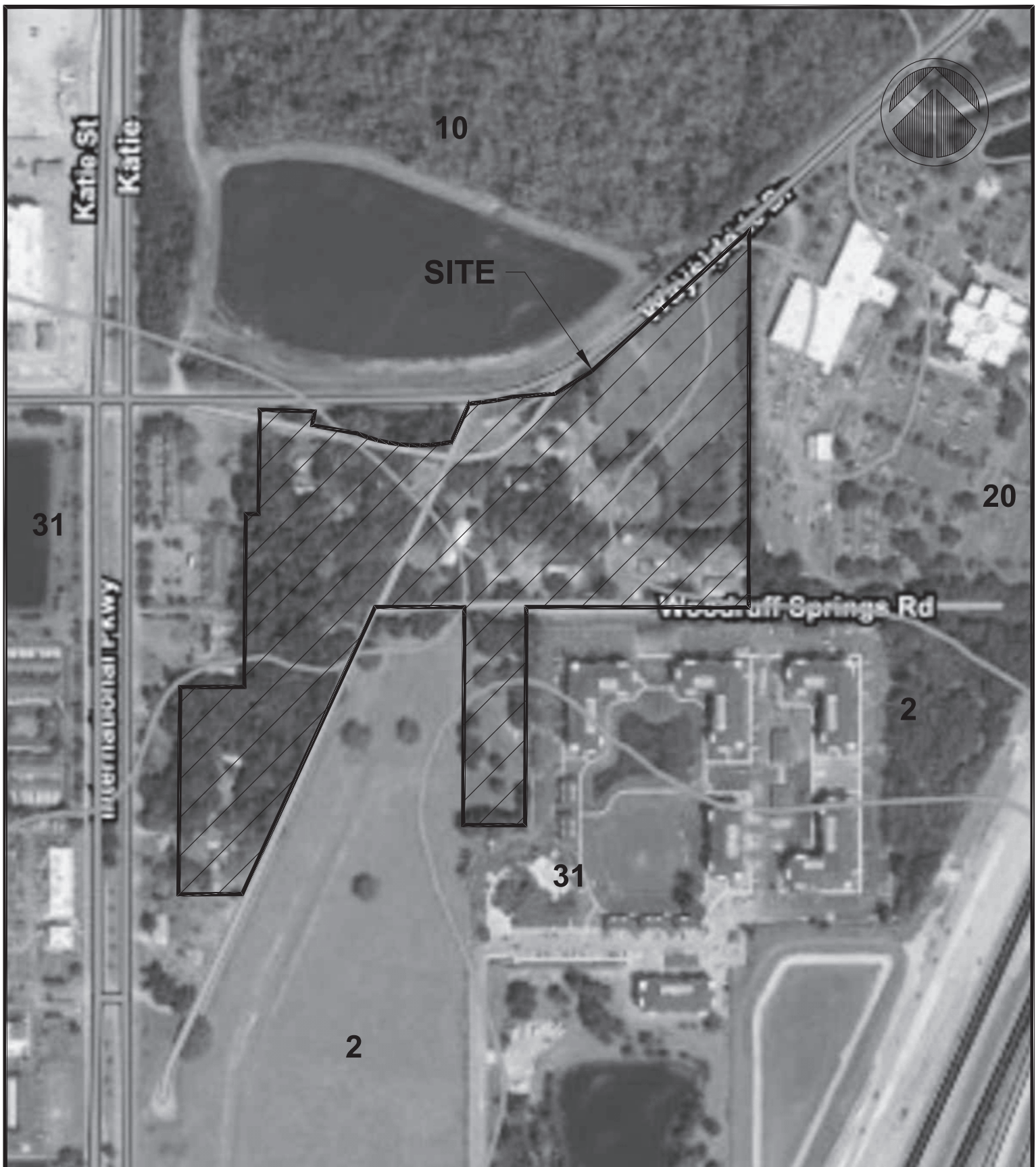
431 E. HORATIO AVE., STE. 260, MAITLAND, FL 32751 * (407) 629-8330

JOB NO.	23010
SEC. 29, TWP. 19S, RANGE 30E	
DRAWN BY:	FM
APPROVED BY:	CHM
DATE:	04/07/2023
Scale:	1" = 500'

