



SEMINOLE COUNTY
 PLANNING & DEVELOPMENT DIVISION
 1101 EAST FIRST STREET, ROOM 2028
 SANFORD, FLORIDA 32771
 (407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 25-8000112

Received: 10/17/25

Paid: 10/17/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Piedmont Townpark- Mixed Use

PARCEL ID #(S): 31-19-30-300-0010-0000

TOTAL ACREAGE: 18.42

BCC DISTRICT: 5: Herr

ZONING: PD

FUTURE LAND USE: HIPTI

APPLICANT

NAME: Stephen Novacki

COMPANY: Eastwind Acquisitions, LLC

ADDRESS: 6900 Tavistock Lakes Blvd., Suite 400

CITY: Orlando

STATE: FL

ZIP: 32827

PHONE: 321-274-1438

EMAIL: snovacki@eastwinddevelopment.com

CONSULTANT

NAME: Vijay Seelam

COMPANY: England-Thims & Miller, Inc

ADDRESS: 1411 Edgewater Drive, Suite 200

CITY: Orlando

STATE: FL

ZIP: 32804

PHONE: 407- 815-3358

EMAIL: SeelamV@etminc.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

☐ SUBDIVISION ☐ LAND USE AMENDMENT ☐ REZONE ☒ SITE PLAN ☐ SPECIAL EXCEPTION

Description of proposed development: Multi-Family w/ seperate Commercial

STAFF USE ONLY

COMMENTS DUE: 10/24

COM DOC DUE: 10/30

DRC MEETING: 11/5

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: PD

FLU: Hipti

LOCATION:

W/S: Seminole County

BCC: 5: Herr

on the east side of International Pkwy,
south of 417

Agenda: 10/31

INTERNATIONAL PARKWAY MIXED USE DEVELOPMENT NARRATIVE

Eastwind Development LLC and Konover South are proposing a mixed-use development to be located along International Parkway just north of the existing Colonial Town Park. As part of this development, the site will be subdivided into two parcels (refer to the enclosed site plan). The parcel abutting International Parkway will be a retail development consisting of a gym, retail building, grocery store, fast casual restaurant and a quick service restaurant. The parcel east of the retail will consist of a midrise multifamily site consisting of 307 units with a parking garage and surface parking.

The stormwater for the site will all be provided underground and based on an agreement with FDOT, the site will be allowed to discharge into the FDOT pond located on the east side of the site.

A final development plan for the previous PUD was approved and recorded with Seminole County on December 12, 2019, that allowed for the uses listed below.

LAND USE	APPROXIMATE ACREAGE	PD MAXIMUM DENSITY/INTENSITY	PD MAXIMUM ALLOWABLE AREAS
COMMERCIAL / RETAIL	1.53 AC	1.50 FAR	100,000 SF
OFFICE	12.24 AC	1.50 FAR	800,000 SF
HOTEL	3.44 AC	2.40 FAR	250 UNITS (300,000 SF)
RIGHT-OF-WAY / PRIVATE ROADWAYS	1.71 AC		

A comprehensive plan amendment and a major modification to the existing Piedmont Townpark PUD will be requested through the county to allow for multifamily use on the site.



