

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: Lake Forest Development of Regional Impact Notice of Proposed Change (DRI NOPC), Small Scale Land Use Amendment from LDR (Low Density Residential) to PD (Planned Development); Rezone from A-1 (Agriculture District) and PUD (Planned Unit Development) to PUD (Planned Unit Development); Major Amendment to the Lake Forest PUD; (Miranda Fitzgerald, applicant)

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

AUTHORIZED BY: Donald S. Fisher **CONTACT:** Tina Deater **EXT.** 7440

Agenda Date <u>6/8/04</u> Regular <input type="checkbox"/> Consent <input type="checkbox"/> Work Session <input type="checkbox"/> Briefing <input type="checkbox"/>
Public Hearing – 1:30 <input checked="" type="checkbox"/> Public Hearing – 7:00 <input type="checkbox"/>

MOTION/RECOMMENDATION:

1. APPROVE the Third Amended and Restated Development Order for the Lake Forest Development of Regional Impact; enact an ordinance adopting the Small Scale Land Use Amendment from LDR (Low Density Residential) to PD (Planned Development); enact an ordinance rezoning approximately two acres, located northeast of the intersection of Henderson Lane and SR 46, from A-1 (Agriculture District) to PUD (Planned Unit Development) and amending the Lake Forest PUD (rezone from PUD to PUD) per the attached Addendum #1 to the Lake Forest PUD Commitments, Classification and District Description; and authorize the Chairman to execute the aforementioned documents; or
2. DENY the Third Amended and Restated Development Order for the Lake Forest Development of Regional Impact; deny the Small Scale Land Use Amendment from LDR (Low Density Residential) to PD (Planned Development); deny rezoning approximately two acres, located northeast of the intersection of Henderson Lane and SR 46, from A-1 (Agriculture District) to PUD (Planned Unit Development); and deny amending the Lake Forest PUD (rezone from PUD to PUD) per the attached Addendum #1 to the Lake Forest PUD Commitments, Classification and District Description; or
3. CONTINUE the public hearing until a time and date certain.

District 5 – Commissioner McLain Tina Deater, Senior Planner

BACKGROUND: The applicant, Miranda Fitzgerald, is requesting an amendment to the Lake Forest DRI development order; approval of a

Reviewed by:
Co Atty: _____
DFS: _____
OTHER: <u>JAW</u>
DCM: <u>SS</u>
CM: <u>JLB</u>
File No. <u>ph130pdp01</u>

Small Scale Land Use Amendment from LDR (Low Density Residential) to PD (Planned Development) and a rezone from A-1 (Agriculture District) and PUD (Planned Unit Development) to PUD (Planned Unit Development), on approximately 2 acres for a commercial development. The applicant is also requesting an amendment to the existing Lake Forest PUD, in order to incorporate the 2 acre parcel into the Lake Forest development. In addition, the applicant is proposing a PM Peak Hour Conversion Table to allow for an exchange of land uses within the DRI based on trip generation. Any conversion of land uses shall not exceed the substantial deviation thresholds of Section 380.06(19) Florida Statutes.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the requested DRI NOPC, Small Scale Land Use Amendment, rezone from A-1 and PUD to PUD, and major PUD amendment subject to the attached Addendum #1 to the Lake Forest PUD Commitments, Classification and District Description based on the following findings:

1. The proposed PUD zoning district and PD future land use would not be detrimental to the character of the area or neighborhood, or inconsistent with the trends of development in the area; and
2. The proposed PUD zoning district and PD future land use would not have an unduly adverse effect on existing traffic patterns, movements and intensity.
3. Staff does not believe that the addition of the two (2) acres will result in additional regional impacts, nor is additional DRI review required.

AGENCY COMMENTS:

On April 23, 2004, the East Central Florida Regional Planning Council issued a letter stating that the proposed changes to the Lake Forest DRI do not result in an automatic substantial deviation determination pursuant to the threshold criteria of Section 380.06(19), Florida Statutes, nor is it expected that it will cause new or increased impacts to regional resources or facilities when considered independently or cumulatively with prior project changes. The County has also received notification of no objections to the request from the Florida Department of Community Affairs, the Florida Department of Transportation and the St. Johns River Water Management District (see enclosed letters).

PLANNING AND ZONING BOARD RECOMMENDATION:

At their May 5, 2004 meeting, the Planning and Zoning Commission voted unanimously to recommend approval of enacting the Small Scale Land Use Amendment from LDR (Low Density Residential) to PD (Planned Development); enacting an ordinance rezoning approximately two acres, located northeast of the intersection of Henderson Lane and SR 46, from A-1 (Agriculture District) to PUD (Planned Unit Development); and enacting an ordinance amending the Lake Forest PUD (rezone from PUD to PUD) per the attached Addendum #1 to the Lake Forest PUD Commitments, Classification and District Description.

Lake Forest DRI NOPC, SSLUA, Rezone, and PUD Amendment

LDR (Low Density Residential) to PD (Planned Development), A-1 (Agricultural District) and PUD (Planned Unit Development) to PUD (Planned Unit Development District)		Amendment (02.04SS.01& Z2004-011)
REQUEST		
APPLICANT	Miranda Fitzgerald/Lowndes, Drosdick, Doster, Kantor & Reed, P.A.	
PLAN AMENDMENT	LDR (Low Density Residential) to PD (Planned Development)	
REZONING	A-1 (Agricultural District) and PUD (Planned Unit Development) to PUD (Planned Unit Development), DRI NOPC	
APPROXIMATE GROSS ACRES	2.0 acres in parcel to be rezoned, 540.3 acres in the Lake Forest PUD to be amended (including the 2.0 acres)	
LOCATION	Bounded by Orange Boulevard, SR 46, and Oregon Street	
BCC DISTRICT	5 – Commissioner McLain	
RECOMMENDATIONS AND ACTIONS		
STAFF RECOMMENDATION	Staff recommends APPROVAL of the requested DRI NOPC, Small Scale Land Use Amendment, rezones, and major PUD amendment per the attached Addendum #1.	