**WAYSIDE DRIVE
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FLOOD INSURANCE RATE MAP
 SEMINOLE COUNTY, FLORIDA
 MAP #12117C0065F
 EFFECTIVE DATE SEP. 28, 2007

Figure 5. Soils Map



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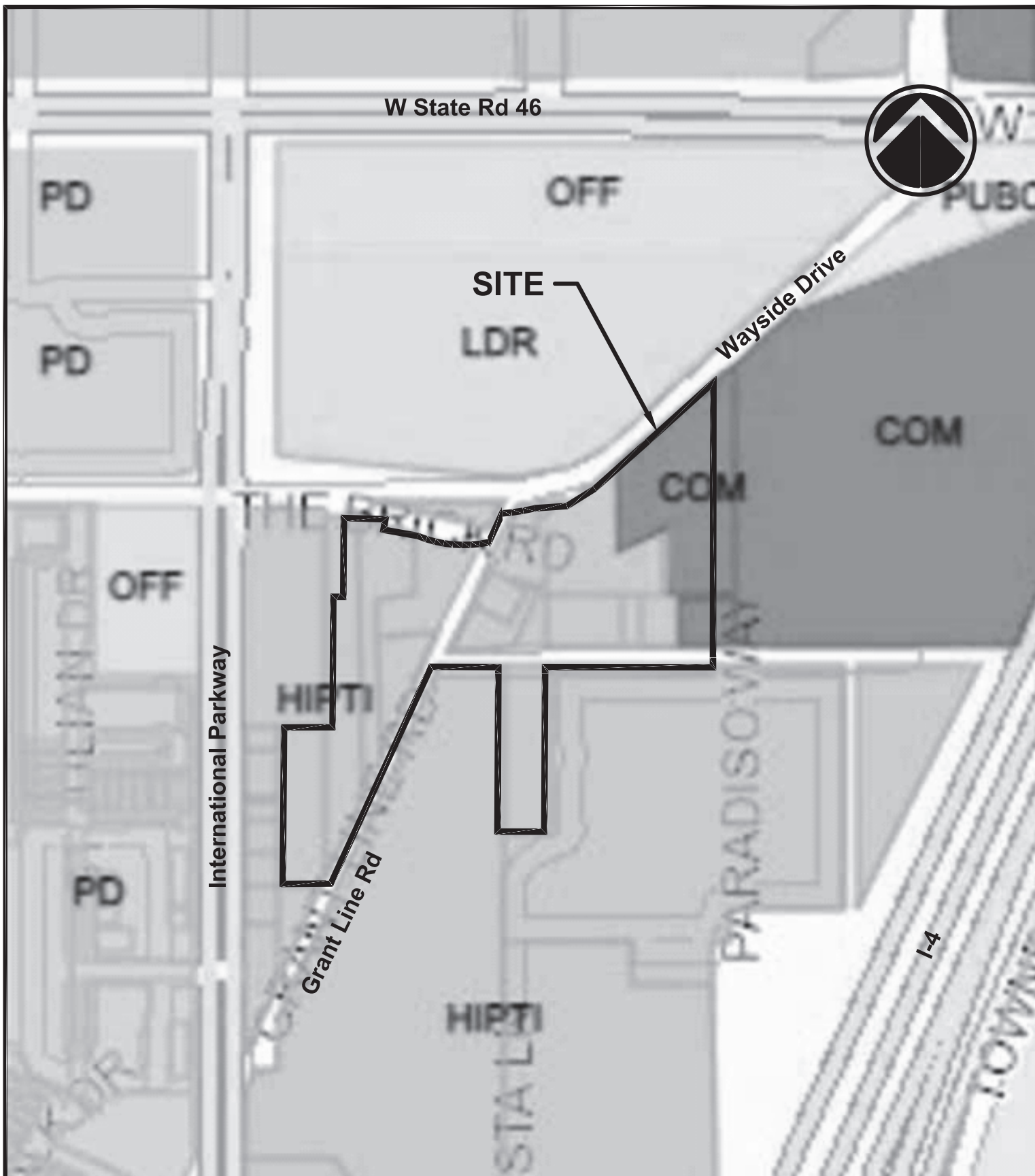
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DRAWN BY:	FM
APPROVED BY:	CHM
DATE:	04/07/2023
Scale:	1" = 300'

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SOILS MAP

USGS SOILS SURVEY

Figure 6. Future Land Use Map



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Scale:	1" = 400'

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FUTURE LAND USE

SEMINOLE COUNTY GOV.

