



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

PROJ. #: 26-80000022

Received: 2/17/26
 Paid: 2/17/26

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

<input checked="" type="checkbox"/> PRE-APPLICATION	\$50.00
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PROJECT

PROJECT NAME: ALTON SEMINOLE	
PARCEL ID #(S): 29-19-30-300-0280-0000	
TOTAL ACREAGE: 21.61	BCC DISTRICT: <i>5: Herr</i>
ZONING: Planned Development	FUTURE LAND USE: HIPTI

APPLICANT

NAME: Jeff Kruse	COMPANY: The Kolter Group	
ADDRESS: 300 2nd St. S		
CITY: St. Petersburg	STATE: FL	ZIP: 33701
PHONE: 727-493-5225	EMAIL: [REDACTED]	

CONSULTANT

NAME: Brandon Sandaricq	COMPANY: Kimley-Horn & Associates	
ADDRESS: 200 S Orange Ave, Suite 600		
CITY: Orlando	STATE: FL	ZIP: 32801
PHONE: 407-898-1511	EMAIL: [REDACTED]	

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: Phase I - 270du Multifamily; Phase II - 240du Multifamily				

STAFF USE ONLY

COMMENTS DUE: <i>2/27</i>	COM DOC DUE: <i>3/5</i>	DRC MEETING: <i>3/18</i>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <i>PD</i>	FLU: <i>Hipti</i>	LOCATION: <i>on the east side of International Pkwy, north of Wilson Rd</i>
W/S: <i>Seminole County</i>	BCC: <i>5: Herr</i>	



Jeff Kruse
300 2nd St S
St. Petersburg, FL 33701
Direct: (561) 692-9484
Email: Jkruse@Kolter.com

February 17th, 2026

VIA EMAIL: plandesk@seminolecountyfl.gov

Planning & Development Division
Seminole County Development Services Department
1101 East 1st Street
Sanford, FL 32771

Re: Pre-Application Design Narrative – ±21.61 Acres (Parcel ID: 29-19-30-300-0280-0000) | International Parkway Medical Center PD | Unincorporated Seminole County

Dear Planning & Development Division Staff:

Kolter Group Acquisitions LLC (“**Kolter**”) respectfully submits this detailed narrative in support of its Pre-Application request for the above-referenced ±21.61-acre property located along International Parkway in unincorporated Seminole County. The Property is currently entitled as a Planned Development (PD) with a Future Land Use (FLU) designation of HIPTI (High Intensity Planned Technical / Industrial). The site is presently vacant and utilized as pasture land.

Kolter proposes a phased multifamily residential development consisting of a total of 510 dwelling units, surface parking, integrated stormwater facilities, and associated amenity space. The concept plan is reflected in the Preliminary Site Plan prepared by Dynamik Design dated February 16, 2026.

PROJECT OVERVIEW

The proposed development is structured in two phases to allow orderly infrastructure coordination and market delivery. The project is designed as a garden-style, surface-parked multifamily community with internal circulation, landscaped buffers, and centrally integrated stormwater facilities.

No commercial or industrial uses are proposed.

PHASE I

Phase I consists of approximately 270 dwelling units, comprised of:

- Three (3) four-story Type VA multifamily buildings (60 units per building), and
- Three (3) three-story Type VA multifamily buildings (30 units per building).

The average heated unit size is approximately 966 square feet. Phase I provides 461 parking spaces, resulting in a parking ratio of approximately 1.7 spaces per dwelling unit.

Amenities include a 6,600 square foot clubhouse and leasing facility, pool and courtyard areas, outdoor walking paths surrounding a pond with fountain feature, a dog park, and dog spa. .

Primary access is proposed from International Parkway, with internal loop drive circulation serving all buildings and parking areas, leading to a secondary access along Wilson Rd.

PHASE II

Phase II consists of approximately 240 dwelling units, comprised of:

- Three (3) four-story Type VA multifamily buildings (60 units per building), and
- Two (2) three-story Type VA multifamily buildings (30 units per building).

The average heated unit size is approximately 958 square feet. Phase II provides 436 parking spaces, maintaining an overall parking ratio of approximately 1.7 spaces per dwelling unit.