STAFF ANALYSIS & FINDINGS

1. **Property Owners:** Virginia D. Robertson, Orlando Lake Forest Joint Venture
2. **Tax Parcel Number of the Property to be Rezoned:** 30-19-30-300-0040-0000
3. **Development Trends:** The parcel proposed for rezoning is surrounded on three sides by the Lake Forest PUD, which includes existing commercial development to the east.

SITE DESCRIPTION

1. EXISTING AND PERMITTED USES: The Future Land Use and zoning of surrounding properties are as follows:

Location	Future Land Use*	Zoning*	Current Use
Site	Low Density Residential	A-1 (Agriculture District)	Vacant
North	PD (Planned Development)	PUD (Lake Forest)	Vacant
South	PD (Planned Development)	PUD (Lake Forest)	Vacant
East	PD (Planned Development)	PUD (Lake Forest)	Bank/Shopping Center
West	Office, Low Density Residential	A-1 (Agriculture District)	Single-family Residential

**See enclosed future land use and zoning maps for more details.*

COMPREHENSIVE PLAN CONSISTENCY

2. PLAN PROGRAMS - Plan policies address the continuance, expansion and initiation of new government service and facility programs, including, but not limited to, capital facility construction. Each application for a land use designation amendment will include a description and evaluation of any Plan programs (such as the effect on the timing/financing of these programs) that will be affected by the amendment if approved.

Summary of Program Impacts: The proposed future land use and zoning amendments would not alter the options or long-range strategies for facility improvements or capacity additions included in the Support Documentation to the Vision 2020 Plan. The amendment request would not be in conflict with the Metroplan Transportation Plan or the Florida Department of Transportation's 5-Year Plan (Transportation Policy 14.1).

A. **Traffic Circulation - Consistency with Future Land Use Element:** *In terms of all development proposals, the County shall impose a linkage between the Future Land Use Element and the Transportation Element and all land development activities shall be consistent with the adopted Future Land Use Element (Transportation Policy 2.1).*

The proposed commercial development will be accessed through the existing shopping center entrance off SR 46. SR 46 is classified as a Principal Arterial and

has an adopted Level of Service (LOS) of "D". The existing LOS on this portion of SR 46 is LOS "B", based on daily traffic volume.

B. Water and Sewer Service – Adopted Potable Water and Sanitary Sewer Service Area Maps:

The subject property is located within the Seminole County water and sewer service areas. Water, sewer and reclaimed water services are available to the site.

C. Public Safety – Adopted Level of Service: *The County shall maintain adopted levels of service for fire protection and rescue...as an average response time of five minutes (Public Safety Policy 2.1).*

The property is served by the Seminole County EMS/Fire Station #34. Response time is less than 5 minutes, which meets the County's average response time standard of 5 minutes.

3. REGULATIONS - The policies of the Plan also contain general regulatory guidelines and requirements for managing growth and protecting the environment. These guidelines will be used to evaluate the overall consistency of the land use amendment with the Vision 2020 Plan, but are not applied in detail at this stage.

A. Preliminary Development Orders: Capacity Determination: *For preliminary development orders and for final development orders, under which no development activity impacting public facilities may ensue, the capacity of Category I and Category III public facilities shall be determined as follows...No rights to obtain final development orders under which development activity impacting public facilities may ensue, or to obtain development permits, nor any other rights to develop the subject property shall be deemed to have been granted or implied by the County's approval of the development order without a determination having previously been made that the capacity of public facilities will be available in accordance with law (Implementation Policies 2.3 and 2.4).*

A review of the availability of public facilities to serve this property indicates that adequate public facilities either exist or could be made available. By virtue of this determination, the proposed Plan amendment would create no adverse impacts to public facilities.

B. Flood Plain and Wetlands Areas - Flood Plain Protection and Wetlands Protection: *The County shall implement the Conservation land use designation through the regulation of development consistent with the Flood Prone (FP-1) and Wetlands (W-1) Overlay Zoning classifications...(Future Land Use Policies 1.2 and 1.3).*

There are wetlands present on the site; therefore a wetlands mitigation plan shall be required prior to final engineering approval for any proposed development on the subject property.

C. **Protection of Endangered and Threatened Wildlife:** *The County shall continue to require, as part of the Development Review Process, proposed development to coordinate those processes with all appropriate agencies and comply with the US Fish and Wildlife Service and the Florida Fish and Wildlife Conservation Commission Rules as well as other applicable Federal and State Laws regarding protection of endangered and threatened wildlife prior to development approval (Conservation Policy 3.13).*

A threatened and endangered species report shall be required prior to final engineering approval for any proposed development on the subject property.

4. DEVELOPMENT POLICIES – The comprehensive plan contains additional criteria and standards that describe when, where and how development should occur. Plan development policies will be used to evaluate the appropriateness of the use, intensity, location, and timing of the proposed amendment.

A. **Compatibility:** *When the County's Future Land Use Map (FLUM) was developed in 1987, land use compatibility issues were evaluated and ultimately defined through a community meeting/hearing process that involved substantial public comment and input. When amendments are proposed to the FLUM, however, staff makes an initial evaluation of compatibility, prior to public input and comment, based upon a set of professional standards that include, but are not limited to criteria such as: (a) long standing community development patterns; (b) previous policy direction from the Board of County Commissioners; (c) other planning principles articulated in the Vision 2020 Plan (e.g., appropriate transitioning of land uses, protection of neighborhoods, protection of the environment, protection of private property rights, no creation of new strip commercial developments through plan amendments, etc.).*

Based upon an initial evaluation, the proposed Planned Development future land use, with the attendant Planned Unit Development zoning, would be compatible with surrounding land uses and is consistent with Plan policies identified at this time and thereby consistent with the Vision 2020 Plan.