Figure 7. Zoning Map



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SEC. 29, TWP. 19S, RANGE 30E	
DRAWN BY:	FM
APPROVED BY:	CHM
DATE:	04/07/2023
Scale:	1" = 400'

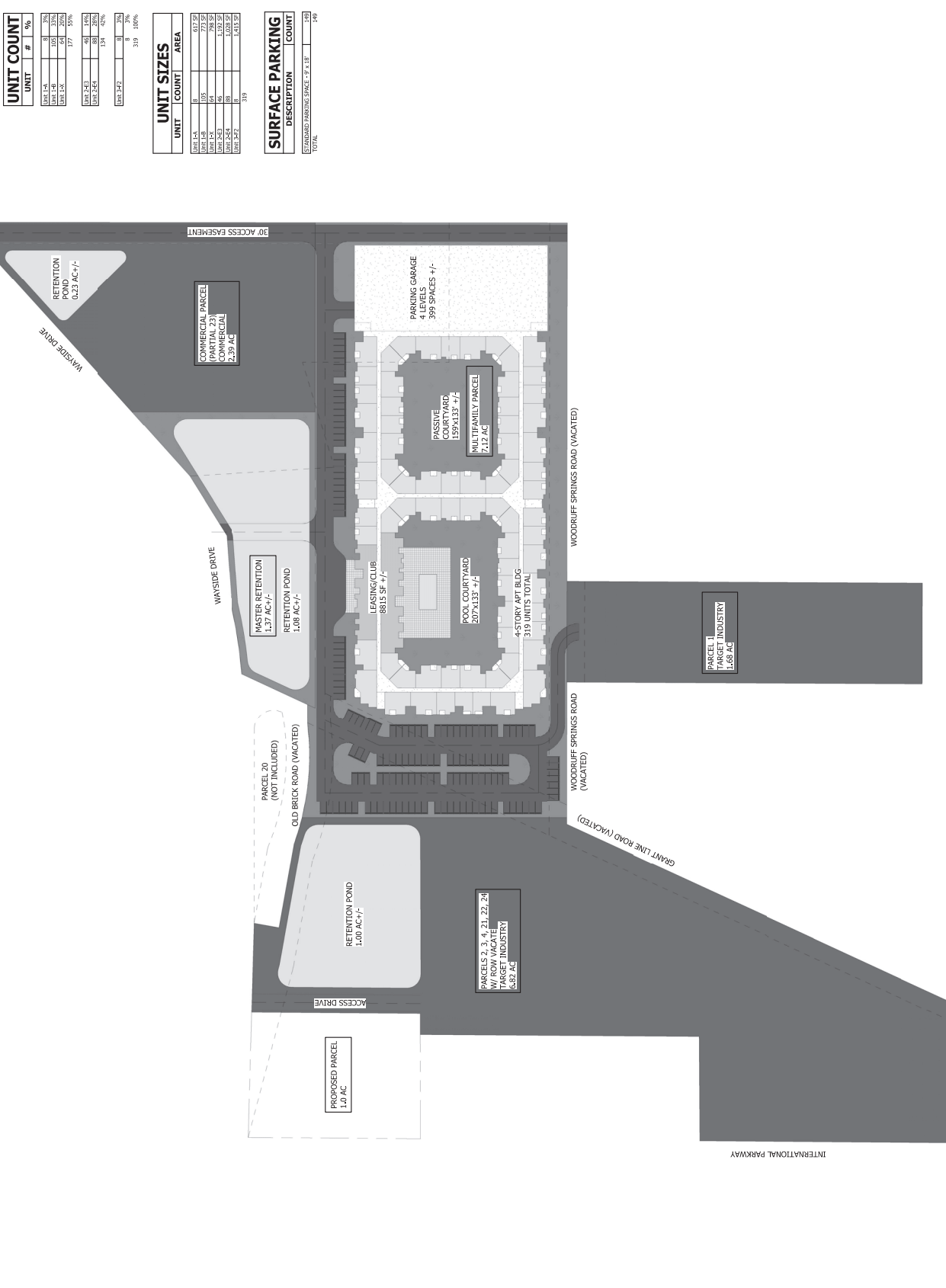
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ZONING

SEMINOLE COUNTY GOV.

