



## Legislation Text

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File #: 2024-0671, Version: 1

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### Title:

**Reagan Center PD Major Amendment Rezone** - Consider a Rezone from PD (Planned Development) to PD (Planned Development) for a mixed use development on approximately 110 acres, located on the east side of U.S. Highway 17-92 approximately 550 feet north of County Home Road; (Integra Land Company, Applicant) District2 - Zembower (**Joy Giles, Principal Planner**)

### Division:

Development Services

### Authorized By:

Rebecca Hammock, Development Services Director

### Contact/Phone Number:

Joy Giles/407-665-7399

### Background:

The Applicant is requesting a PD Major Amendment Rezone for a mixed use development on 110 acres, with entitlements for general commercial and retail uses consistent with C-1 (Retail Commercial) and C-2 (Retail Commercial) permitted uses, including but not limited to, professional and medical office; assisted living facilities; and multi-family residential. The PD proposes a maximum Floor Area Ratio (F.A.R.) of 0.95 and a maximum multi-family residential density of twenty-five (25) dwelling units per net buildable acre yielding a total of 1,003 dwelling units.

The subject property was formerly the Flea World Development of Regional Impact site. The site was a designated catalyst site in the former U.S. 17-92 Community Redevelopment Area (CRA). The CRA identified this catalyst site due to its proximity to the County Government Center and Seminole State College located on the west side of U.S. Highway 17-92. The former CRA indicated several objectives that a mixed-use development would support, such as increased taxable values, job creation and proximity to employment centers, regional area connectivity, and elimination of blight.

In December of 2018, the Board of County Commissioners approved the Parkside

Place PD (Planned Development) rezone for the subject site; however, subsequent applications for development approval were not submitted and the PD entitlements have since expired.

The Reagan Center PD Major Amendment Rezone proposes a less intense F.A.R. and density than the previously approved Parkside Place PD which allowed a maximum F.A.R. of 1.25, with a maximum density of eighty-five (85) dwelling units per net buildable acre. The comparison between the current request and the previously approved entitlements is shown in “Entitlements Comparison Table” attachment.

The PD proposes four (4) developable Tracts and a thirty-five (35) acre Tract designated as passive recreation, open space, and wetland conservation. Multi-family residential will be developed solely on Tract 2 and will be developed in three (3) phases. Phase 1 will allow up to thirty-three (33) percent of the maximum number of units; Phase 2 will allow up to sixty-six (66) percent of the maximum number of units; and Phase 3 will allow for the remaining number of multi-family units to be constructed.

The commercial and office uses may be developed independently from multi-family, and the multi-family phases are not contingent upon development of the commercial and office uses.

The existing Planned Development Future Land Use designation permits a maximum F.A.R. of 1.25, with a maximum density of eighty-five (85) dwelling units per net buildable acre. The PD rezone proposes a less intense development; therefore, a Future Land Use Amendment is not required.

The Future Land Use (FLU) and Zoning designations surrounding the subject property are as follows:

North: City of Sanford  
FLU: General Commercial & Office and Resource Protection.  
Zoning: GC-2 (General Commercial) and AG (Agriculture).

County  
FLU: Low Density Residential.  
Zoning: R-1A (Single Family Dwelling).

South: N Ronald Reagan Boulevard  
FLU: Planned Development and Low Density Residential.  
Zoning: PD (Planned Development) known as the Windsor Square PD permitting townhomes with a maximum density of eight (8) dwelling units

per net buildable acre. PD (Planned Development) known as the Cadence Park PD permitting OP (Office) uses and single family residential with a maximum density of 3.99 dwelling units per net buildable acre. A-1 (Agriculture) and PLI (Public Lands & Institutions).

East: FLU: Low Density Residential  
Zoning: R-1A (Single Family Residential).

West: U.S. Highway 17-92  
City of Sanford  
FLU: Public/Semi-Public.  
Zoning: GC-2 (General Commercial).