Transitional Land Uses: *The County shall evaluate plan amendments to ensure that transitional land uses are provided as a buffer between residential and non-residential uses, between varying intensities of residential uses, and in managing the redevelopment of areas no longer appropriate as viable residential areas. "Exhibit FLU: Appropriate Transitional Land Uses" is to be used in determining appropriate transitional uses. (Policy FLU 2.5)*

Other applicable plan policies include:

FLU 4.2 Infill Development

FLU 5.5: Water and Sewer Service Expansion

FLU 2.11 Determination of Compatibility in PUD and PCD Zoning Classifications

B. **Concurrency Review - Application to New Development:** *For purposes of approving new development subsequent to adoption of this Comprehensive Plan, all adopted public facilities level of service standards and schedules of capital improvements...shall be applied*

and evaluated...consistent with policies of the Implementation Element... (Capital Improvements Policy 3.2).

This policy provides for the adoption of level of service (LOS) standards for public facilities and requires that final development orders be issued only if public facilities meeting the adopted LOS are available or will be available concurrent with the impacts of development. Additionally, preliminary development orders shall only be issued with the condition that no rights to obtain final development orders or development permits, nor any other rights to develop the subject property are granted or implied by the County's approval of the preliminary development order.

C. DRI Notice of Proposed Change (NOPC) Determination of Substantial Deviation:

Section 380.06(19) (Substantial Deviations) of Florida Statutes, requires that any change to a previously approved DRI development which creates a reasonable likelihood of additional regional impact shall cause the development to undergo further DRI review. The applicable DRI criteria associated with the applicant's request relates to the addition of two (2) acres to the existing DRI [Section 380.06(19)(e)3, Florida Statutes]. Staff does not believe that the addition of the two (2) acres will result in additional regional impacts, nor is additional DRI review required. In addition, the applicant is proposing a PM Peak Hour Conversion Table to allow for an exchange of land uses within the DRI based on trip generation. Any conversion of land uses shall not exceed the substantial deviation thresholds of Section 380.06(19) Florida Statutes.

Note: The LPA/P&Z does not provide recommendations regarding DRI/NOPC, Substantial Deviation determinations.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the requested DRI NOPC, Small Scale Land Use Amendment, rezone from A-1 and PUD to PUD, and major PUD amendment subject to the attached Addendum #1 to the Lake Forest PUD Commitments, Classification and District Description based on the following findings:

1. The proposed PUD zoning district and PD future land use would not be detrimental to the character of the area or neighborhood, or inconsistent with the trends of development in the area; and
2. The proposed PUD zoning district and PD future land use would not have an unduly adverse effect on existing traffic patterns, movements and intensity.
3. Staff does not believe that the addition of the two (2) acres will result in additional regional impacts, nor is additional DRI review required.

PLANNING AND ZONING BOARD RECOMMENDATION:

At their May 5, 2004 meeting, the Planning and Zoning Commission voted unanimously to recommend approval of enacting the Small Scale Land Use Amendment from LDR (Low Density Residential) to PD (Planned Development); enacting an ordinance rezoning approximately two acres, located northeast of the intersection of Henderson Lane and SR 46, from A-1 (Agriculture District) to PUD (Planned Unit Development); and enacting an ordinance amending the Lake Forest PUD (rezone from PUD to PUD) per the attached Addendum #1 to the Lake Forest PUD Commitments, Classification and District Description.

SECOND THIRD AMENDED AND RESTATED DEVELOPMENT ORDER
LAKE FOREST DEVELOPMENT OF REGIONAL IMPACT

THIS ~~Second~~ Third Amended and Restated Development Order for the Lake Forest Development of Regional Impact is made and entered into as of the _____ day of _____, ~~2000~~ 2004, by and between Seminole County, Florida (hereinafter referred to as the “County”), and the Orlando Lake Forest Joint Venture, formerly known as the Kingwood Joint Venture, a Florida joint venture (hereinafter referred to as the “Developer”).

WHEREAS, the County issued that certain Development Order for the Kingwood Development of Regional Impact dated January 7, 1986 (hereinafter referred to as the “Original Development Order”), pursuant to which the Seminole Partnership, a Florida general partnership, was the Developer; and

WHEREAS, the Seminole Partnership subsequently conveyed the property described in the Original Development Order to the Developer herein; and

WHEREAS, the Developer proposed and the County approved certain changes to the Original Development Order which were set forth in that certain First Amendment to Kingwood (now known as “Lake Forest”) Development Order, dated January 8, 1988 which deleted the Original Development Order in its entirety; and

WHEREAS, the Developer proposed and the County approved further changes to the First Amendment to Kingwood DRI Development Order (now known as Lake Forest DRI) as follows:

DATE	DEVELOPMENT ORDER	RECORDING INFORMATION
02/05/91	Second Amendment	OR Book 2264, Page 1004
10/17/96	Third Amendment	OR Book 3149, Page 1656
12/18/97	First Amended and Restated	OR Book 3345, Page 1264
10/03/00	<u>Second Amended and Restated</u>	<u>OR Book 4040 , Page 1722</u>

~~WHEREAS, on June 27, 2000~~ February 23, 2004 the Developer submitted additional changes as set forth in this ~~Second Amended and Restated Development Order for Lake Forest DRI~~ a Notification of Proposed Change to the Lake Forest DRI which was reviewed by the County, and was determined to constitute a nonsubstantial change to the approved Lake Forest DRI; and

~~WHEREAS, the proposed changes are set forth in this~~ Third Amended and Restated Development Order for Lake Forest DRI; and

~~WHEREAS, this~~ Second ~~Third~~ Amended and Restated Development Order has been entered pursuant to the applicable requirements of the County's land development regulations and Section 380.06, Florida Statutes.