Phase II includes an additional 6,600 square foot clubhouse amenity building, pond with fountain feature, and a mirrored amenity package to Phase I.

Primary access is proposed from International Parkway, with internal loop drive circulation serving all buildings and parking areas, leading the secondary access into Woodruff Springs Rd.

DEVELOPMENT SUMMARY

Category	Phase I	Phase II	Total Project
Site Area	±21.61 AC (overall)	±21.61 AC (overall)	±21.61 AC
Units	270	240	510
4-Story Buildings	3 (60 DU each)	3 (60 DU each)	6
3-Story Buildings	3 (30 DU each)	2 (30 DU each)	5
Building Height	Up to 4 Stories	Up to 4 Stories	Up to 4 Stories
Avg. Unit Size	966 SF	958 SF	962 SF (blended)
Parking Spaces	461	436	897
Parking Ratio	1.7 / DU	1.7 / DU	1.7 / DU
Clubhouse / Leasing	6,600 SF	6,600 SF	13,200 SF
Stormwater Pond	0.59 AC	1.6 AC	Pond & Vault

OPEN QUESTIONS

On July 1, 2024, Senate Bill 1730 amended §125.01055, Florida Statutes (the *Live Local Act*), to clarify that qualifying multifamily or mixed-use residential projects “must be authorized in any area zoned for commercial, industrial, or mixed use, and in portions of any flexibly zoned area such as a planned unit development.” The legislative intent was to resolve ambiguity regarding whether Planned Developments (PDs) or Planned Unit Developments (PUDs) qualify under the Act. The statute now explicitly includes those PD or PUD areas where the underlying or approved uses are commercial, industrial, or mixed-use in character, thereby extending Live Local eligibility to flexibly zoned districts that permit such uses.

In this instance, the Property’s Planned Development zoning and HIPTI (High Intensity Planned Technical /Industrial) Future Land Use collectively establish a commercial/industrial entitlement framework consistent with §125.01055(7)(a). As such, the Property falls squarely within the Live Local Act’s applicability to “commercial, industrial, or mixed-use areas and portions of any flexibly zoned area such as a planned unit development,” and is therefore eligible for multifamily residential development under the Act.

Kolter respectfully requests the County’s review and written confirmation (or targeted correction) of the following:

1) Zoning, FLU, and LLA Applicability

Category	Description
Zoning District	PD (Planned Development)
Future Land Use	HIPTI (High Intensity Planned Technical / Industrial)
Existing Use	Vacant Ag land
Gross Site Area	±21.61 acres
Wekiva Study Area	Not located within the Wekiva Study Area
Airport Proximity	Not within ¼ mile of a runway approach
LLA Eligibility	Qualifies for Live Local Act per §125.01055(7)(a), Fla. Stat. (commercial/industrial zoning and FLU within PD)

REQUEST #1: Please confirm that the Property qualifies for Live Local Act residential use under §125.01055(7), Florida Statutes, notwithstanding that the current PD and FLU do not expressly authorize residential uses.

2) Residential Density – Live Local Act Calculation

Per the County’s published *Live Local Act FAQ*, Seminole County’s “highest currently allowed density” on unincorporated land where residential is permitted is 50 dwelling units per acre.

Basis	Calculation	Result
Highest Countywide Density	50 du/ac	—
Eligible Site Area	21.61 ac × 50 du/ac	1,080 dwelling units

REQUEST #2: Please confirm the Live Local Act residential yield = 1,080 dwelling units (21.61 ac × 50 du/ac) based on the County’s jurisdiction-wide benchmark.

REQUEST #3: Please confirm that at least 40% of total dwelling units (432 units) must be restricted to ≤120% AMI for a minimum 30-year term under a recorded Land Use Restriction Agreement (LURA).

3) Building Height – 1-Mile Rule

Under §125.01055(7)(d)1, height may not be restricted below the highest currently allowed (or as of July 1, 2023) within 1 mile, or 3 stories (whichever is higher). The Property is located approximately 0.85 miles from Vintage Lake Mary Apartments, a 5-story (85-foot) multifamily residential structure.