County  
FLU: Public, Quasi-Public.  
Zoning: A-1 (Agriculture).

### Site Analysis

#### Floodplain Impacts:

Based on the 2007 FIRM map, the site contains floodplain. A topographic survey showing floodplain delineations will be required prior to Final Engineering approval. Conservation easements, dedicated to Seminole County, will be required over all property within the post development 100-year floodplain.

#### Wetland Impacts:

Based on preliminary aerial photo and County wetland map analysis, the site contains wetlands. A topographic survey showing wetland and floodplain delineations will be required prior to Final Engineering approval. A fifteen (15) foot minimum, twenty-five (25) foot overall average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries. Conservation easements, dedicated to Seminole County, will be required over all post development wetlands and required buffers.

#### Endangered and Threatened Wildlife:

Based on a preliminary analysis, there may be endangered and threatened wildlife on the subject property. A listed species survey will be required prior to Final Engineering approval.

### Utilities:

The subject property is located within the Seminole County Utilities service area and is required to connect to public utilities. Water and wastewater system capacity improvements are anticipated to be required; therefore, a separate Utility Agreement is required for the design and construction of the identified system capacity improvements.

### Transportation/Traffic:

The property proposes access onto Ronald Reagan Boulevard and U.S. Highway 17-92, which are classified as Urban Minor Arterial and Urban Principal Arterial roads respectively. Ronald Reagan Boulevard and U.S. Highway 17-92 are currently operating at Level of Service (LOS) "A-E", dependent on direction of traffic and time of day. Ronald Reagan Boulevard does not currently have improvements programmed into the County's Five (5) Year Capital Improvement Program. U.S. Highway 17-92 is currently under road improvement construction.

A traffic impact analysis (TIA) will be required at Final Engineering review of each phase of development. The TIA will determine all the offsite improvements required in the County right-of-way for each phase. The TIA will also evaluate internal vehicular cross access needed to facilitate each phase's internal access to adjacent land uses.

Access through the existing median openings on Ronald Reagan Boulevard may be adjusted if a traffic study and the County Engineer determine significant safety issues or concerns with the existing configuration. As approved through the subsequent phases, turn lanes on Ronald Reagan Boulevard will be determined, including appropriate right-of-way dedications, as required to facilitate findings of the Traffic Impact Analysis and the County Engineer safety determinations.

### Sidewalks:

The Developer will be required to provide internal sidewalks for the development that comply with the Land Development Code of Seminole County. There is an existing sidewalk along Ronald Reagan Boulevard and U.S. Highway 17-92. The sidewalk along Ronald Reagan Boulevard does not meet County standards; therefore, the Developer will be required to improve/expand the width of the sidewalk to meet multimodal requirements as determined by Seminole County.

### Drainage:

The proposed project is located within the Lake Jesup Drainage Basin, which has limited downstream capacity; therefore, the site's design will be required to hold water quality, and not exceed the pre-development rate and volume for the twenty-five (25) year, twenty-four (24) hour storm event.

#### Buffers:

The Applicant proposes a twenty (20) foot wide buffer around the perimeter of the development; buffer opacity and components shall be determined at time of Final Development Plan review, along with internal buffer requirements.

#### Open Space:

The development shall provide a minimum of twenty-five (25) percent common usable open space. Open space may be shared between Tracts throughout the project if pedestrian connectivity via walkways, bikeways, and trails, are provided to create common usable open space. Conservation areas may be enhanced to improve the current physical condition and provide for public access by means of elevated boardwalks and/or pathways, if permitted by the local, state and federal agencies having jurisdiction over such facilities. No more than fifty (50) percent of the required open space may come from the conservation area. Multi-family open space may consist of a community club house with exercise facilities, a pool area, and the internal walkable sidewalk areas and greenspace.