NOW THEREFORE, it is hereby ordered and resolved by the Board of County Commissioners of Seminole County, Florida, that the First Amendment, Second Amendment, Third Amendment, ~~and First Amended and Restated Development Order, and Second Amended and Restated Development Order~~ are deleted in their entirety and replaced with this ~~Second~~ Third Amended and Restated Development Order, which is hereby approved, in accordance with the following terms and conditions:

I. LEGAL DESCRIPTION: See Exhibit "A" (the "Property" or the "Development").

II. FINDINGS OF FACT:

1. The Lake Forest Development of Regional Impact (“the Development” or the “Project”) is not located in an area of Critical State Concern as designated pursuant to the provisions of Section 380.05, Florida Statutes.
2. The Development consists of the following:
 - A. Project Description: The Project will be a mixed use Development containing up to 1,016 housing units; 200,000 square feet of retail space; clubhouse; recreation and open space, conservation area, ~~47.35±~~ 52.12 acre lake system for stormwater management, water and wastewater system, internal collector roads, and entrance connection to ~~South~~ North Oregon Avenue.¹ The Master Development Plan (Map H) is attached as Exhibit “B.”
 - B. Location of Project: The Project is located west of I-4 bordered on the north and west by Orange Boulevard, on the south by West S.R. 46, and on the east by ~~South~~ North Oregon Avenue.
 - C. Size of Project: ~~538.3~~ 540.3 acres more or less.
 - D. Project Buildout 12/30/05
 - E. Potential Traffic Generation: 12,222 ADT
3. An exchange of land uses may be requested of the County by using the following conversion factors which are based on trip generation. The size of the change, both individually and cumulatively shall not exceed the substantial deviation thresholds of subparagraphs 380.06(19)(b)1-14, Florida Statutes.

¹ The entrance connection to ~~South~~ North Oregon Avenue will be used only for construction traffic until Project buildout and for permanent access to the wastewater treatment facility.

PM PEAK HOUR CONVERSION TABLE

<u>From Land Use</u>		<u>To Land Use</u>			
		<u>Office</u> (ksf)	<u>Retail</u> (ksf)	<u>Town Home</u> (units)	<u>Single Family</u> (units)
<u>Office (1 ksf)</u>	<u>Is equivalent to</u>	<u>1.00</u>	<u>0.60</u>	<u>2.87</u>	<u>1.48</u>
<u>Retail (1 ksf)</u>	<u>Is equivalent to</u>	<u>1.67</u>	<u>1.00</u>	<u>4.77</u>	<u>2.46</u>
<u>Town Home (1 unit)</u>	<u>Is equivalent to</u>	<u>0.35</u>	<u>0.21</u>	<u>1.00</u>	<u>0.51</u>
<u>Single Family (1 unit)</u>	<u>Is equivalent to</u>	<u>0.68</u>	<u>0.41</u>	<u>1.94</u>	<u>1.00</u>

The Property Owner shall give the Department of Community Affairs (hereinafter referred to as “DCA”) and the East Central Florida Regional Planning Council (hereinafter referred to as the “ECFRPC”) notice of its intent to convert land uses using the conversion methodologies set forth above at least thirty (30) days prior to the conversion being approved by the County. The Property Owner shall also inform the Florida Department of Transportation and the St. Johns River Water Management District when such a conversion is proposed. The notice shall identify the resulting impacts of the conversion in terms of potable water usage. A letter will be obtained from the County at the time of the proposed conversion verifying potable water capacity is available to accommodate the proposed conversion. In addition, the annual report shall include information indicating the cumulative amount of square footage and dwelling units.

- 3.4. The proposed Development has been reviewed by the Seminole County Development Review Committee, Planning and Zoning Commission, the East

~~Central Florida Regional Planning Council (hereinafter referred to as the~~
~~“ECFRPC”)~~ ECFRPC and Board of County Commissioners and approved with
conditions contained herein.

- 4 5. The Developer’s authorized agent is Miranda F. Fitzgerald, Attorney, Lowndes,
Drosdick, Doster, Kantor & Reed, P.A., 215 North Eola Drive, Orlando, Florida
32801 and any and all correspondence and communications may be made to the
Developer at such address, with a copy to NTS Corporation, General Counsel,
10172 Linn Station Road, Louisville, Kentucky 40223.

III. CONCLUSIONS OF LAW:

1. The Development does not unreasonably interfere with the achievement of the objectives of the adopted State land development plan applicable to the area.
2. The Development is consistent with the provisions of the Seminole County Comprehensive Plan and the Seminole County Land Development Code.
3. The Development is consistent with the report and recommendations of the ECFRPC submitted pursuant to Chapter 380.06, Florida Statutes.
4. This ~~Second~~ Third Amended and Restated Development Order constitutes final development order approval of 1,016 housing units; 200,000 square feet of retail space; clubhouse; recreation and open space; conservation area; ~~47.35±~~ 52.12 acre lake system; and transportation improvements, as more particularly detailed in Findings of Fact (II. 2 above).

IV. SEMINOLE COUNTY CONDITIONS OF APPROVAL:

1. Comprehensive Plan and Zoning Contingency:
The Development of Lake Forest, as amended by this ~~Second~~ Third Amended and

Restated Development Order, is consistent with the Seminole County Comprehensive Plan and PUD zoning requirements.