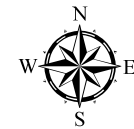


International Pkwy - Mixed Use

Aerial

Source: ETM, Seminole County, Esri, Nearmap

 Subject Property



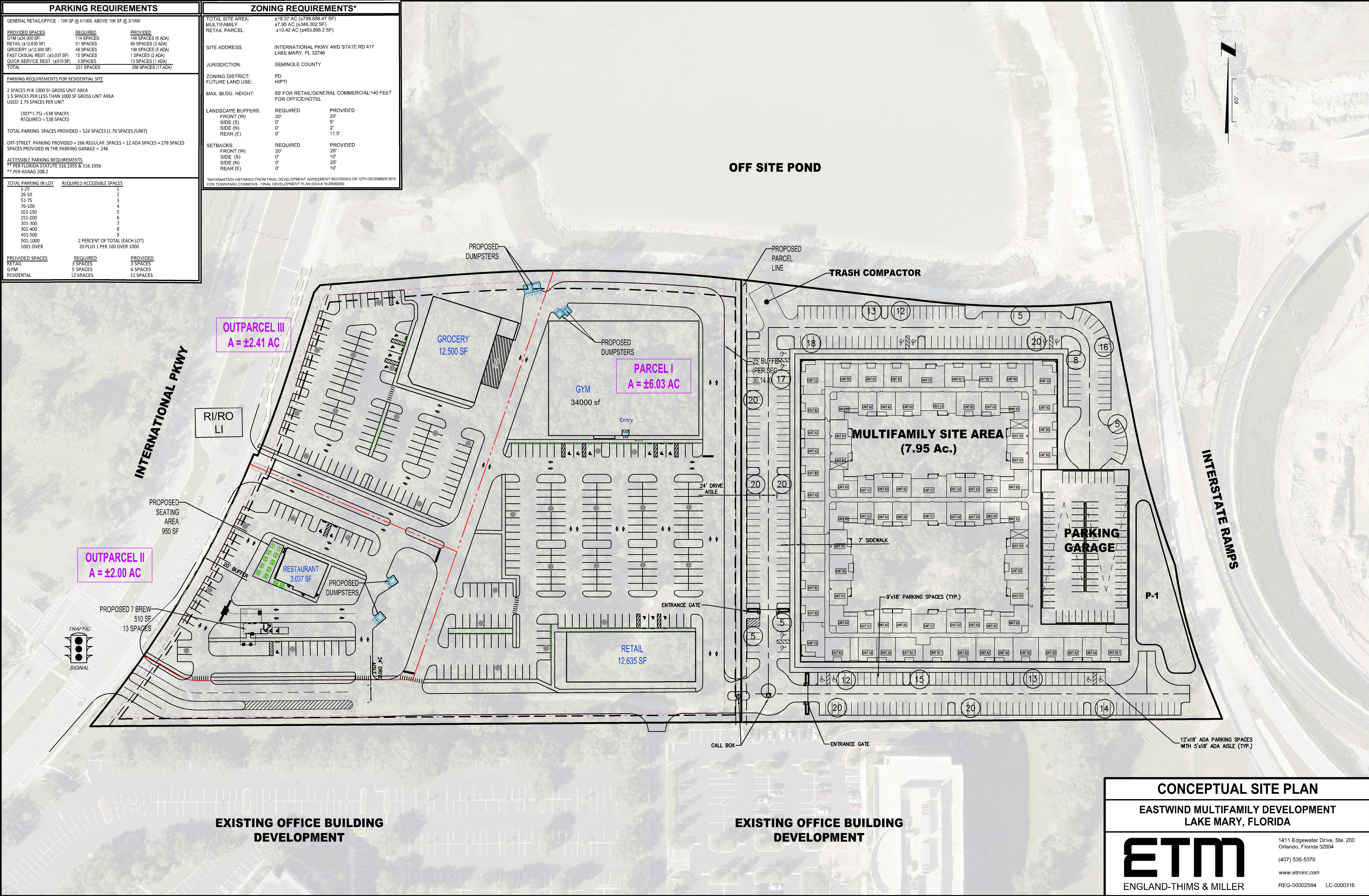
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Feet