Figure 9. Proposed Development Concept Design

IF THIS SHEET DOES NOT MEASURE TO 24" x 36", IT HAS BEEN ENLARGED OR REDUCED, ADJUST SCALE ACCORDINGLY.



1 SITE CONCEPT PLAN
SCALE: 1/8" = 1'-0"



SC-1

drawing info
PROJECT # : 22066
SHEET REF. # :
DATE :
DRAWN BY :
CHECKED BY :
sheet number
SITE CONCEPT

03/02/2023

WAYSIDE DRIVE
SANFORD, FL

DOUGLAS GRAND
SEMINOLE COUNTY

seal

UNIT COUNT			
UNIT	#	%	
Unit 1-A	8	3%	
Unit 1-B	105	33%	
Unit 1-C	177	56%	
	177	55%	
Unit 2-A	46	14%	
Unit 2-B	134	42%	
Unit 2-C	8	3%	
Unit 2-D	8	3%	
Unit 2-E	8	3%	
Unit 2-F	8	3%	
Unit 2-G	8	3%	
Unit 2-H	8	3%	
Unit 2-I	8	3%	
Unit 2-J	8	3%	
Unit 2-K	8	3%	
Unit 2-L	8	3%	
Unit 2-M	8	3%	
Unit 2-N	8	3%	
Unit 2-O	8	3%	
Unit 2-P	8	3%	
Unit 2-Q	8	3%	
Unit 2-R	8	3%	
Unit 2-S	8	3%	
Unit 2-T	8	3%	
Unit 2-U	8	3%	
Unit 2-V	8	3%	
Unit 2-W	8	3%	
Unit 2-X	8	3%	
Unit 2-Y	8	3%	
Unit 2-Z	8	3%	
Unit 2-AA	8	3%	
Unit 2-AB	8	3%	
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Unit 2-AE	8	3%	
Unit 2-AF	8	3%	
Unit 2-AG	8	3%	
Unit 2-AH	8	3%	
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Unit 2-AJ	8	3%	
Unit 2-AK	8	3%	
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Unit 2-AZ	8	3%	
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Unit 2-BB	8	3%	
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Unit 2-BP	8	3%	
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Unit 2-BV	8	3%	
Unit 2-BW	8	3%	
Unit 2-BX	8	3%	
Unit 2-BY	8	3%	
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Unit 2-DO	8	3%	
Unit 2-DP	8	3%	
Unit 2-DQ	8	3%	
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Unit 2-HE	8	3%	
Unit 2-HF	8	3%	
Unit 2-HG	8	3%	
Unit 2-HH	8	3%	
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Unit 2-HJ	8	3%	
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Unit 2-HQ	8	3%	
Unit 2-HR	8	3%	
Unit 2-HS	8	3%	
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Unit 2-HU	8	3%	
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Unit 2-HX	8	3%	
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Unit 2-KF	8	3%	
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Unit 2-KU	8	3%	
Unit 2-KV	8	3%	
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Unit 2-NY	8	3%	
Unit 2-NZ	8	3%	
Unit 2-OA	8	3%	
Unit 2-OB	8	3%	
Unit 2-OC	8	3%	
Unit 2-OD	8	3%	
Unit 2-OE	8	3%	
Unit 2-OF	8	3%	
Unit 2-OG	8	3%	
Unit 2-OH	8	3%	
Unit 2-OI	8	3%	
Unit 2-OJ	8	3%	
Unit 2-OK	8	3%	
Unit 2-OL	8	3%	
Unit 2-OM	8	3%	
Unit 2-ON	8	3%	
Unit 2-OO	8	3%	
Unit 2-OP	8	3%	
Unit 2-OQ	8	3%	
Unit 2-OR	8	3%	
Unit 2-OS	8	3%	
Unit 2-OT			

OPEN SPACE CALCULATION

Mixed use developments that receive a PD (planned development) designation are required to reserve 25% of the gross site area for open space. The entire site is approximately 19.44 acres, meaning the open space for this project must consist of 4.87 acres. According to Sec.30.1344 of the Seminole County Land Development Code, landscape buffers and amenitized stormwater retention ponds are defined as contributing to open space.