2. Land Development Code Contingency:

Unless a particular item is specifically covered or permitted in this ~~Second~~ Third Amended and Restated Development Order, the applicable portion of the Seminole County Land Development Code shall prevail.

3. Vehicle Circulation System:

A. Offsite Facilities:

The Developer, in accordance with the State Road 46 Joint Facilities of Infrastructure Agreement dated April 23, 1996 (the "S.R. 46 Agreement"), has completed improvements to the segment of West S.R. 46 from a point 200 feet west of the current entrance of the Lake Forest Development to Orange Boulevard, including related turn and taper lanes, and expansion from a 2-lane facility to a 4-lane facility.

B. Roads:

The Developer has installed turn lanes and traffic control devices as warranted at each of the external Project entrances according to standard engineering practices.

C. Signalization:

- 1) ~~The Developer shall signalize the Project entrance on S.R. 46 when warranted, subject to FDOT approval. The Developer has completed the signalization of the Project entrance on West S.R. 46.~~

- 2) Signalization of the intersection of West S.R. 46 and Orange Boulevard has been completed in accordance with the terms and conditions of the S.R. 46 Agreement.

D. Dedication:

- 1) The Developer ~~shall dedicate~~ has dedicated sufficient additional right-of-way along the Orange Boulevard frontage to provide a continuous 40' right-of-way distance from centerline of existing right-of-way to edge of right-of-way ~~upon the future platting~~ of any parcel adjacent to Orange Boulevard.
- 2) The Developer shall dedicate sufficient additional right-of-way along the Project's ~~South~~ North Oregon Avenue frontage to provide a continuous 35' right-of-way distance from centerline of existing right-of-way to edge of right-of-way upon the future platting of any parcel adjacent to ~~South~~ North Oregon Avenue. A portion of the additional right-of-way has been dedicated; the remaining northeast portion of the additional right-of-way shall be dedicated with the platting of Section 14 of the Project.

4. Wetlands:

- A. Encroachment or impact in or to onsite wetlands shall be permitted in accordance with the plan set forth in this paragraph. ~~68.9~~ 77.41 acres of conservation area shall be maintained within the subject Property. The remaining onsite wetlands outside said conservation area may be filled or

otherwise altered, and shall be included within the Property as shown on the revised Master Development Plan to be utilized for retail or single family residential use, but the filled/altered wetlands shall not result in an increase in the total number of square footage/units permitted hereunder. Said filling and utilization of wetland areas as permitted herein shall be in conjunction with the mitigation exchange plan as follows:

- 1) The Developer has conveyed approximately 750 acres of offsite wetlands located in northern Seminole County near the Wekiva River and the Little Wekiva River to the St. Johns River Water Management District.
- 2) The Developer has created 14.4 acres of herbaceous wetland within the littoral zone adjacent to the 47.35 acre stormwater lake system which is maintained by the Lake Forest Master Community Association, Inc. A conservation easement has been granted to Seminole County which will be incorporated in any future plats that include portions of said littoral zone.
- 3) ~~Prior to January, 2001,~~ The Developer ~~shall~~ has enhanced 900 acres of existing wetlands within the Sabal Point Wildlife and Recreation Preserve by installing 19 culverts under an existing logging roadway embankment to reestablish the historic sheet water flow to the east of the embankment.
- 4) The Developer ~~shall transfer~~ has transferred to the County by fee simple conveyance ~~prior to January, 2001,~~ approximately 5 acres

located on the east side of Oregon Avenue, subject to an approximately 143 foot wide easement along the southern boundary to be reserved by the Developer for drainage outfall into the M.M. Smith Canal.

- 5) The Developer has conveyed to the St. Johns River Water Management District, by Fee Simple Dedication, 500 acres of the 1,200 acre tract located between the Wekiva River and Little Wekiva River and north of the aforementioned 750 acre parcel. Notwithstanding the above, it is acknowledged that the conditions of Paragraph VI (G) of the Sabal Point PUD Agreement presently apply to the 1,200 acres, and the Board of County Commissioners shall make final determinations as to what uses on said Property are compatible with the designation of the Property as a wildlife and recreational preserve.

- B. The Developer shall comply with the Seminole County wetland policy in effect on January 8, 1988, the date of adoption of the First Amendment to Development Order, as said Development Order is amended from time to time. It is hereby acknowledged by the Developer and the County that the mitigation plan set forth herein and the development plan set forth herein are in compliance with the Seminole County wetland policy.

5. Other Commitments:

The building permit applicant shall comply with existing and future impact fees in place at the time of application for building permits.

V. ECFRPC CONDITIONS:

1. The Project will be developed in accordance with the information, data and plans contained in the Kingwood DRI/ADA (n/k/a Lake Forest) and information sufficiency responses; the Lake Forest Substantial Deviation Request dated May, 1990 and Response to Additional Information Request dated August 7, 1990; and the Notifications of Proposed Change to a Previously Approved DRI unless otherwise directed by the conditions enumerated below.
2. As required in the First Amended and Restated Development Order a modeling/monitoring study was performed to ascertain the level of service on the following facilities where the Lake Forest Project is estimated to contribute an amount of traffic equal to or greater than 10% of the LOS "C" capacity.

Roadways

1. Orange Boulevard from S.R. 46 to C.R. 46A
2. Orange Boulevard from S.R. 46 to I-4
3. Rinehart Road from C.R. 46A to Lake Mary Boulevard
4. C.R. 46A from Orange Boulevard (C.R. 431) to U.S. 17-92
5. Airport Boulevard from U.S. 17-92 to S.R. 46
6. Upsala Road from C.R. 46A to S.R. 46
7. S.R. 46 from Orange Boulevard to Airport Boulevard

Intersections

1. C.R. 46A and Rinehart Road
2. C.R. 46A and Airport Boulevard
3. S.R. 46 and I-4 Ramps
4. S.R. 46 and Orange Boulevard
5. S.R. 46 and Upsala Road

The Developer demonstrated to the satisfaction of Seminole County, the ECFRPC and the Department of Community Affairs that the final phase of development will not adversely affect service levels below the adopted level of service standard.

