

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: Minor Amendment to River Run (aka Rain Tree) PUD Final Master Plan (Bob Zlatkiss, applicant)

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Donald S. Fisher **CONTACT:** Jeff Hopper **EXT.** 7431

Agenda Date <u>4/27/04</u> Regular <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Work Session <input type="checkbox"/> Briefing <input type="checkbox"/> Public Hearing – 1:30 <input type="checkbox"/> Public Hearing – 7:00 <input type="checkbox"/>

MOTION/RECOMMENDATION:

1. APPROVE the request for a Minor Amendment to the River Run (Rain Tree) PUD Final Master Plan, located at the northeast corner of SR 46 and SR 415, and authorize the Chairman to execute the attached Addendum, based on staff findings (Bob Zlatkiss, applicant); or
2. DENY the request for a Minor Amendment to the PUD Final Master Plan, located at the northeast corner of SR 46 and SR 415, based on staff findings (Bob Zlatkiss, applicant); or
3. CONTINUE the item until a time and date certain.

(District 5 – Comm. McLain)

(Jeff Hopper, Senior Planner)

BACKGROUND:

The applicant is requesting a minor PUD amendment to permit single family homes in place of recreational vehicle sites as previously approved on the Final Master Plan. (Formerly called River Run, the project will now be known as "Rain Tree.") This change within a 35-acre portion of the site represents a reduction from approximately 260 RV units at 7.5 units per acre to 155 single family homes at 4.4 units per acre. A remnant of the original area approved for RV use will continue in that use with 68 sites on 5.6 acres.

Staff is supporting the request due to the reduction in land use intensity. However, there is a concern that prospective homeowners receive proper notice of their proximity to Sanford-Orlando International Airport. This should include disclosure statements provided by the developer to all buyers. Also, construction of homes in the development should incorporate special design features for attenuation of outdoor sound.

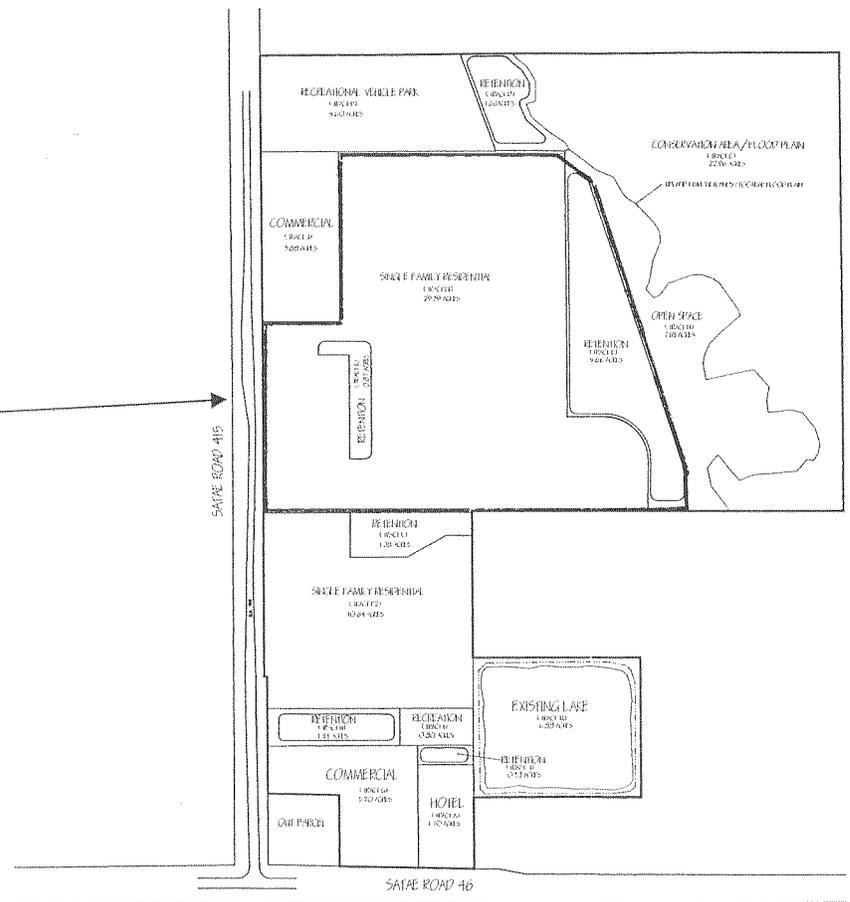
STAFF RECOMMENDATION:

Staff recommends APPROVAL of the request subject to the attached Addendum to the Developer's Commitment Agreement.