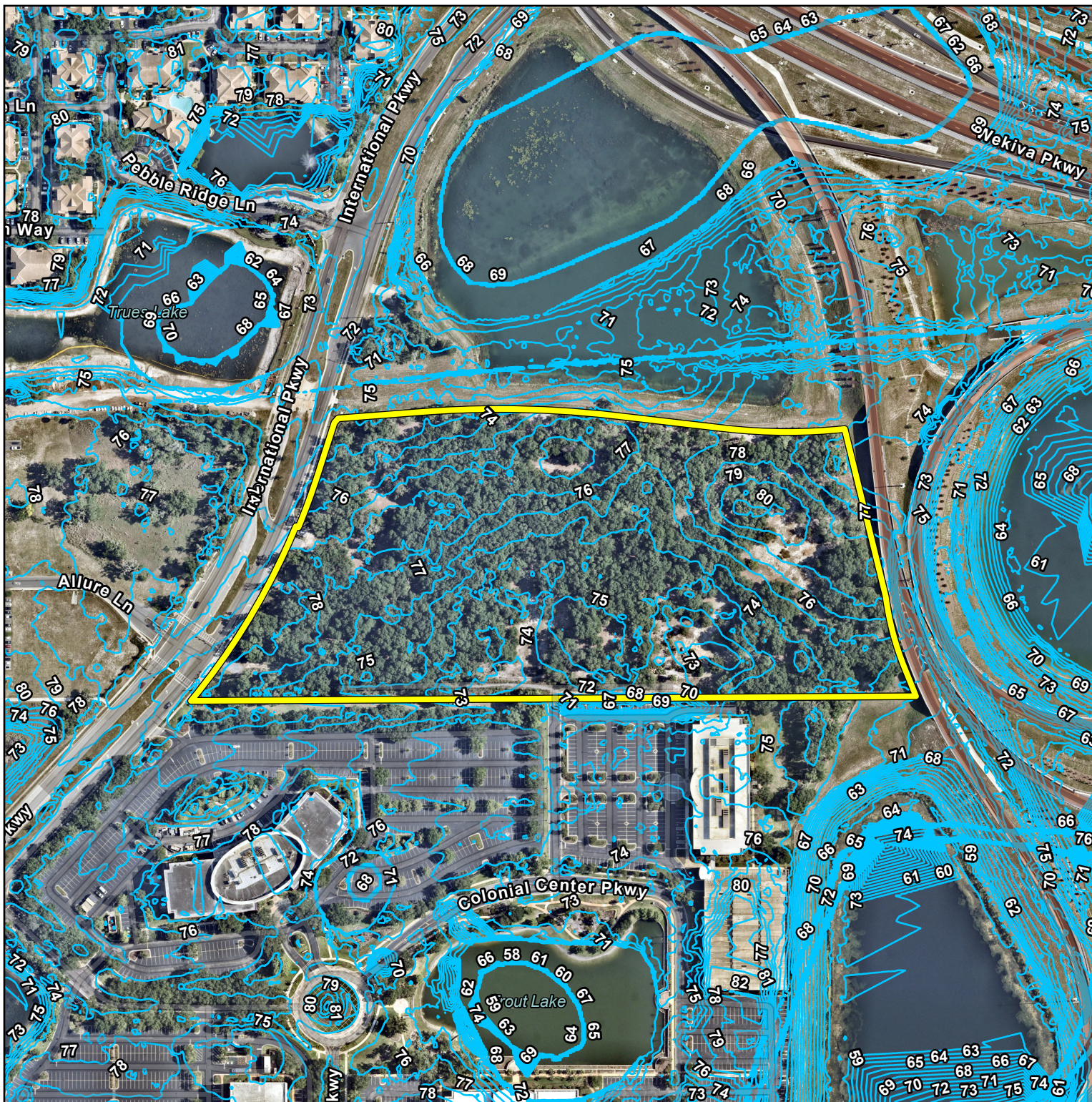


ETM
ENGLAND-THIMS & MILLER
1411 Edgewater Drive, #200, Orlando, Florida 32804
407.536.5379 | www.etmgeo.com | www.etmnc.com
Date: 10/15/2025

PARKING REQUIREMENTS		
GENERAL RETAIL/OFFICE - 10K SF @ 4/1000, ABOVE 10K SF @ 3/1000		
PROVIDED SPACES	REQUIRED	PROVIDED
GYM (±34,000 SF)	114 SPACES	146 SPACES (6 ADA)
RETAIL (±12,635 SF)	51 SPACES	60 SPACES (3 ADA)
GROCERY (±12,500 SF)	48 SPACES	108 SPACES (5 ADA)
FAST CASUAL REST. (±3,037 SF)	15 SPACES	1 SPACES (2 ADA)
QUICK SERVICE REST. (±510 SF)	3 SPACES	13 SPACES (1 ADA)
TOTAL	231 SPACES	336 SPACES (17 ADA)
PARKING REQUIREMENTS FOR RESIDENTIAL SITE		
2 SPACES PER 1000 SF GROSS UNIT AREA		
1.5 SPACES PER LESS THAN 1000 SF GROSS UNIT AREA USED: 1.75 SPACES PER UNIT		
(307*1.75) = 538 SPACES		
REQUIRED = 538 SPACES		
TOTAL PARKING SPACES PROVIDED = 524 SPACES (1.70 SPACES /UNIT)		
OFF-STREET PARKING PROVIDED = 266 REGULAR SPACES + 12 ADA SPACES = 278 SPACES		
SPACES PROVIDED IN THE PARKING GARAGE = 246		
ACCESSIBLE PARKING REQUIREMENTS		
** PER FLORIDA STATUTE 316.1955 & 316.1956		
** PER ADAAG 208.2		
TOTAL PARKING IN LOT	REQUIRED ACCESSIBLE SPACES	
1-25	1	
26-50	2	
51-75	3	
76-100	4	
101-150	5	
151-200	6	
201-300	7	
301-400	8	
401-500	9	
501-1000	2 PERCENT OF TOTAL (EACH LOT)	
1001-OVER	20 PLUS 1 PER 100 OVER 1000	
PROVIDED SPACES	REQUIRED	PROVIDED
RETAIL	3 SPACES	3 SPACES
GYM	5 SPACES	5 SPACES
RESIDENTIAL	12 SPACES	12 SPACES