3. The Developer funded the 4-laning of West S.R. 46 from Orange Boulevard east to the then-existing 4-laned segment including left and right turn deceleration lanes and contributed fifty percent (50%) of the cost of signalization in accordance with the terms and conditions of the S.R. 46 Agreement.
4. The developers of Tract A and the Clubhouse Tract ~~shall construct~~ have constructed bicycle lanes and ~~install~~ installed bicycle racks prior to December 31, 2001. Space shall be reserved by the Developer of Tract A for a transit passenger shelter and transit parking bay when a transit route is operational which would serve the Project to facilitate the use of transportation modes other than automobiles. Furthermore, the Developer should make known to tenants that the tri-county area has an existing ridesharing program operated by LYNX and encourage the use of said program.
5. Except as otherwise allowable by this ~~Second~~ Third Amended and Restated Development Order or any applicable permit consistent with this ~~Second~~ Third Amended and Restated Development Order, site development related activities shall not result in the harming, pursuit or harassment of wildlife species classified as endangered, threatened or a species of special concern by either the state or federal government in contravention of applicable state or federal laws. Should such species be determined to be residing on, or be otherwise significantly dependent upon the Project site, the Developer shall cease all activities which might negatively affect that individual or population and immediately notify the Florida Game and Fresh Water Fish Commission, the United States Fish and Wildlife Service and Seminole County. Proper protection and habitat

management, to the satisfaction of all agencies having jurisdiction thereover, shall be provided by the Developer.

“Harming” and “harassment as used in this recommendation shall be defined in the same manner as “harm” and “harass” respectively as defined in 50 CFR Section 17.3.

6. To minimize dependence on grounds irrigation and to promote retention of wildlife habitat, xeriscape principles of landscaping using native vegetation shall be utilized to the maximum extent practicable. Ecologically viable portions of natural upland plant communities should be preserved and maintained in their original state to the greatest extent practicable within the approved development plan.
7. The onsite wetlands systems to be retained shall be regarded as preservation areas and have their developmental uses restricted by a conservation easement that is conveyed to the St. Johns River Water Management District or other appropriate governmental authority for the purpose of protecting their natural attributes.
8. The offsite wetland mitigation areas as shown on Exhibit “C” shall be bound by all applicable terms and conditions of this ~~Second~~ Third Amended and Restated Development Order and provisions of Chapter 380, Florida Statutes, as if they were onsite parcels. A valid legal description of these areas is included in Exhibit “C” of this ~~Second~~ Third Amended and Restated Development Order.
9. All conservation easements shall meet all of the following criteria:
 - A. Establishment by real property conveyance, pursuant to Section 704.06, Florida Statutes; and

- B. Notice of the conservation easement shall be recorded in the public records of Seminole County prior to any fee simple or other lesser interest transfer of real property involving the onsite and offsite preservation lands after January 8, 1988, the date of issuance of the First Amended Development Order, and shall be shown as a separate tract on any plats that include any portion of the conservation easement areas; and
- C. The conservation easement shall run with the land in perpetuity, and shall be part of any subsequent real property deed involving the preservation lands or shall be referred to in the deed by reference to book and page of record; and
- D. The conservation easement shall not involve mortgaged or less than fee simple owned lands, unless all mortgagees and third-party owners subordinate their rights in the property to the grantee's right to enforce the conservation easement in perpetuity; and
- E. The conservation easement shall clearly designate the preservation area as a perpetual easement area to be managed and retained in a natural state for the continued protection and sustainability of the natural community requiring preservation, and prohibit all development and land impacting activities on the site, except for specific approved activities such as passive recreation or the clearing of exotic species, where such activities are consistent with the purpose for which the land is to be preserved; and
- F. If the grantee does not accept site management responsibility, the grantor shall be responsible for onsite management and shall prepare a

management plan, incorporated into the DRI development order within one year of the development order's issuance, that ensures the continued protection of the preservation area from adverse impacts, including the secondary impacts of development; and

- G. The conservation easement shall contain a requirement that the maintenance and continuance of the restrictive covenants shall be annually reported by the grantee to Seminole County, ECFRPC, the Florida Department of Community Affairs, and any other affected state agency in the grantor's required annual status report, pursuant to Subsection 380.06(18), Florida Statutes; and
 - H. The conservation easement shall name the State of Florida as a benefiting party, shall allow it or any of its agencies access to the site upon request, and shall provide the State of Florida, and specifically the Department of Community Affairs, with the right of enforcement, including Chapter 380, Florida Statutes, injunctive relief, the right to require restoration, or other proceedings in equity or at law, should the easement be violated.
10. The impacted wetland conservation area onsite shall be restored concurrently with construction of the newly authorized berms by alteration of the old berms that exist within the wetland boundaries. The area shall be allowed to revegetate by natural recruitment with appropriate native wetland tree species. An eighty percent (80%) survival rate shall be guaranteed for a period of no less than three (3) years from the date of installation. An informal monitoring program shall be developed by the Developer and approved by the ECFRPC and implemented

upon completion of restoration, results of which shall be included in the annual reports. In the event that the St. Johns River Water Management District requires restoration plans for this specific area, the Developer shall implement the required plans.