Reviewed by:
Co Atty: <u>KCC</u>
DFS: _____
OTHER: _____
DCM: <u>SS</u>
CM: <u>KB</u>
File No. <u>rpd01</u>

TRACT LAYOUT RAIN TREE PD

RV Park to
Single Family



THE CIVIL DESIGN GROUP ENGINEERS, ARCHITECTS, PLANNERS 8989 Drake E. Lincoln Road ORLANDO, FLORIDA Phone (407) 276-3986 Fax (407) 871-4279		Project No. _____ Drawing No. _____ Date _____ Revision _____
TRACT LAYOUT RAIN TREE PUD Seminole County, Florida		
State of Florida Department of Transportation Project No. 2003-22 Scale: 1"=200' Date: APRIL, 2004	Drawn by: WGP Checked by: WGP Estimated: 2003	Sheet 1 of 1

RECEIVED
APR 08 2004

**ADDENDUM #1
TO
RIVER RUN PLANNED UNIT DEVELOPMENT
FINAL PUD MASTER PLAN
DEVELOPER'S COMMITMENT AGREEMENT
COMMITMENT, CLASSIFICATIONS AND DISTRICT DESCRIPTION**

On April 27, 2004, the Board of County Commissioners of Seminole County issued this Addendum to the "River Run PUD Developer's Commitment Agreement," as amended (the "PUD"), which shall supersede any and all provisions to the contrary in said PUD or other addenda thereto:

<u>II. Statement of Basic Facts</u>	Total Acreage	104.3 <u>104.47</u>
Total Dwelling Units Residential	60	<u>209</u>
Total Dwelling Units Recreational Vehicles	399	<u>68</u>
Gross Residential Density	5	<u>5.21</u> DU / Ac
Gross Recreational Vehicles Density	7.5	<u>12.14</u> Sites / Ac

<u>III. Land Use</u>	<u>Acres</u>	<u>Units</u>	<u>Density</u>
Single Family	12.0 <u>40.13</u>	60	<u>209</u> 5 <u>5.21</u> DU / Ac
Recreational Vehicle	39.3 <u>5.60</u>	399	<u>68</u> 7.5 <u>12.14</u> Sites / Ac
Commercial Office	6.4		<u>7.69</u>
Hotel	1.7		
Open Space / Recreation	44.9		<u>31.24</u>
<u>Retention Areas / Lakes</u>			<u>18.11</u>
Total	104.3		<u>104.47</u>

IV. Tract Breakdown

PHASE I. Installation of ~~215~~ 209 R V sites in the southern portion of the RV zoned area 209 single family residential lots. Also, the infrastructure such as utilities, roads, retention, etc. to support the single family development. The density will conform with that of the overall site plan. The Phase I construction area will impact approximately ~~25~~ 47 acres including retention ponds located in tracts E,

K, and L. The main entrance was relocated about 200 feet to the south to conform to the entrance of the clinic across the street.

PHASE II. Envisions the development and installation of 484 68 RV sites.

PHASE III. Involves the development of ~~2.7~~ 3.88 acres of commercially zoned land, ~~situate directly north and south of the RV Park entrance~~ located adjacent to CR 415, immediately south of the RV Park. Zoning permits the building of 27,000 square feet of structures.

PHASE IV. & V. Encompasses the development of the balance of the commercially zoned land, allowing 37,000 square feet of structures; and the development of the hotel site, allowing 60 hotel rooms.

V. Building and Lot Restrictions

All building and lot restrictions shall be consistent with those approved in the preliminary PUD Plan and may be more restrictive than those hereafter described. All specimen trees will be saved whenever reasonably possible.

A. Residential:

1. Minimum lot sizes:
 - a. Detached Units: 5,000 square feet
 - ~~b. Duplexes: 9,000 square feet~~
2. Minimum Unit size:
 - a. Detached Houses: 1,000 square feet
 - ~~b. Duplexes, 700 square feet.~~
3. Setbacks:
 - a. Detached Units: Front 20 feet, Side 5 feet, Rear 20 feet and side street 15 feet.
 - ~~b. Duplexes: Front 25 feet, Side 7.5 feet, Rear 30 feet and side street 15 feet~~

~~Setbacks for accessory structures and swimming pools are the same as Seminole County requirements under R-1A and R-2, Zoning, respectively.~~

Setbacks for swimming pools and screen enclosures shall be as follows:

- 7' from edge of water
- 5' from screen enclosure

Setbacks for accessory structures shall be 7' from rear lot line, 5' from side lot line (interior) or 15' from side lot line (corner lot).

All residential structures shall be constructed utilizing sound attenuation blankets in a manner acceptable to the Seminole County Building Official.

XI. Other Commitments

- G. Subdivision plats establishing residential lots within the limits of the subject property shall include a note in font size twelve (12) point or larger the following:

The properties delineated on this plat are subject to aircraft noise that may be objectionable.

- H. The sale of each and every residential lot within the subject property shall include a deed restriction containing the following language in bold type face:

NOTICE OF AIRPORT NOISE
This property is located in proximity to an airport noise zone.
Residents will be subject to aircraft noise that may be objectionable.

Done and Ordered this 27th day of April, 2004.

By: _____
Daryl G. McLain
Chairman
Seminole County Board of County Commissioners

OWNERS' CONSENT AND COVENANT

COMES NOW, the Owner, River Run, Inc., on behalf of itself and its heirs, successors, assigns and transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in the Development Order:

OWNER:
River Run, Inc. by:

WITNESS:

(Sign)

Rolf Bergmann, President

(Print Name)

(Sign)

(Print Name)

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this ____ day of _____, 2004 by Rolf Bergmann, as President of River Run, Inc., who is personally known to me or who produced his _____ or Driver's License as identification.

Signature of Notary Public

AFFIX NOTARY STAMP

(Print Notary Name)

My Commission Expires: _____

Commission No.: _____

_____ Personally Known, or

_____ Produced Identification

Type of Identification Produced:

OWNERS' CONSENT AND COVENANT

COMES NOW, the Owner, Dr. Randall C. Brown, on behalf of himself and his heirs, successors, assigns and transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in the Development Order:

OWNER:

WITNESS:

(Sign)

Dr. Randall C. Brown

(Print Name)

(Sign)

(Print Name)

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this ____ day of _____, 2004 by Dr. Randall C. Brown, who is personally known to me or who produced his _____
_____ Driver's License as identification.

