

**Reagan Center
Application Narrative
September 15, 2023**

PLEASE NOTE THIS NARRATIVE HAS BEEN UPDATED SINCE THE PRE-APPLICATION DEVELOPMENT REVIEW COMMITTEE ON AUGUST 9, 2023.

The applicant, Integra Land Company, LLC is requesting a Planned Development Major Amendment rezone from PD (Parkside Place Planned Development) to PD (Reagan Center Planned Development) for a 110 acre mixed use development. The property is owned by the Boys and Girls Clubs of Central Florida and is located on the north side of County Home Road between US Highway 17/92 and CR Ronald Reagan Blvd. It is currently a vacant track of land with the exception of a billboard and operating cell tower.

The applicant submitted a Pre-Application and a Development Review Committee hearing was held on August 9, 2023. The staff reported findings and recommendations consistently recommending those from Parkside Place Development Order. We had asked that staff consider our request for a Planned Development rezone from an existing PD to a new PD and development order. We ask again. Our proposal far closer resembles the 2015 Master Development Plan (also called Reagan Center) than it is even remotely close to Parkside Place's. The original 2015 Development Order endorsed by staff and unanimously approved by the Seminole County Board of County Commissioners was approved for US 17/92 CRA funding and had joint funding infrastructure agreements with the County.

It is important for staff to consider this was and is a specifically targeted re-development area. At the time of application, the property was considered an "economically blighted area". The infamous Flea World occupied the property. Because of the County's support of the Master Development Plan, CRA funding and the innovative public private funding agreement, the owner Syd Levy agreed to shut down the popular and profitable Flea World operation. Ten percent of the developable land in the Master Plan was successfully developed along with some utility and roadway improvements. Mr. Levy subsequently died as he was marketing the remainder of the project for development.

In Mr. Levy's last will and testament, the estate was instructed to give the Reagan Center property to the Boys and Girls Clubs of Central Florida. However, for several years the estate was tied up in Orange County Probate Court. During which time the executors for the estate moved forward with the economically unrealistic Parkside Place proposal. No progress, hope of progress or economic activity have occurred since Parkside's 2018 Master Plan adoption. Boys and Girls Clubs of Central Florida ultimately took control of the property and immediately pursued development opportunities leading to a solicitation of an RFP for a new master developer and market driven development plan.

The RFP process received numerous proposals from national and regional developers. This application is the ultimate result of that solicitation. While development will be challenging in these economic times, this proposal is at least economically realistic. In point of fact, it is very similar to the 2015 proposal. Although, after absorbing the Pre- Application DRC staff

comments it has been adjusted. We ask that in your review you consider the history and give consideration to the original 2015 Development Order.

The property has had two recent PD approvals: 1) Reagan Center PD approved May 12, 2015; and 2) Parkside Place PD approved December 11, 2018. The current development order is scheduled to expire December, 2023. The requested rezoning as evidenced by the attached site rendering reflect an intense mixed-use development albeit, scaled down to reflect current and near horizon market conditions.

The requested mixed uses are: multi-family residential, retail commercial, general office, medical office, hotel, assisted or independent living facility and may later include a day care facility. While the multi-family portion of project is to be phased, it is likely development will be concurrent for the commercial and all other uses. The multi-family development would be on contiguous properties on the southern and eastern border primarily oriented toward Ronald Reagan Boulevard (TRACK 2 of MDP). The retail and office uses would be oriented toward US 17/92 with one or two outparcels on Ronald Reagan (TRACK 1 of MDP). An ALF or possible daycare facility would be on a segregated parcel northeast of the wetlands (TRACK 3 of MDP). Additional office, possible medical office or commercial uses would be centered on the northern property (TRACK 1 of MDP).

The multi-family development at Reagan Center is to be phased as follows. “Integra Parc at Reagan Center” is to be four story, elevator serviced apartment complex developed in 3 phases on 40.1 +/- acres. At build out there will be a maximum of 1003 total dwelling units with a maximum height requested of 70’. Each phase would have its own club house, amenity package and retention. All phases would have interconnected pedestrian circulation with the entire planned development.

Phase 2 which is the rest of Reagan Center would be comprised of several proposed mixed uses. Uses include: TRACK 1 and TRACK 3 will have retail outparcels or neighborhood strip commercial at 35 ft height; 5.33 acres of medium rise commercial office at 70 ft maximum height; 7.33 acres of medical office or commercial office at 70 ft height; 3.30 acres of additional commercial office at 70’ maximum height; and 1.79 acres for an ALF facility or possible future daycare at a 45’ maximum height. With a centralized 7.67 acres of retention, the 34.09 acres of wetlands remain a preserved natural resource for our future.

The applicant believes this mixed-use plan meets the strongly held goals of the Seminole County Board of County Commissioners by providing a high-density, mixed-use development and much needed work force housing which compliments the planned development of the Seminole County Five Points Government Center and Seminole State College of Florida. This market rate development will be the long-sought catalyst for future quality development of the northern 17/92 corridor.