Metric	Value
Height Benchmark	5 Stories / 85 Feet
1-Mile Reference	Vintage Lake Mary Apartments (0.90 miles)
Adjacency Condition	Not adjacent on two or more sides to contiguous single-family subdivision

REQUEST #4: Please confirm that a 5-story (85-foot) building height standard applies to the Property under the Live Local Act one-mile provision.

REQUEST #5: Please verify whether the County defines height by story count or building height in feet for Live Local Act compliance.

4) Baseline Development Standards (for Coordination Purposes)

Kolter understands the following site development standards generally apply under the Seminole County Land Development Code for Planned Development and HIPTI-designated property. The below baseline design standards are provided solely to confirm technical parameters, not to assert a standard governed or preempted by the Live Local Act.

Standard	LDC Reference / Basis	Proposed Baseline
Maximum Floor Area Ratio (FAR)	HIPTI FLU / PD standards	0.50 FAR
Maximum Impervious Surface Ratio (ISR)	HIPTI FLU / PD standards	≤0.70 ISR sitewide
Minimum Parking Ratio	LDC Table 30.1345	1.5 spaces per dwelling unit
Building Setbacks	PD (per approved plan or LDC 30.1251)	25 ft front / 15 ft side / 25 ft rear minimums

REQUEST #6: Please confirm that a site plan designed to the above standards (≤0.70 ISR, 0.50 FAR, 1.5 parking spaces per unit, setbacks consistent with PD standards) would conform with applicable County LDC provisions for administrative approval.

REQUEST #7: Please advise whether Seminole County provides administrative flexibility or credits (e.g., pervious pavers, vegetated buffers, or tree preservation) applicable to ISR or stormwater management under PD or HIPTI zoning.

5) Summary Table – Kolter Calculations for County Verification

<u>Category</u>	<u>Proposed Baseline</u>
<u>Total Site Area</u>	<u>21.61 acres</u>
<u>Base Zoning</u>	<u>PD (Planned Development)</u>
<u>Future Land Use</u>	<u>HIPTI</u>
<u>As-of-Right Units</u>	<u>0 (Nonresidential PD)</u>
<u>Live Local Act Units</u>	<u>1,080 units (21.61 ac × 50 du/ac)</u>
<u>Affordable Units (≥40%)</u>	<u>432 units (≤120% AMI)</u>
<u>Market-Rate Units</u>	<u>648 units</u>
<u>Maximum Height</u>	<u>5 stories / 85 ft (Vintage Lake Mary comparator)</u>
<u>Maximum FAR</u>	<u>0.50</u>
<u>Maximum ISR</u>	<u>≤0.70</u>
<u>Parking Ratio</u>	<u>1.5 spaces per unit (transit-eligible corridor)</u>
<u>Setbacks</u>	<u>25 ft front / 15 ft side / 25 ft rear</u>

Thank you for your review and consideration. We welcome Seminole County's written confirmation and will promptly provide any additional materials or fees required to issue the zoning verification response.



Jeff Kruse

The Kolter Group, LLC

Exhibits:

- (A) Seminole County Property Appraiser Map (Parcel ID 29-19-30-300-0280-0000)
- (B) Seminole County Live Local Act FAQ (Density Benchmark: 50 du/ac)
- (C) Future Land Use Map (HIPTI)
- (D) 1-Mile GIS Radius Height Survey – Vintage Lake Mary Apartments Reference
- (E) 2025 Satellite Aerial of Existing Condition with TOPO, FLOOD, and WETLAND Overlay

