

Summary Information

Parkside Place Large Scale Land Use Amendment		
APPLICANT	Jon Walls	
PROPERTY OWNER(S)	Estate of Syd Levy	
REQUEST	Large Scale Land Use Amendment from PD (Planned Development) to PD (Planned Development)	
PROPERTY SIZE	110.13 acres	
PROPERTY LOCATION	Northeast of E County Home Road between US Highway 17-92 and Ronald Reagan Blvd.	
PROPERTY TAX ID	14-20-30-300-0150-0000 23-20-30-300-0100-0000 23-20-30-300-0250-0000	
AMENDMENT NUMBER	2018-FLUM-LS.04	
COMMISSION DISTRICT	2-Horan	
HEARING DATE(S) (Tentative)	LPA: 10/3/18	BCC: Transmittal 10/9/18 Adoption TBD
EXISTING USE OF SUBJECT PROPERTY	Vacant	
EXISTING ZONING OF SUBJECT PROPERTY	PD	
	EXISTING USE	FUTURE LAND USE DESIGNATION
EXISTING USE AND FUTURE LAND USE DESIGNATION OF PROPERTY TO THE NORTH	Auto Sales / Office- Warehouse / Vacant	General Commercial (Sanford) and LDR
EXISTING USE AND FUTURE LAND USE DESIGNATION OF PROPERTY TO THE EAST	Single Family	LDR
EXISTING USE AND FUTURE LAND USE DESIGNATION OF PROPERTY TO THE SOUTH	Single Family / Townhomes / Institutional	LDR, PD and COM
EXISTING USE AND	Government / Institutional	Public / Semi-Public

FUTURE LAND USE DESIGNATION OF PROPERTY TO THE WEST	Uses	(Sanford)
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FUTURE LAND USE ELEMENT AMENDMENT REVIEW CRITERIA

The Future Land Use Element of the Comprehensive Plan establishes criteria to be used in the evaluation of proposed future land use amendments, consistent with requirements of State Law, and including individual site compatibility analysis. These criteria include:

- A. Whether the character of the surrounding area has changed enough to warrant a different land use designation being assigned to the property.**

Staff Findings

The subject property, fronting on the east side of US Hwy 17-92, is adjacent to areas designated for commercial, mixed use, and medium density residential uses, both in the County and the City of Sanford. In addition, it lies opposite the County's Five Points complex west of US Hwy 17-92, which contains government offices and operational activities at high levels of development intensity. It also is in proximity to Seminole State College (SSC), immediately west of Five Points. The property was designated as a catalyst site within the Community Redevelopment Area (CRA) prior to the CRA's dissolution in 2017. While the CRA no longer exists, this designation indicated (and still indicates) a high development potential for economic growth, both on-site and in surrounding areas.

Proposed uses within the proposed Parkside Place development include general office, multi-family residential, retail commercial, hotel, and an assisted living facility. Information submitted with the application suggests that the project would provide conveniently located housing and other uses to support the needs of Seminole County employees at Five Points (including possible future expansion of the facility) and the student population at SSC.

Staff finds that the proposed land use amendment is consistent with existing trends of development in the surrounding area.

- B. Whether public facilities and services can be available concurrent with the impacts of development at adopted levels of service, or whether approval of the proposal would create internal inconsistency within the Seminole County Comprehensive Plan by impacting adopted levels of service or other related Goals, Objectives and Policies, particularly those addressing capital improvement programs and fiscal feasibility.**

The subject property is currently the location of an approved (but as yet undeveloped) Planned Development project known as Reagan Center. Within this development, approved in 2015, the following uses and densities/intensities were authorized:

REAGAN CENTER PD		
Use	Max. Density/Intensity	Max. Units/Floor Area
Retail/Commercial	0.80 FAR*	236,858 s.f.
General Office	0.80 FAR*	216,537 s.f.
Multi-Family Residential	25 units/acre**	827 units
Townhomes***	8 units/acre**	66 units
* Floor Area Ratio **Net buildable acre ***Approved on a non-contiguous parcel south of Ronald Reagan Blvd., not part of current submittal		

Because of the approved Reagan Center entitlements enumerated above, this public facility analysis addresses only the increment of difference generated by the new proposal. Maximum development in the new proposal is as follows:

PARKSIDE PLACE		
Use	Max. Density/Intensity	Max. Units/Floor Area
Retail/Commercial	1.25 FAR*	290,000 s.f.
General Office	1.25 FAR*	1,442,876 s.f.
Multi-Family Residential	85 units/acre**	5,012 units
Hotel	250 rooms	150,000 s.f.
Assisted Living Facility	312 beds	200,000 s.f.
* Floor Area Ratio **Net buildable acre		

Additional development density/intensity associated with Parkside Place is shown in the following table:

ADDITIONAL PUBLIC FACILITY DEMAND		
Use	Max. Density/Intensity	Max. Units/Floor Area
Retail/Commercial	0.45 FAR*	53,142 s.f.
General Office	0.45 FAR*	1,226,339 s.f.
Multi-Family Residential	60 units/acre**	4,175 units
Hotel	250 rooms	150,000 s.f.
Assisted Living Facility	312 beds	200,000 s.f.
* Floor Area Ratio **Net buildable acre		

The following table provides adopted levels of service standards for public services and facilities, and potential additional impacts of the proposed amendment.

Facility or Service Level of Service (LOS) And Provider	Potential Impact
Potable Water Facilities LOS: Residential 350 gal/unit/day Nonresidential 0.1 gal./s.f./day <div>Provider: Seminole County</div>	Residential: 1,461,250 gal/day Nonresidential: 162,948 gal/day TOTAL: 1,624,198 gal/day
Sanitary Sewer Facilities LOS: Residential 300 gal/unit/day Nonresidential 0.1 gal./s.f./day <div>Provider: Seminole County</div>	Residential: 1,252,500 gal/day Nonresidential: 162,948 gal/day TOTAL: 1,415,448 gal/day
Recreation LOS: 3.6 total acres/1000 population 1.8 developed acres/1000 population <div>Provider: Seminole County</div>	39.08 total acres 19.54 developed acres
Solid Waste LOS: Seminole County Landfill LOS: 4.2 lbs./capita/day. Seminole County Transfer Station LOS: 4.3 lbs./capita/day	8,320 tons/year 23.34 tons/day
Schools <div>Source: Seminole County School Board</div>	743 elementary 298 middle school 392 high school
Transportation Impacts	A traffic impact analysis report was produced by Traffic Planning and Design, Inc., dated July 2018, to support the proposed large scale comprehensive plan amendment to change the future land use for the 110 acre Parkside Place development. The report analyzed the study area roadways for current conditions, for year 2025, and buildout of the project at year 2030. Base roadway conditions (without project traffic) were analyzed and then analyzed again with the proposed project traffic for each study year. Analysis of base conditions at each year indicate study roadways will continue to operate at or above the adopted Level of Service standard (LOS). Analysis of both study years of 2025 and 2030 with project traffic at daily and PM peak hour time frames indicate the study roadways will continue to operate at satisfactory LOS with no failing roadway segments. This analysis is sufficient for the future land use amendment to the comprehensive plan.

Staff Findings

The site lies within the utility service area of Seminole County, which has indicated that capacity is available to serve the project.

The traffic analysis report for Reagan Center (by Traffic Planning and Design, dated July 2018) was performed in conjunction with the application for a change to the future land use and zoning designations for the subject property. This analysis indicates that all impacted roadways will operate at acceptable levels of service with the additional project traffic through the year 2030.

- C. Whether the site will be able to comply with flood prone regulations, wetland regulations (if subject property is located within the Environmentally Sensitive Lands Overlay), and all other adopted development policies and regulations.**

Staff Findings

Of the total site area of 110 acres, approximately 35 acres are within wetlands and areas subject to flooding, as identified by the St. Johns River Water Management District (SJRWMD) and the Federal Emergency Management Agency (FEMA), respectively. The bulk of this environmentally sensitive area would be designated as Conservation on the PD Master Development Plan, and set aside as open space or minimally developed as passive recreation.

Issues relating to wetlands and flood prone areas will be addressed primarily through existing regulations and review processes, and do not represent conflicts with the submitted master development plan for the PD.

- D. Whether the proposal adheres to other special provisions of law and the Seminole County Comprehensive Plan (e.g., the Wekiva River Protection Act, Seminole County Urban/Rural boundary, etc.).**

Staff Findings

The subject property is located within the Urban Centers and Corridors Overlay, encouraging infill development and redevelopment within major transportation corridors. The purpose of the Overlay (Policy FLU 5.17) is to encourage a compact, walkable development pattern that provides for a balance of jobs and housing in locations that can benefit from multiple modes of transportation such as bus and commuter rail service.