Signature of Notary Public

AFFIX NOTARY STAMP

(Print Notary Name)

My Commission Expires: _____

Commission No.: _____

_____ Personally Known, or

_____ Produced Identification

Type of Identification Produced:

OWNERS' CONSENT AND COVENANT

COMES NOW, the Owner, Dr. Alan J. Devos, on behalf of himself and his heirs, successors, assigns and transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in the Development Order:

OWNER:

WITNESS:

(Sign)

Dr. Alan J.Devos

(Print Name)

(Sign)

(Print Name)

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this ____ day of _____, 2004 by Dr. Alan J. Devos, who is personally known to me or who produced his _____ Driver's License as identification.

Signature of Notary Public

AFFIX NOTARY STAMP

(Print Notary Name)
My Commission Expires: _____
Commission No.: _____
_____ Personally Known, or
_____ Produced Identification
Type of Identification Produced:

REVISED FINAL MASTER PLAN

RIVER RUN

PLANNED UNIT DEVELOPMENT
SEMINOLE COUNTY, FLORIDA

OWNERS

DAVID L. BROWN, JR., P.E.
DAVID L. BROWN, JR., P.E.

ENGINEERS

DAVID L. BROWN, JR., P.E.
DAVID L. BROWN, JR., P.E.

SURVEYOR

DAVID L. BROWN, JR., P.E.
DAVID L. BROWN, JR., P.E.

WATER & WASTEWATER UTILITY PROVIDER

DAVID L. BROWN, JR., P.E.
DAVID L. BROWN, JR., P.E.

PROPOSED LAND USE TABLE

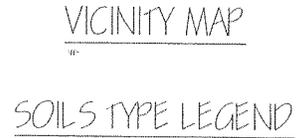
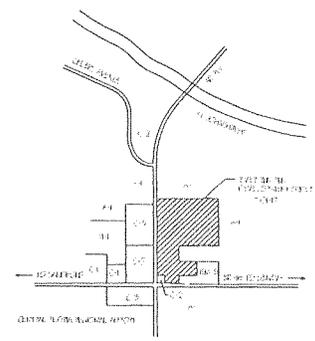
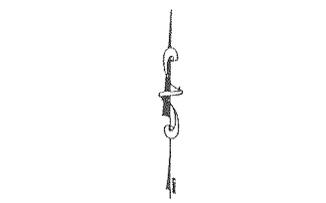
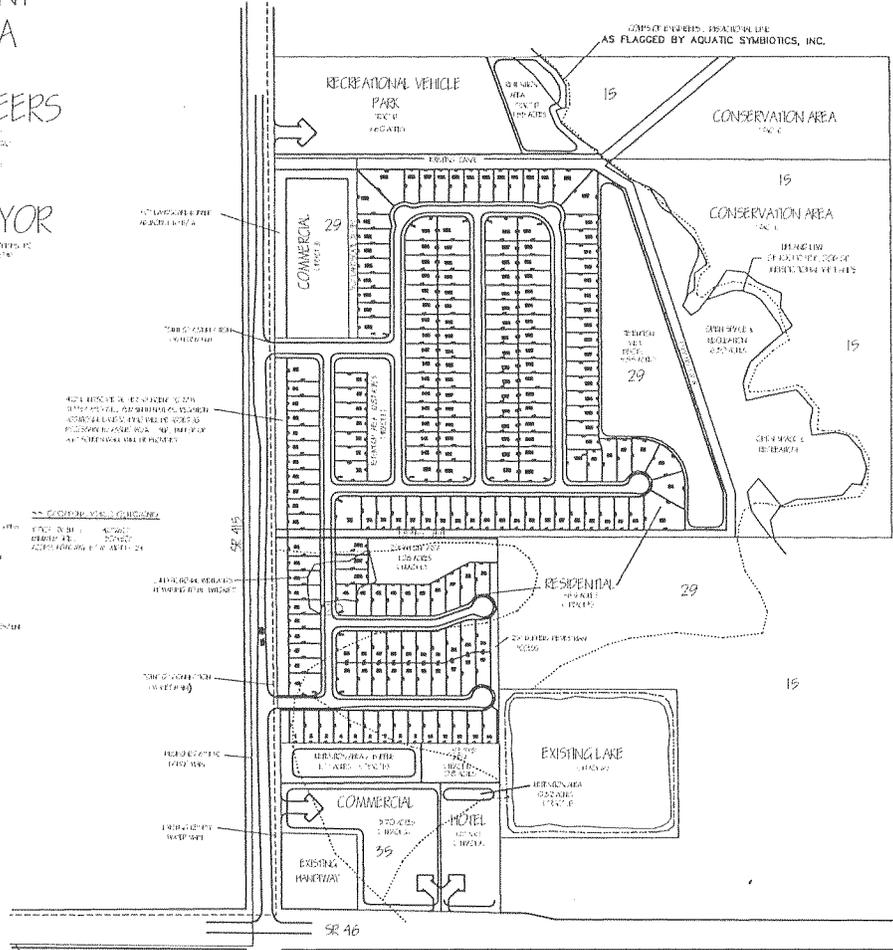
USE	AREA	AREA	PERCENTAGE	PERCENTAGE	PERCENTAGE
RECREATIONAL VEHICLE PARK	15	15	15	15	15
CONSERVATION AREA	15	15	15	15	15
COMMERCIAL	29	29	29	29	29
RESIDENTIAL	29	29	29	29	29
EXISTING LAKE	15	15	15	15	15