ZONING REQUIREMENTS*		
TOTAL SITE AREA:	±18.37 AC (±799,888.47 SF)	
MULTIFAMILY	±7.95 AC (±346,302 SF)	
RETAIL PARCEL	±10.42 AC (±453,895.2 SF)	
SITE ADDRESS:	INTERNATIONAL PKWY AND STATE RD 417 LAKE MARY, FL 32746	
JURISDICTION:	SEMINOLE COUNTY	
ZONING DISTRICT:	PD	
FUTURE LAND USE:	HIPT1	
MAX. BLDG. HEIGHT:	85' FOR RETAIL/GENERAL COMMERCIAL/140 FEET FOR OFFICE/HOTEL	
LANDSCAPE BUFFERS:	REQUIRED	PROVIDED
FRONT (W)	20'	20'
SIDE (S)	0'	5'
SIDE (N)	0'	2'
REAR (E)	0'	11.5'
SETBACKS:	REQUIRED	PROVIDED
FRONT (W)	20'	25'
SIDE (S)	0'	10'
SIDE (N)	0'	25'
REAR (E)	0'	10'
*INFORMATION OBTAINED FROM FINAL DEVELOPMENT AGREEMENT RECORDED ON 12TH DECEMBER 2019 FOR TOWNPARK COMMONS - FINAL DEVELOPMENT PLAN (DCA # 19-20500030)		



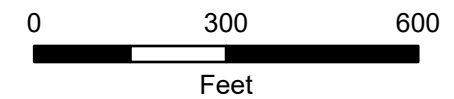


International Pkwy - Mixed Use

Topography

Source: ETM, Seminole County, USGS, Esri, Nearmap

-  Subject Property
-  1ft Contours



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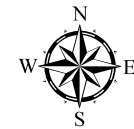


International Pkwy - Mixed Use

Vicinity

Source: ETM, Seminole County, Esri

 Subject Property



0 1,000 2,000
Feet



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Date: 10/15/2025

Property Record Card



Parcel: 31-19-30-300-0010-0000
 Property Address:
 Owners: PIEDMONT TOWNPARK LAND LLC
 2026 Market Value \$6,037,059 Assessed Value \$590,692 Taxable Value \$590,692
 2025 Tax Bill \$6,717.86 Tax Savings with Non-Hx Cap \$58,502.90
 Grazing Land property has a lot size of 18.42 Acres

Parcel Location



Site View

Parcel Information

Parcel	31-19-30-300-0010-0000
Property Address	
Mailing Address	PO BOX 20197 ATLANTA, GA 30325-0197
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	61:Grazing Land
Exemptions	None
AG Classification	Yes

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$6,037,059	\$6,037,059
Land Value Agriculture	\$711,422	\$711,422
Just/Market Value	\$6,037,059	\$6,037,059
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$120,730	\$174,261
P&G Adjustment	\$0	\$0
Assessed Value	\$590,692	\$537,161

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$65,220.76
Tax Bill Amount	\$6,717.86
Tax Savings with Exemptions	\$58,502.90

Owner(s)

Name - Ownership Type

PIEDMONT TOWNPARK LAND LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 31 TWP 19S RGE 30E
 THAT PT OF NE 1/4 LYG E INTERNATIONAL
 PKWY & S OF SCL RR (LESS SR 417 R/W & RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$590,692	\$0	\$590,692
Schools	\$711,422	\$0	\$711,422
SJWM(Saint Johns Water Management)	\$590,692	\$0	\$590,692