PROPOSED DEVELOPMENT IMPACT ASSESSMENTS

As shown in **Table 1**, the existing Future Land Use (FLU) under Seminole County allows both residential and non-residential uses. The developable acres were calculated based on the total acreage of the site, 19.46 acres, and accounting for the 25% open space requirement. The existing Commercial FLU area is +/-3.73 acres therefore the HIP-TI FLU area is 15.73 acres(this includes 2.00 acres of vacated ROW from Brick, Grant Line, and Woodruff Springs Roads). This would allow a maximum of 1,027,798 non-residential square feet, given a maximum FAR of 1.5. If the site is to have residential development it can have a residential use square footage of 503,621(49% of the max FAR) as long as it does not exceed 50 du/ac. The Commercial FLU area would be capped at 0.35 FAR(56,868 s.f.) and a maximum of 20 du/ac(74 du).

The proposed development will have maximum of 319 multi-family dwelling units(+/-357,280 s.f) and a maximum of 370,000 square feet of non-residential development (maximum 240,000 square feet office/commercial, a maximum 120-room hotel (130,000 square feet maximum)) in the HIP-TI landuse area. (see **Table 2**). The percentages for each use are applied area wide. Development density and intensity is calculated per the HIP TI FLU below.

Table 1. Maximum Development Potential Based in HIP TI Future Land Use

Future Land Use	Developable Acres	Residential Max(sf)	Non-Residential (sf)
HIPTI	15.73	503,621	1,027,798

Table 2. Proposed Development

Future Land Use	Developable Acres	Residential Dwelling (sf)	Non-Residential (sf)
HIPTI	15.73	+/-357,280	370,000

Transportation

See Trip generation summary following.

**Trip Generation Summary
Seminole Assemblage**

220	Multi-Family Low Rise	319 DU	6.65	2,120	0.38	122	29	93	0.50	158	100	58
822	Strip Retail Plaza	36.4 KSF	54.45	1,982	2.36	86	52	34	6.59	240	120	120
720	Medical Office	180 KSF	42.37	7,627	2.27	409	323	86	4.05	729	219	510
710	General Office	60 KSF	12.40	744	1.80	108	95	13	1.82	109	18	91
310	Hotel	120 Rooms	7.31	877	0.44	53	29	24	0.51	61	31	30
			Total Trips			778	528	250		1,297	488	809
			Internal Capture (8% A.M./11% P.M.)			62	42	20		143	54	89
			Retail Pass-by trips (32%) ***			25	15	10		68	34	34

*DU= Dwelling Unit, KSF = 1,000 sq ft.

** Equations Used where $R^2 > 0.75$

*** From the Seminole County 2021 Multi-Model Mobility Fee Study

Water and Sewer

The proposed development is expected to use a total of approximately 178,489 gallons per day and 152,990 gallons per day of potable water and sewer, respectively as shown in **Table 7**. Seminole County provides both water and sewer to the subject property, and the applicant is committed to working with the County to ensure that adequate capacity exists prior to development.

Table 4. Estimated Water and Sewer Demand of Proposed Development

Capacity Factors	Unit	Unit Count	Potable Water (gpd)	Total Potable (gpd)	Sewer (gpd)	Total Sewer (gpd)
Hotel	Per Room	120	175.00	21,000.00	150.00	18,000.00
Office Buildings	Per 1,000 Sq ft	406,437 SF	116.90	47,512.00	100.20	40,725.00
Apartments						
2 or more bedroom	per unit	319	291.655	93,041.00	249.99	79,747.00
				161,553.00		138,472.00

Schools

See School Capacity Determination from Seminole County Schools for information on school capacity.

CONCLUSION

As described above, this project furthers the County's goals, objectives, and policies that aim to achieve high intensity planned developments and attract target industry employers. This job creation project provides an important link to the associated adjacent medical industry cluster developing around this activity node. "The emphasis of the HIP-TI was attracting nonresidential uses from a list of 'target industries,' with the intent of fostering higher paying employment" (Seminole County Comprehensive Plan Future Land Use Element, 2017). Areas along the North I-4 Corridor received the HIP-TI designation, with the intent to foster proximity and visibility to a major interchange. The Wayside Assemblage mixed use development program is appropriate for the location, addresses the needs in the area, and complies with the requirements of the comprehensive plan.