11. Buffer areas of native vegetation averaging 50 feet wide and with a minimum width of 25 feet shall be retained around the perimeters of the wetland conservation area located onsite where individual lot platting has not already occurred. This condition shall not apply to the east-west roadway crossing in the western conservation area. Buffers between onsite wetlands and any type of development or land alteration shall be delineated with the temporary construction fencing prior to construction to allow these areas to be maintained with existing native vegetation or be re-planted with native, transitional zone or upland vegetation. In addition to the berm permitted below, use of these buffers shall be limited to unpaved nature trails and other passive recreation. Components of the stormwater management system, including the berms shall be permitted within these buffers as depicted in Exhibit "D." The use of pesticides, herbicides or fertilizers shall be prohibited in these buffers and the wetlands they protect.
12. The proposed surface water management system shall be designed, constructed and operated so as to ensure that the natural functions and hydroperiods of the onsite and offsite wetlands will not be adversely impacted or diminished.
13. In order to effectively monitor the Project's effects on surface water conditions, the Developer or successors shall provide for the establishment and operation of a surface water monitoring program consistent with St. Johns River Water

Management District permits previously issued.

14. The Developer will incorporate additional water quality treatment and/or water management methods into the Project's surface drainage system to correct or mitigate any degradation if the measures implemented by the Developer are found to adversely impact water quality and/or conditions downstream of the Project site.

VI. MONITORING MECHANISM:

The established site review, approval processes and inspection procedures for review of developments pursuant to the Seminole County Land Development Code, will constitute the monitoring mechanism for assuring compliance with this ~~Second~~ Third Amended and Restated Development Order, and the Developer shall comply with same. The Planning Director, Seminole County Planning ~~Office~~ and Development Department, shall be the official responsible for monitoring compliance by the Developer with this ~~Second~~ Third Amended and Restated Development Order.

VII. ANNUAL REPORTING REQUIREMENTS:

The Developer will submit an annual report on or before January 9th of each calendar year during the build out of the development plan. Said annual report will be submitted to the Seminole County Planning Department, the East Central Florida Regional Planning Council, the Department of Community Affairs and all affected permit agencies. The report shall include:

1. Any changes in the plan of development, or in the representations contained in the ADA, or in the phasing for the reporting year and for the next year;

2. A summary comparison of development activity proposed and actually conducted for the year;
3. Undeveloped tracts of land, other than individual single family lots, that have been sold to a separate entity or developer;
4. Identification and intended use of lands purchased, leased or optioned by the developer adjacent to the original DRI site since the Original Development Order was issued;
5. An assessment of the Developer's and the County's compliance with the conditions of approval contained in the ~~Second~~ Third Amended and Restated Development Order and the commitments which are contained in the Application for Development Approval and which have been identified by the County, the ECFRPC, or the Department of Community Affairs as being significant;
6. Any known incremental DRI application for development approval or requests for a substantial deviation determination that were filed in the reporting year and to be filed during the next year;
7. An indication of a change, if any, in local government jurisdiction for any portion of the development since the Original Development Order was issued;
8. A list of significant local, state and federal permits which have been obtained or which are pending by agency, type of permit, permit number and purpose of each;
9. A statement that all persons have been sent copies of the annual report in conformance with Subsections 380.06(15) and (18), Florida Statutes; and

10. A copy of any recorded notice of the adoption of a development order or the subsequent modification of an adopted development order that was recorded by the Developer pursuant to Section 380.06(15)(f), Florida Statutes.

VIII. PERIOD OF EFFECTIVENESS:

This ~~Second~~ Third Amended and Restated Development Order shall take effect upon adoption and shall remain in effect until December 30, 2007. The effectiveness of this Development Order may be extended upon a showing by the Developer that the completed portions and remaining portions of the Development substantially comply with the conditions of this ~~Second~~ Third Amended and Restated Development Order and the provisions of Chapter 380.06, Florida Statutes.

IX. DOWN-ZONING:

Pursuant to Subsection 380.06(15)(c)3, Florida Statutes, this Development of Regional Impact shall not be subject to down-zoning, unit density reduction, or intensity reduction until December 30, 2005, unless the County can demonstrate that substantial changes in the conditions underlying the approval of the ~~Second~~ Third Amended and Restated Development Order have occurred, or that the ~~Second~~ Third Amended and Restated Development Order was based on substantially inaccurate information provided by the Developer or that the change is clearly established by the County to be essential to the public health, safety, or welfare.

X. TERMINATION DATE:

The effectiveness of this ~~Second~~ Third Amended and Restated Development Order will terminate on December 30, 2007. Further development past this date, upon good cause shown will require approval by the Developer, the County and the ECFRPC.

XI. EFFECT OF ~~SECOND~~ THIRD AMENDED AND RESTATED DEVELOPMENT ORDER:

This ~~Second~~ Third Amended and Restated Development Order consolidates and supersedes all previous Development Orders, Corrections, and Amendments thereto, specifically including the following:

<u>Development Order/Amendment</u>	<u>Recording Information</u>
Original Development Order	O.R. Book 1828, Page 0894
First Amendment	O.R. Book 2157, Page 0341
Second Amendment	O.R. Book 2264, Page 1004
Third Amendment	O.R. Book 3149, Page 1656
First Amended and Restated	O.R. Book 3345, Page 1264
<u>Second Amended and Restated</u>	<u>O.R. Book 4040, Page 1722</u>

all of the Public Records of Seminole County, Florida. This ~~Second~~ Third Amended and Restated Development Order and the Lake Forest Planned Unit Development Commitments, Classification, and District Description governs all conditions and requirements for development of the Property.

ADOPTED, this ___ day of _____, ~~2000~~ 2004 by the Board of Commissioners of Seminole County.