EXHIBIT A – SEMINOLE COUNTY PROPERTY APPRAISER MAP

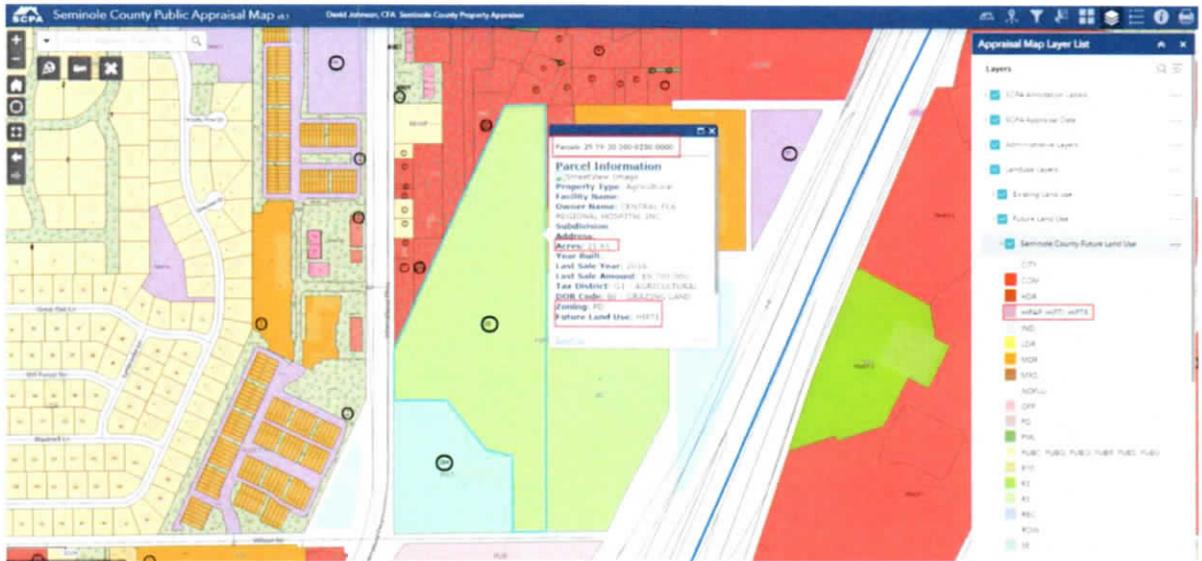


EXHIBIT B – SEMINOLE COUNTY LIVE LOCAL FAQ

FAQs

Is a Rezone Required for Commercial or Industrial-Zoned Properties? 

Is a Site Plan Required? 

What are the Parking Requirements? 

What is the Maximum Allowed Density? 

- Highest currently allowed density on any unincorporated land in the County where residential development is allowed under the Land Development Code. Additionally, highest currently allowed density does not include density bonuses, variances, or other special exception for density provided for in the Land Development Code, s. 125.01055(7)(b)

• The highest density allowed in Seminole County is **50 dwelling units per acre**