TRAFFIC IMPACTS

TRAFFIC IMPACT	TRAFFIC IMPACT
TRAFFIC IMPACT	TRAFFIC IMPACT

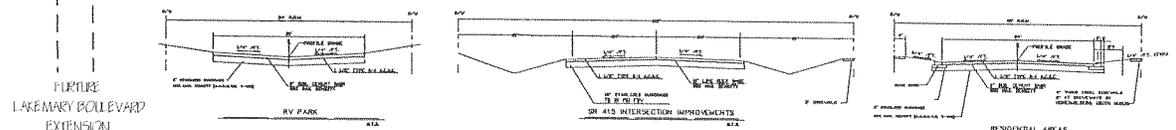
UTILITY IMPACTS

UTILITY IMPACT	UTILITY IMPACT
UTILITY IMPACT	UTILITY IMPACT



NOTES

1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
2. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROJECT AREA AND HAS OBSERVED THE EXISTING UTILITIES.
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THE CIVIL DESIGN GROUP
DAVID L. BROWN, JR., P.E.
DAVID L. BROWN, JR., P.E.

REVISED MASTER PLAN
RIVER RUN PUD
Seminole County, Florida

Drawn by: [Name]
Checked by: [Name]
Designed by: [Name]
Reviewed by: [Name]
Date: 12/20/2012
Scale: 1"=200'
Sheet: 1 of 1

RIVER RUN PLANNED UNIT DEVELOPMENT
FINAL PUD MASTER PLAN
DEVELOPER'S COMMITMENT AGREEMENT
COMMITMENT, CLASSIFICATIONS AND DISTRICT DESCRIPTION

On April 24, 2001, the Board of County Commissioners of Seminole County issued this Development Order relating to and touching and concerning the following described property:

I. Legal Description

Parcel A: The South 583.65 feet of the NW ¼ of the SW ¼ of Section 34, Township 19 South, Range 31 East, Seminole County, Florida, lying East of State Road 415, and the SW ¼ of the SW ¼ of said Section 34, lying East of State Road 415, less the South 800.00 feet thereof. Containing 18.8938 acres.

Parcel B: The South 800.00 feet of the SW ¼ of the SW ¼ of Section 34, Township 19 South, Range 31 East, Seminole County, Florida, lying East of State Road 415, less Right-of- Way for State Road 46 and less the following described parcel: From the Southwest corner of of the SW ¼ of Section 34, Township 19 South, Range 31 East, Seminole County, Florida, run N.89°38'04" E, along the South line of said SW ¼, a distance of 592.62 feet, thence run N.00°35'26" W., 57.97 feet to the intersection of the North Right-of Way line of State Road 46 and the East Right-of Way line of State Road 415 for a Point Of Beginning, thence run N.00° 35'26" W., along said East Right-of- Way line of State Road 415, a distance of 255.50 feet, thence run S.89°20'52" E., 255.50 feet to said North Right-of- Way line of State Road 46, thence run N.89°20'52" W., along said North Right-of- Way line 255.50 feet to the Point of Beginning. (Containing 1.4986 acres).

AND ALSO the North 500.00 feet of the South 800.00 feet of the West 600.00 feet of the SE ¼ of the SW ¼ of Section 34, Township 19 South, Range 31 East, Seminole County, Florida, Containing 18.0603 acres.

Parcel C, The South 305.00 feet of the Southwest ¼ of the Northwest ¼ of Section 34, Township 19 South, Range 31 East, Seminole County, Florida, Lying East of the Easterly Right-of-Way of State Road 415.

Parcel D, The South 305 feet of the Southeast ¼ of the Northwest ¼ of Section 34, Township 19 South, Range 31 East, Seminole County, Florida.

Parcel E, The Northeast ¼ of the Southwest ¼ of Section 34, Township 19 South, Range 31 East, Seminole County, Florida.

RETURN TO SANDY MCCANN

MARYANNE MORSE, CLERK OF CIRCUIT COURT SEMINOLE COUNTY, CFN 2002829257 BK 04321 PG 1424 RECD 02/08/2002 04:09:50 PM RECD BY L Woodley

CERTIFIED COPY
MARYANNE MORSE
CLERK OF CIRCUIT COURT
SEMINOLE COUNTY, FLORIDA
BY Eva Roach
DEPUTY CLERK

Parcel F, The North 735.40 feet of the Northwest ¼ of the Southwest ¼ Section 34, Township 19 South, Range 31 East, Seminole County, Florida, Lying East of the Easterly Right-of-Way of State Road 415.

Total Site Acreage is approximately 104 Acres +/-.
 Approximately 20.3 Acres are below the 100-Year Flood Elevation of 9.7 M.S.L.
 Approximately 83.7 Acres are above the 100-Year Flood Line.