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	11/1/2014	\$7,700,000	08373/1654	Vacant	Yes
WARRANTY DEED	1/1/2005	\$5,125,000	05600/1667	Vacant	Yes
QUIT CLAIM DEED	11/1/2000	\$100	04247/1895	Vacant	No
QUIT CLAIM DEED	8/1/1999	\$1,709,400	03710/0128	Vacant	No
WARRANTY DEED	12/1/1996	\$870,000	03168/0284	Improved	No
SPECIAL WARRANTY DEED	3/1/1991	\$100	02293/1207	Improved	No
WARRANTY DEED	3/1/1988	\$1,650,000	01939/0312	Vacant	No
WARRANTY DEED	2/1/1986	\$957,000	01712/1729	Vacant	No
WARRANTY DEED	12/1/1979	\$133,300	01265/1570	Vacant	No

Land

Units	Rate	Assessed	Market
15.44 Acres	\$345,000/Acre Market, \$120/Acre AG	\$1,853	\$5,327,490
57,455 SF	\$12.35/SF	\$709,569	\$709,569

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
02858	ELECTRIC - 3301 INTERNATIONAL PKWY	\$1,500		3/16/2016

Extra Features				
Description	Year Built	Units	Cost	Assessed

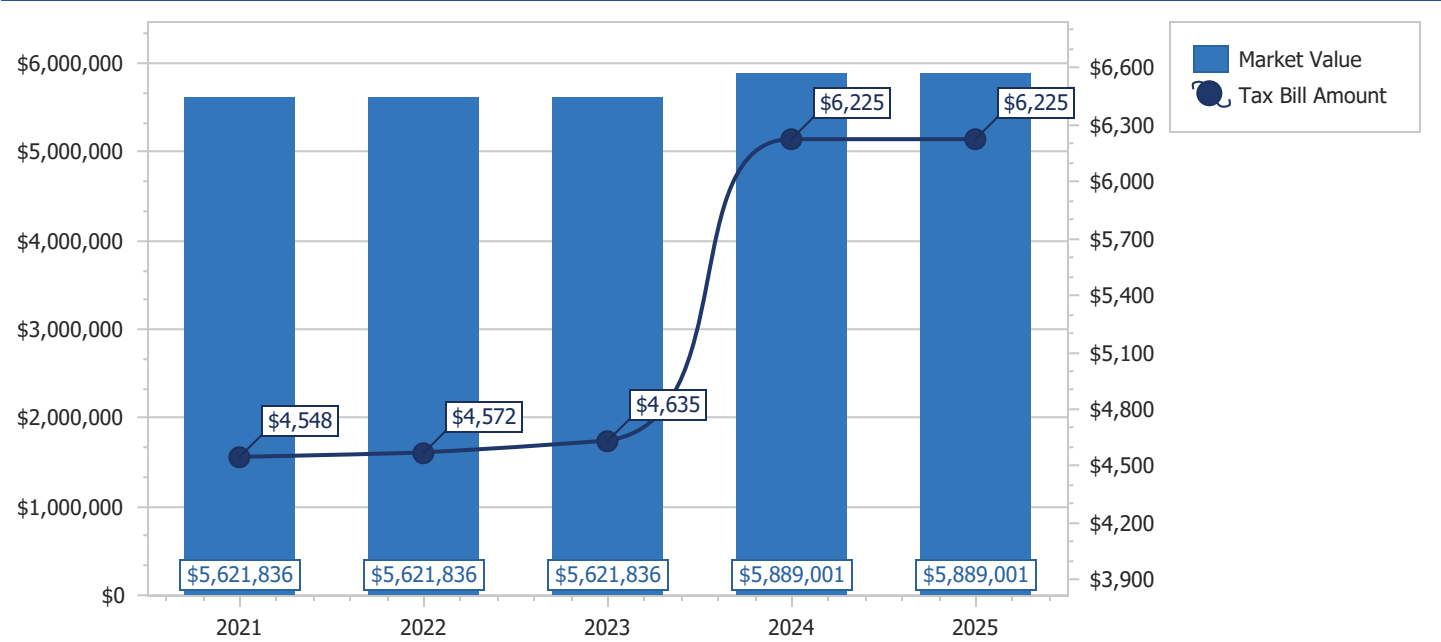
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development - Target Industry

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

Utilities	
Fire Station #	Station: 34 Zone: 343
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 10/17/2025 3:24:10 PM
Project: 25-80000112
Credit Card Number: 48*****0094
Authorization Number: 017373
Transaction Number: 171025C2B-C4E4C0CA-F70A-4CC8-B645-27861990D534
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50