EXHIBIT C – SEMINOLE COUNTY FUTURE LAND USE MAP



EXHIBIT D – ONE-MILE RADIUS SUMMARY

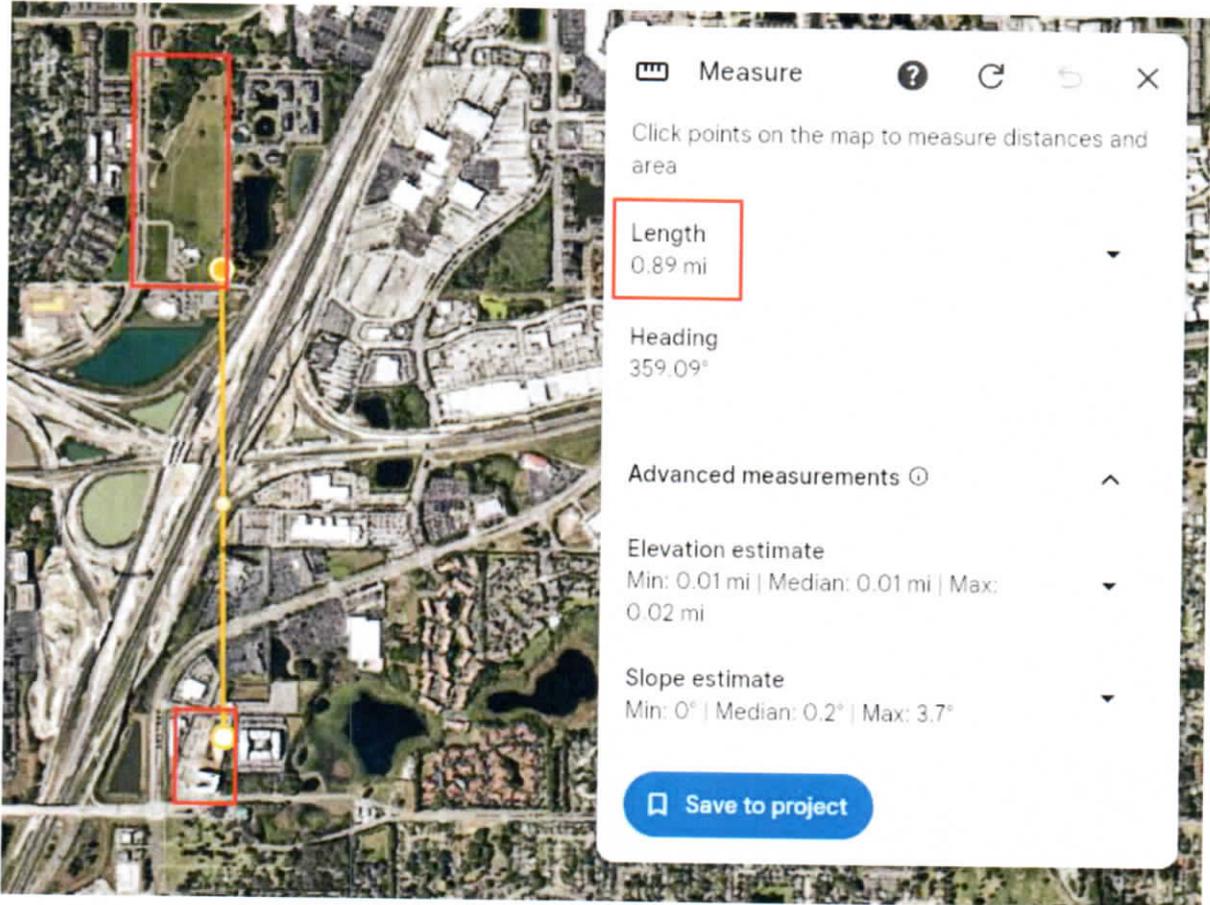
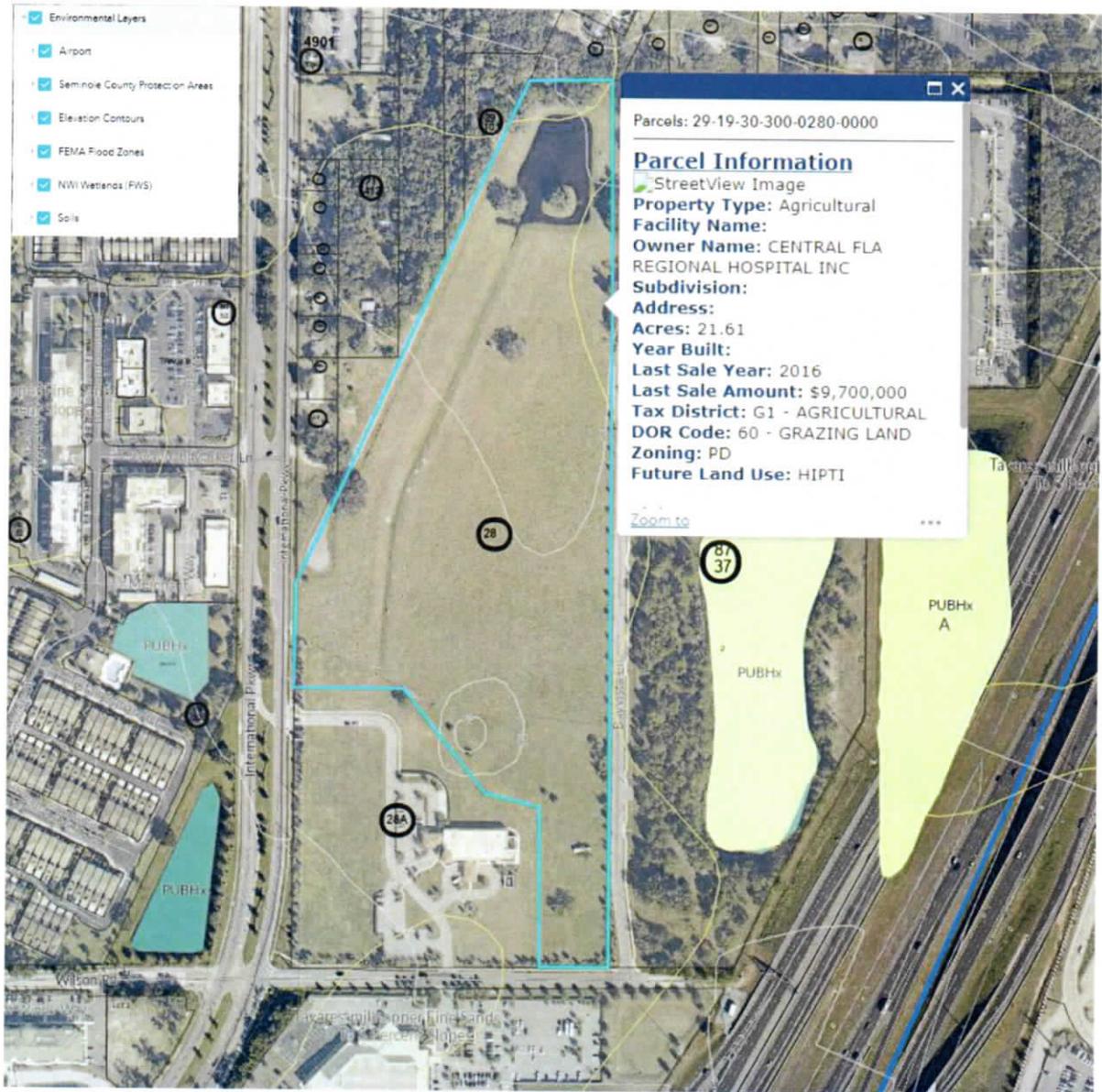