<u>II. Statement of Basic Facts</u>	Total Acreage	104.3
Total Dwelling Units Residential		60
Total Dwelling Units Recreational Vehicles		399
Gross Residential Density		5 Du / Acre
Gross Recreational Vehicles Density		7.5 Sites / Acre

<u>III. Land Use</u>	<u>Acres</u>	<u>Units</u>	<u>Density</u>
Single Family	12.0	60	5 DU / Acre
Recreational Vehicle	39.3	399	7.5 Sites / A
Commercial Office	6.4		
Hotel	1.7		
Open Space / Recreation	<u>44.9</u>		
Total	104.3		

IV. Tract Breakdown

PHASE I. Installation of 215 R V sites in the southern portion of the RV zoned area, along with clubhouse, tennis court, swimming pool and parking facilities to accommodate said amenities. Also, the infrastructure such as utilities, roads, retention, etc. to support the sites and amenities. The density will conform with that of the overall site plan. The Phase I construction area will impact approximately 25 acres. The main entrance was relocated about 200 feet to the south to conform to the entrance of the clinic across the street.

PHASE II. Envisions the development and installation of 184 RV sites.

PHASE III. Involves the development of 2.7 acres of commercially zoned land, situate directly north and south of the RV Park entrance. Zoning permits the building of 27,000 square feet of structures.

PHASE IV. & V. Encompasses the development of the balance of the commercially zoned land, allowing 37,000 square feet of structures, the development of the residential land, allowing 60 residential units and the development of the hotel site, allowing 60 hotel rooms.

V. Building and Lot Restrictions

All building and lot restrictions shall be consistent with those approved in the preliminary PUD Plan and may be more restrictive than those hereafter described. All specimen trees will be saved whenever reasonably possible.

A. Residential:

1. Minimum lot sizes:
 - a. Detached Units: 5,000 square feet
 - b. Duplexes: 9,000 square feet
2. Minimum Unit size:
 - a. Detached Houses: 1,000 square feet
 - b. Duplexes, 700 square feet.
3. Setbacks:
 - a. Detached Units: Front 20 feet, Side 5 feet, Rear 20 feet and side street 15 feet.
 - b. Duplexes: Front 25 feet, Side 7.5 feet, Rear 30 feet and side street 15 feet

Setbacks for accessory structures and swimming pools are the same as Seminole County requirements under R-1A and R-2, Zoning, respectively.

B. Recreational Vehicles:

Typical RV sites are from 1,500 square feet -2,400 square feet. In order to preserve trees, lot size will vary, but will be a minimum of 30 feet x 50 feet, except Road Frontage may be less than 30 feet, if this leads to the saving of important tree(s). All other Seminole County regulations of the RM-3 Zoning will be met.

C. Commercial:

Hotel Zoning, and Commercial Zoning permits all C-1 uses, plus amusement and recreation facilities, hotels and motels, RV sales and service, drive-in restaurant and mini-storage. Setbacks as approved in the preliminary PUD plan, or if more restrictive, as provided in the Seminole County Land Development Code for C-1

and C-2 Zoning, as applicable. Commercial operating hours will vary for different commercial uses, but generally are proposed between 6 a.m. and 12 p.m.

VI. Vehicle and Pedestrian Circulation System:

- A. A seven feet wide sidewalk will be provided along boundary of PUD on State Road 415 and State Road 46. The sidewalks will be installed in sections, concurrent with each adjacent phase of development, as they occur.
- B. The Commercial tracts within the RV zoned land may be accessed from the RV sites via a five feet wide pedestrian path, situate within the buffer zone along State Road 415. The Residential tract will provide access north and south via a five feet wide pedestrian path, situate within the buffer on the eastern boundary of the residential tract.
- C. All roads will be built to county specification for asphalt roads and will be lime-rocked 20 feet wide, with hard surface 16 feet wide for one-way streets. Two-way streets to be designed to county specification. Road easements may vary, as the roads within the PUD are private roads.
- D. Developer will dedicate additional right of way on SR 46 and SR 415 as needed, to accommodate required improvements, including additional pavement, drainage and sidewalks, as previously stated. Left and right turn lanes shall be constructed in compliance with the FDOT Roadway and Traffic Design Standards on SR 46 and SR 415. Also, will provide signal and/or turn lane improvements upon development of Phase IV & V at the intersection of SR 415 and SR 46, based on intersection capacity analysis combining the PUD project with existing and approved background traffic.

VIII. Landscaping and Buffers: Landscaping will be installed in the buffer areas as described, concurrent with each respective Phase of development. Also, landscaping will be installed at the main entrance to the RV park, in the RV Park situated commercial areas, and in selected other RV areas, such as the clubhouse, parking lot, tennis court and swimming pool. Also, in selected areas of the residential development and on the hotel site, upon their respective development. In addition, palm trees, to the extent they do not interfere with the natural tree coverage, will be installed along the RV entrance and the R V Boulevard. All Phases of development will conform and abide by Seminole County's applicable landscaping codes.

IX. Recreation and Open Space: In addition to the amenities described, tables, benches, barbecue, shuffleboard, horseshoes will be provided within the RV tract. Also, fish will be placed in the aerated wet-retention ponds of the RV site. In the residential area a children's playground shall be installed near the 7-acre lake on the southeast side of the PUD. All

referenced recreation facilities will be put in place at the time of each respective Phase of development.