Development in the Overlay may include commercial, office, residential, and/or institutional uses, preferably in an interconnected pattern that places needs and opportunities (i.e. jobs and housing) in close proximity to one another, taking maximum advantage of mass transit, and providing pedestrian or bike trails for personal transportation.

Because the proposed project would be developed under the PD future land use designation, it is not strictly limited by performance criteria and density/intensity limits established for the Overlay. However, it substantially complies with the intent of the policy by creating benefits in several areas of concern, including but not limited to:

- Employment opportunities convenient to transit;
- Walkable, pedestrian-oriented site design;
- Redevelopment/infill development on a site served by existing public facilities;
- Affordable/workforce housing;
- Preservation of natural areas.

- E. Whether the proposed Future Land Use is compatible with existing surrounding development and future land uses in accordance with *FLU***

Exhibit: Compatible Transitional Land Uses.

Staff Findings

The requested PD future land use designation does not directly relate to the referenced FLU Exhibit, but instead conforms to the uses and densities/intensities indicated on the proposed PD master plan and development order. As such, it would ultimately develop as a combination of commercial, office, residential, and institutional uses, including the possibility of mixed uses within a single building or platted parcel. The exact configuration at buildout is unknown at this time, but the approval documents specific to the PD, as well as general provisions of the Land Development Code, include site design criteria ensuring compatibility with adjoining development. These include, but are not limited to, setbacks, building height limits, and buffering and landscaping. Such standards will be implemented through the PD Final Development Plan process.

F. Whether the proposed Future Land Use designation furthers the public interest by providing or enabling the provision of:

1. A range of obtainable housing opportunities and choices, including affordable or workforce housing;
2. Economic development (enabling higher paying jobs);
3. Reduction in transportation impacts on areawide roads;
4. Mass transit and a variety of transportation choices; and
5. Whether the proposed Future Land Use designation is consistent with other applicable Seminole County Comprehensive Plan Goals, Objectives and Policies, and supports and is consistent with the Central Florida Regional Growth Vision, the Strategic Regional Policy Plan and the State Comprehensive Plan.

Staff Findings

The proposal includes a mixture of housing types, including a minimum of 15% of all units as affordable and/or workforce housing. Proposed commercial, hotel, and office components of the development would create significant employment opportunities on the site, and potentially encourage job growth in the area. As it adjoins bus routes along US Hwy 17-92, the project would have easy access to alternative transportation, and a corresponding reduction in impacts on areawide roads.

In addition, the proposal would support several relevant policies of the Comprehensive Plan, including the following:

- FLU 4.5: Encourage Infill and Redevelopment of Existing Development Corridors and Centers
- FLU 19.2: Promote Economic Developments in Target Areas through Urban Infill and Redevelopment
- HSG 4.3: New housing developments within economic development target areas shall provide a minimum of 15% workforce housing
- TRA 2.4.3: Promote Infill Development
- TRA 2.5.6: Discourage the creation of parcels requiring direct access to County

roadways

Finally, the proposed development would be consistent with State and Regional policies and plans as follows:

Strategic Regional Policy Plan: The project supports the SRPP through the following points:

Section	Policy	Comment
Economic Development 4.1	Promote integrated land use and multi-modal transportation strategies that support diverse economic centers.	The proposed development is on US Hwy 17-92, where there are existing bus routes connecting passengers to locations throughout the region, including a Sunrail stop approximately 2 miles away. It will concentrate commercial, office, and residential uses within a relatively small area, potentially spurring economic growth on nearby properties.
Economic Development 4.3	Support emerging economic centers that are located in the most appropriate areas, such as along transit corridors or in existing or planned employment centers.	
Economic Development 4.2	Discourage new development from locating in flood prone and hurricane surge areas to prevent adverse economic impacts.	While the site includes low-lying areas, all new construction will occur above the 100-year flood elevation.
Economic Development 4.18	Support efforts that integrate mixed-income housing into existing, expanding, and emerging job centers.	Multi-family units will be included in a mixed-development complex that provides significant employment opportunities.
Transportation 5.1	Encourage an interconnected street network for all future local roads.	The development will provide an internal street network with limited access points to adjoining arterial roads.
Transportation 5.3	Promote a multi-modal transportation system that provides for the safe, efficient, and cost effective movement of people and goods.	With its mixed-development, pedestrian-friendly orientation, the project will promote alternate forms of transportation
Transportation 5.9	Promote compact, mixed-use development that reduces vehicle miles traveled.	Users of the development will have easy access to transit, as well as opportunities to live and work within a limited area.