EXHIBIT E – EXISTING CONDITION SATELLITE IMAGE



Property Record Card



Parcel: **29-19-30-300-0280-0000**
 Property Address:
 Owners: **CENTRAL FLA REGIONAL HOSPITAL INC**
 2026 Market Value \$7,022,275 Assessed Value \$4,862 Taxable Value \$4,862
 2025 Tax Bill \$52.53 Tax Savings with Exemptions \$75,811.92
 Grazing Land property has a lot size of 21.61 Acres

Parcel Location



Site View

Parcel Information

Parcel	29-19-30-300-0280-0000
Property Address	
Mailing Address	1 PARK PLZ NASHVILLE, TN 37203-6527
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	60: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)	\$7,022,275	\$7,022,275
Land Value Agriculture	\$4,862	\$4,862
Just/Market Value	\$7,022,275	\$7,022,275
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$4,862	\$4,862

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$75,864.45
Tax Bill Amount	\$52.53
Tax Savings with Exemptions	\$75,811.92

Owner(s)

Name - Ownership Type

CENTRAL FLA REGIONAL HOSPITAL INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 29 TWP 19S RGE 30E
 BEG 25 FT N & 496.45 FT E OF SW COR RUN E
 163.99 FT N 2099.08 FT
 W 187.79 FT S 24 DEG 50 MIN 51 SEC W
 1127.83 FT S 151.01 FT W 66.38 FT
 S 25 DEG 17 MIN 44 SEC W 79.36 FT S 186.70
 FT E 263.26 FT
 S 38 DEG 42 MIN 25 SEC E 318.33 FT S 76 DEG
 34 MIN 57 SEC E 135.10 FT
 S 385.53 FT TO BEG & VACD ST ADJ ON N & W

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$4,862	\$0	\$4,862
Schools	\$4,862	\$0	\$4,862
SJWM(Saint Johns Water Management)	\$4,862	\$0	\$4,862

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	2/1/2019	\$100	09304/1399	Vacant	No
SPECIAL WARRANTY DEED	9/1/2016	\$9,700,000	08771/0611	Vacant	Yes
TRUSTEE DEED	9/1/2007	\$16,750,000	06823/0581	Vacant	No
SPECIAL WARRANTY DEED	9/1/1999	\$100	03735/0181	Improved	No
WARRANTY DEED	7/1/1989	\$100	02095/0680	Vacant	No
WARRANTY DEED	2/1/1988	\$1,498,500	01931/1189	Vacant	No
WARRANTY DEED	12/1/1979	\$133,300	01265/1570	Improved	No