X Facility Commitments:

- A. All Flood prone and wetland areas will be dedicated to Seminole County as conservation easements with stipulations and covenants as agreed to by the Seminole County Commission and the St Johns River Water Management District.
- B. Water and Sewer will be provided by the City of Sanford. A ten-inch water line runs along the west of the property. A sewer line, approved by the City of Sanford and permitted by the DEP for 50,000 gal/day will be tied into the Beardall Avenue sewer terminus.

XI. Other Commitments:

- A. All maintenance in the RV Park will be the sole responsibility of the Developer-Owners. A Homeowners Association will be established to maintain all common areas within the residential land. Commercial land improvements and maintenance will be the responsibility of the respective owners, from time to time. Maintenance will also be provided for, Private Road-Right-of-Ways, Open Space and Recreational Facilities.
- B. Street lighting is proposed for all developed entrances and throughout all developed areas of the PUD. The installation of such lighting shall be concurrent with each respective Phase of development.
- C. Operating hours for the commercial activities are proposed to be between 6 a.m.-12 p.m.
- D. The proposed maximum height for a planned hotel is thirty-five (35) feet.
- E. Usable pen space throughout the PUD shall be pedestrian-accessible from all areas of the PUD.
- F. Unless specifically addressed in this Agreement, or in the Rezoning of August 12, 1997, the development shall fully comply with all Codes and Ordinances, including Impact Fee Ordinances, in effect in Seminole County at the time of issuance of any permit.

Developer Definition: When the term "Developer" is used herein, the term shall be taken, or construed, to mean "River Run, Inc. and or Dr. Randall C. Brown and Dr. Alan J. Devos". All obligations, liabilities, and responsibilities incurred by, or implied by the Developer in this Agreement, shall be assumed by all successors in interest as the Overall Developer of this Planned Unit

FILE NUM 2002829257
OR BOOK 04321 PAGE 1428

Development.

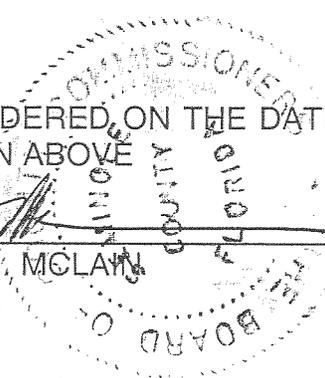
XII. STANDARD COMMITMENTS

- A. Unless specifically addressed otherwise herein, all development shall fully comply with all the codes and ordinances, including impact fee ordinances, in effect in Seminole County at the time of permit issuance.
- B. The conditions upon this development approval and commitments made as to this development approval have been accepted by and agreed to by the Owners of the property.
- C. The development order touches and concerns the aforescribed property, and the conditions, commitments and provisions of the development order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The Owners of said property have expressly covenanted and agreed to this provision and all other terms and provisions of the development order.
- D. The terms and provisions of the development order are not severable, and in the event any portion of this development order shall be found to be invalid or illegal, then the entire development order shall be null and void.

DONE AND ORDERED ON THE DATE FIRST WRITTEN ABOVE

By:

Daryl G. McLain
Chairman

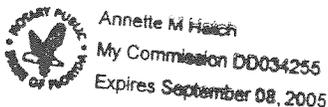


STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 7th day of Feb, 2002 by Daryl G. McLain, who is personally known to me

Annette M. Hatch
Signature of Notary Public

AFFIX NOTARY STAMP



Annette M. Hatch
(Print Notary Name)
My Commission Expires: 09/08/05
Commission No.: DD034255

FILE NUM 2002829257
OR BOOK 04321 PAGE 1429

OWNERS' CONSENT AND COVENANT

COMES NOW, the Owner, River Run, Inc., on behalf of itself and its heirs, successors, assigns and transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in the Development Order:

OWNER:

River Run, Inc. by:

WITNESS:

Tamara J. Miller
(Sign)

Rolf Bergmann
Rolf Bergmann, President

Tamara F. Miller
(Print Name)

Midge Smith
(Sign)

Midge Smith
(Print Name)

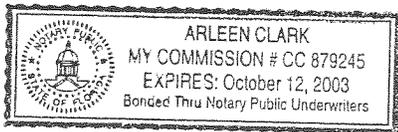
STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 27 day of Nov., 2001 by Rolf Bergmann, as President of River Run, Inc., who is personally known to me or who produced his FL. DIL or Driver's License as identification.

B625-720-34-207-0

Arleen Clark
Signature of Notary Public

AFFIX NOTARY STAMP



Arleen Clark
(Print Notary Name)
My Commission Expires: 10-12-03

Commission No.: CC879245

Personally Known, or
 Produced Identification

Type of Identification Produced:
Driver's license

OWNERS' CONSENT AND COVENANT

COMES NOW, the Owner, Dr. Randall C. Brown, on behalf of himself and his heirs, successors, assigns and transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in the Development Order:

OWNER:

WITNESS:

Dana L. Evans
(Sign)

Dana L. Evans
(Print Name)

Diana F. Pargouzes
(Sign)

Diana F. Pargouzes
(Print Name)

Dr. Randall C. Brown
Dr. Randall C. Brown

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 27th day of Nov, 2001 by Dr. Randall C. Brown, as Owner, who is personally known to me or who produced his Driver's License as identification.