#### Public School Capacity Determination:

Seminole County Public Schools provided a School Impact Analysis School Capacity Determination for the proposed project based on Concurrency Service Area (CSA) and Zoned Schools for the property. The zoned Middle and High schools have capacity; the zoned Elementary School currently does not have capacity for the students generated by this project. However, per the adopted Interlocal Agreement between the School District and Seminole County, available school capacity is based on Concurrency Service Areas. The analysis concluded that the students generated by the project at the three (3) Concurrency Service Area (CSA) levels would, at this time, be able to be accommodated without exceeding the adopted level of service (LOS) for each CSA by school type. The analysis notes this is a nonbinding review for informational purposes and as indicated in the analysis may not represent future conditions when final approval requires a School Capacity Availability Letter of Determination (SCALD) reservation letter from the School Board.

#### Consistency with the Land Development Code

The proposed Planned Development (PD) zoning designation and the associated Master Development Plan have been evaluated for compatibility with the Land Development Code of Seminole County in accordance with Chapter 30, Part 25.

The proposed development supports the objectives of the PD zoning designation in that it provides the minimum required twenty-five percent (25%) open space, adequate perimeter buffers and setbacks, defined permitted uses and a maximum building height, with a mix of uses that are compatible with the high intensity nature of the U.S. Highway 17-92 corridor.

The development will provide vehicular interconnectivity between Tracts and uses to promote a well-connected internal vehicular network, as well as pedestrian circulation system giving access to all portions of the development as each Tract and phase is constructed, also connecting to existing sidewalks outside of the development.

Onsite wetlands will be preserved in a conservation easement and all post development wetlands will maintain a fifteen (15) foot minimum, twenty-five (25) foot overall average wetland buffer.

### Consistency with the Comprehensive Plan

The purpose and intent of the Planned Development Future Land Use designation is to enable innovative arrangements of land development features that are not possible with the use of standard land use designations and zoning districts. This land use designation provides for a variety of densities and/or intensities arranged within a development site to encourage flexible and creative site design.

Commercial and other nonresidential uses within mixed-use developments are encouraged to be placed in locations that will provide convenient vehicular, pedestrian and bicycle access for residents of the planned development community, demonstrate internal trip capture within the planned development community, and minimize the impact of commercial uses on adjacent and surrounding communities.

The proposed PD designates a tract solely for multi-family residential uses, and mixed commercial uses designated on specific commercial tracts with various intensities. Vehicular and pedestrian connectivity will provide a well-connected internal vehicular network, as well as pedestrian circulation system.

Service and facility requirements for mixed use development under the Planned Development Future Land Use will vary according to development intensity. Services

and facilities are to be at a minimum, consistent with the requirements of comparable individual (residential, office, commercial, industrial, etc.) land use designations for uses on the development site.

At each phase of development, the project will be evaluated for impacts to traffic and utilities to determine required improvements.

Staff finds the requested PD (Planned Development) zoning classification to be consistent with the Comprehensive plan and compatible with the trend of development in the area.

In compliance with Seminole County Land Development Code Sec. 30.49 - Community Meeting Procedure, the Applicant conducted a community meeting on December 6, 2023; details of the community meeting have been provided in the agenda package.

#### Planning & Zoning Commission

The Planning and Zoning Commission met on March 6, 2024, and voted unanimously to recommend the Board of County Commissioners adopt the Ordinance enacting a Rezone from PD (Planned Development) to PD (Planned Development) and approve the associated Development Order and Master Plan on approximately 110 acres, located on the east side of U.S. Highway 17-92 approximately 550 feet north of County Home Road, with the condition that the Development Order be amended to include the requirement that the individual site plans for the developable tracts must be go to the Planning & Zoning Commission followed by the Board of County Commissioners for approval.

#### **Requested Action:**

Staff requests the Board of County Commissioners adopt the Ordinance enacting a Rezone from PD (Planned Development) to PD (Planned Development) and approve the associated Development Order and Master Plan on approximately 110 acres, located on the east side of U.S. Highway 17-92 approximately 550 feet north of County Home Road.