Land

Units	Rate	Assessed	Market
21.61 Acres	\$325,000/Acre Market, \$225/Acre AG	\$4,862	\$7,022,275

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
18233	WALL SIGN	\$15,300		11/27/2018
14556	GENERATOR	\$94,000		10/29/2018
11961	FIRE ALARM	\$24,985		9/27/2018
04429	SITE LIGHTING	\$35,000		7/16/2018
08742	FIRE SPRINKLER	\$59,102		6/15/2018
01364	DUMPSTER ENCLOSURE	\$6,800		5/17/2018
16689	FREE STANDING EMERGENCY ROOM	\$8,502,000		5/9/2018

Extra Features				
Description	Year Built	Units	Cost	Assessed

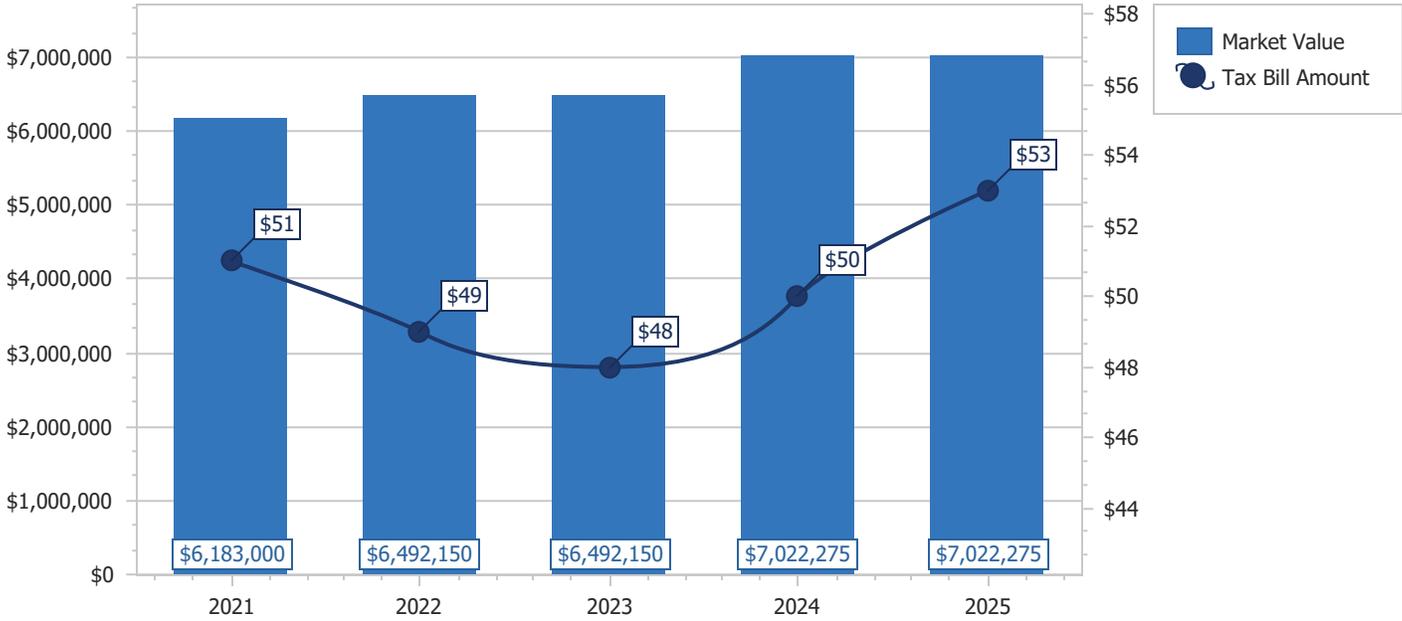
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development - Target Industry

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: 341
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 epandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 2/17/2026 3:36:57 PM
Project: 26-80000022
Credit Card Number: 37*****1008
Authorization Number: 288186
Transaction Number: 170226C1A-335BBDC3-E734-49F4-AC8C-7CFA5179983A
Total Fees Paid: 52.50

Fees Paid

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