Carol F. Larson
Signature of Notary Public

AFFIX NOTARY STAMP



Carol F. Larson
(Print Notary Name)
My Commission Expires: 8-25-04
Commission No.: CC 960143
 Personally Known, or
 Produced Identification
Type of Identification Produced:

FILE NUM 2002829257
OR BOOK 04321 PAGE 1431

OWNERS' CONSENT AND COVENANT

COMES NOW, the Owner, Dr. Alan J. Devos, on behalf of himself and his heirs, successors, assigns and transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in the Development Order:

OWNER:

WITNESS:

Elizabeth A. Andres
(Sign)

ELIZABETH A. ANDRES

(Print Name)

Dr. Alan J. Devos
Dr. Alan J. Devos

Jane A. Guth
(Sign)

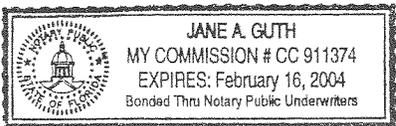
Jane A. Guth
(Print Name)

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 30th day of Nov., 2001 by Dr. Alan J. Devos, as Owner, who is personally known to me or who produced his N/A Driver's License as identification.

Jane A. Guth
Signature of Notary Public

AFFIX NOTARY STAMP



Jane A. Guth
(Print Notary Name)
My Commission Expires: _____
Commission No.: _____
 Personally Known, or
 Produced Identification
Type of Identification Produced: _____

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EXHIBIT "A"

FINAL PUD MASTER PLAN

FINAL MASTER PLAN RIVER RUN

PLANNED UNIT DEVELOPMENT
SEMINOLE COUNTY, FLORIDA

OWNERS ENGINEER

WEST FLORIDA DEVELOPMENT
CORPORATION
1400 N. W. 10TH AVENUE
SUITE 200
FORT LAUDERDALE, FLORIDA 33304
TEL: (954) 475-1000

SURVEYOR

G. HENNINGSON, INC.
1400 N. W. 10TH AVENUE
SUITE 200
FORT LAUDERDALE, FLORIDA 33304
TEL: (954) 475-1000

**WATER & WASTEWATER
UTILITY PROVIDER**

FLORIDA POWER & LIGHT COMPANY
1000 N. W. 10TH AVENUE
SUITE 200
FORT LAUDERDALE, FLORIDA 33304
TEL: (954) 475-1000

PROPOSED LAND USE TABLE

NO.	DESCRIPTION	AREA (ACRES)	PERCENTAGE OF TOTAL	REMARKS
1	RESIDENTIAL	15.00	100%	
2	COMMERCIAL	0.00	0%	
3	CONSERVATION	0.00	0%	
4	WATER	0.00	0%	
5	WASTEWATER	0.00	0%	
6	ROADS	0.00	0%	
7	UTILITIES	0.00	0%	
8	UNDEVELOPED	0.00	0%	
9	TOTAL	15.00	100%	

TRAFFIC IMPACTS

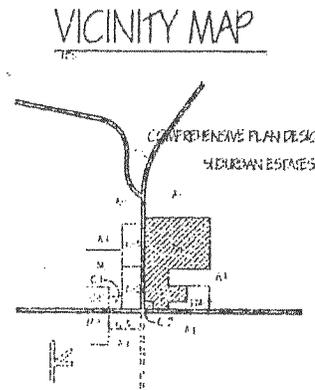
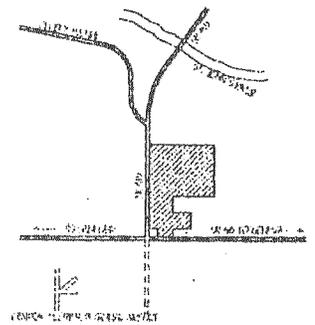
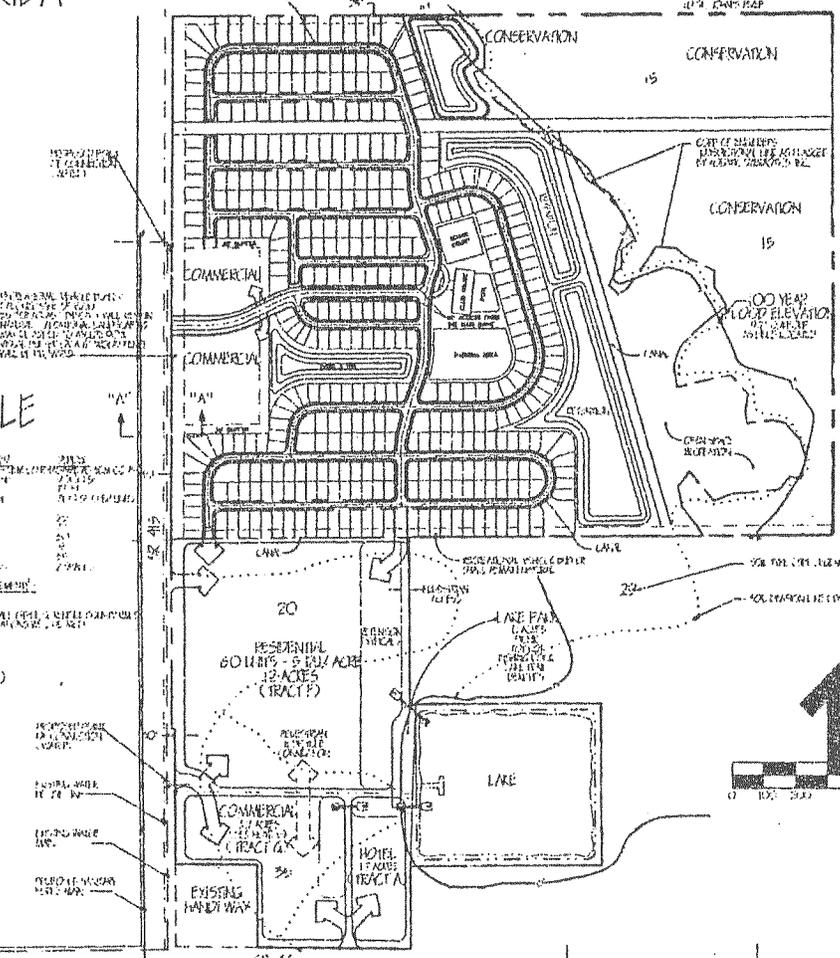
TYPE OF IMPACT	DESCRIPTION	SEVERITY
ADDITIONAL TRAFFIC	ADDITIONAL TRAFFIC VOLUME	MODERATE
ADDITIONAL TRAFFIC	ADDITIONAL TRAFFIC VOLUME	MODERATE
ADDITIONAL TRAFFIC	ADDITIONAL TRAFFIC VOLUME	MODERATE
ADDITIONAL TRAFFIC	ADDITIONAL TRAFFIC VOLUME	MODERATE
ADDITIONAL TRAFFIC	ADDITIONAL TRAFFIC VOLUME	MODERATE

UTILITY IMPACTS

TYPE OF IMPACT	DESCRIPTION	SEVERITY
ADDITIONAL WATER	ADDITIONAL WATER DEMAND	MODERATE
ADDITIONAL WASTEWATER	ADDITIONAL WASTEWATER DEMAND	MODERATE
ADDITIONAL WASTEWATER	ADDITIONAL WASTEWATER DEMAND	MODERATE
ADDITIONAL WASTEWATER	ADDITIONAL WASTEWATER DEMAND	MODERATE
ADDITIONAL WASTEWATER	ADDITIONAL WASTEWATER DEMAND	MODERATE

NOTES

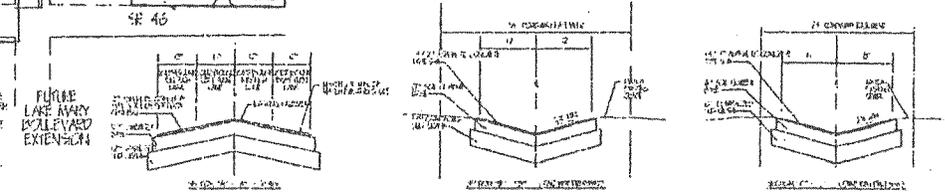
- ALL UTILITIES SHALL BE DEEPENED TO 48" TO ACCOMMODATE 18" DIAMETER WATER MAINS AND 12" DIAMETER WASTEWATER MAINS.
- WATER MAINS SHALL BE 18" DIAMETER AND WASTEWATER MAINS SHALL BE 12" DIAMETER.
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- WATER MAINS SHALL BE 18" DIAMETER AND WASTEWATER MAINS SHALL BE 12" DIAMETER.



EXISTING ZONING MAP

SOILS TYPE LEGEND

NO.	DESCRIPTION
15	FLORIDA SANDHILL SOILS
20	FLORIDA SANDHILL SOILS
25	FLORIDA SANDHILL SOILS
30	FLORIDA SANDHILL SOILS
35	FLORIDA SANDHILL SOILS



CROSS SECTIONS

DRMP
DESIGN REVIEW MASTER PLAN

1500 East Colonial Drive - Orlando, Florida 32803

Continental Porter and Holmes

DATE	DESCRIPTION	DATE/INITIALS	REVISION	APPROVED
3/20/01	PRELIMINARY LAYOUT ON CONCEPTUAL PLAN			
4/10/01	REVISED LAYOUT ON CONCEPTUAL PLAN			

FINAL MASTER PLAN

RIVER RUN

PLANNED UNIT DEVELOPMENT

CONCEPTUAL P.U.D.

ACTIVITY DESIGNED BY:

KLK

SHEET NO.

280

SCALE: 1" = 200'

MAR 22 2001

NOTES:

1. ALL UTILITIES SHALL BE DEEPENED TO 48" TO ACCOMMODATE 18" DIAMETER WATER MAINS AND 12" DIAMETER WASTEWATER MAINS.

2. WASTEWATER MAINS SHALL BE 12" DIAMETER AND WATER MAINS SHALL BE 18" DIAMETER.

3. ALL UTILITIES SHALL BE DEEPENED TO 48" TO ACCOMMODATE 18" DIAMETER WATER MAINS AND 12" DIAMETER WASTEWATER MAINS.

4. WASTEWATER MAINS SHALL BE 12" DIAMETER AND WATER MAINS SHALL BE 18" DIAMETER.

5. ALL UTILITIES SHALL BE DEEPENED TO 48" TO ACCOMMODATE 18" DIAMETER WATER MAINS AND 12" DIAMETER WASTEWATER MAINS.

6. WASTEWATER MAINS SHALL BE 12" DIAMETER AND WATER MAINS SHALL BE 18" DIAMETER.

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