(SIGNATURE BLOCKS ON FOLLOWING PAGES)

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

**ORLANDO LAKE FOREST
JOINT VENTURE**

Witness
Print Name: _____

By: ORLANDO LAKE FOREST, INC.
Its Managing General Partner

Witness
Print Name: _____

By: _____
Richard D. Bavec
Senior Vice President

Date: _____

State of _____

County of _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2004, by Richard D. Bavec who is personally known to me or who has produced _____ as identification in his/her capacity as Senior Vice President of Orlando Lake Forest Joint Venture and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this ____ day of _____, 2004.

Print Name _____
Notary Public
My Commission Expires _____

**SEMINOLE COUNTY BOARD OF
COUNTY COMMISSIONERS**

By: _____
Daryl G. McLain, Chairman

Date: _____

ATTEST:

MARYANNE MORSE
Clerk to the Board of County Commissioners
of Seminole County, Florida

As authorized for execution by the Board
of County Commissioners at their regular
meeting of _____, 2004

For the use and reliance of Seminole County
only. Approved as to form and legal
sufficiency.

County Attorney

I:\pl\projects\dri\lake forest dri do third amended.doc

EXHIBIT "A"

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF SECTIONS 19, 20, 29 AND 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 29, THENCE NORTH 89° 57' 55" WEST ALONG THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 29 FOR A DISTANCE OF 690.23 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE SANFORD GRANT, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN; THENCE CONTINUE NORTH 89° 57' 55" WEST A DISTANCE OF 1938.69 FEET TO THE NORTHWEST CORNER OF SECTION 29; THENCE NORTH 89° 54' 52" WEST ALONG THE NORTH BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 30 FOR A DISTANCE OF 1325.38 FEET; THENCE SOUTH 00° 08' 13" WEST ALONG THE EAST BOUNDARY OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30 FOR A DISTANCE OF 1314.98 FEET; THENCE SOUTH 89° 55' 36" EAST ALONG THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30 FOR A DISTANCE OF 320.00 FEET; THENCE SOUTH 00° 08' 13" WEST, 108.10 FEET; THENCE NORTH 89° 50' 15" WEST ALONG THE NORTH RIGHT OF WAY OF STATE ROAD NO. 46 (PER DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 77030 - 2505) FOR A DISTANCE OF 1976.94 FEET; THENCE NORTH 00° 12' 00" EAST ALONG A LINE BEING PARALLEL TO THE EAST BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 30 FOR A DISTANCE OF 169.76 FEET; THENCE SOUTH 89° 56' 25" EAST, 330.00 FEET; THENCE NORTH 00° 12' 00" EAST ALONG THE EAST BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 30 FOR A DISTANCE OF 264.00 FEET; THENCE NORTH 89° 56' 25" WEST ALONG THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30 FOR A DISTANCE OF 330.00 FEET; THENCE NORTH 00° 12' 00" EAST ALONG A LINE BEING THE WEST BOUNDARY OF THE EAST 330.00 FEET OF THE NORTHWEST 1/4 OF SECTION 30 FOR A DISTANCE OF 986.46 FEET; THENCE NORTH 89° 56' 28" WEST ALONG THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 30 FOR A DISTANCE OF 990.79 FEET; THENCE NORTH 00° 02' 42" WEST ALONG THE OCCUPIED WEST BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19 FOR A DISTANCE OF 1311.07 FEET; THENCE NORTH 89° 59' 40" WEST ALONG THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 FOR A DISTANCE OF 511.09 FEET; THENCE NORTH 00° 05' 58" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19 A DISTANCE OF 443.05 FEET; THENCE NORTH 45° 26' 05" EAST ALONG A LINE BEING THE SOUTHEASTERLY RIGHT OF WAY OF ORANGE BOULEVARD AS IT PHYSICALLY EXISTS FOR A DISTANCE OF 1255.25 FEET; THENCE SOUTH 89° 59' 43" EAST ALONG THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 19 AND ALONG THE CENTERLINE OF NEVADA AVENUE

ACCORDING TO THE MAP OF SANFORD FARMS AS RECORDED IN PLAT BOOK 1, PAGES 127 AND 128 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA FOR A DISTANCE OF 938.51 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF SOUTH DELAWARE STREET; THENCE SOUTH 89° 59' 43" EAST ALONG SAID CENTERLINE AND ALONG THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 19 FOR A DISTANCE OF 1104.00 FEET; THENCE NORTH 00° 02' 16" EAST ALONG THE CENTERLINE OF AN UNNAMED STREET PER SAID MAP OF SANFORD FARMS FOR A DISTANCE OF 956.27 FEET; THENCE NORTH 76° 55' 23" EAST ALONG THE SOUTHERLY RIGHT OF WAY OF ORANGE BOULEVARD FOR A DISTANCE OF 1230.79 FEET; THENCE SOUTH 00° 04' 44" WEST ALONG THE WEST LINE OF LOT 8, BLOCK 8, OF SAID MAP OF SANFORD FARMS FOR A DISTANCE OF 594.84 FEET; THENCE SOUTH 89° 28' 55" EAST ALONG THE SOUTH LINE OF SAID LOT 8 AND AN EASTERLY EXTENSION THEREOF A DISTANCE OF 343.92 FEET TO THE CENTERLINE OF SOUTH GEORGIA STREET ACCORDING TO THE AFOREDESCRIBED MAP OF SANFORD FARMS; THENCE NORTH 00° 01' 54" EAST ALONG SAID CENTERLINE A DISTANCE OF 677.35 FEET; THENCE NORTH 76° 59' 10" EAST ALONG THE SOUTHERLY RIGHT OF WAY OF ORANGE BOULEVARD FOR A DISTANCE OF 325.43 FEET; THENCE SOUTH 00° 05' 56" WEST ALONG THE EAST BOUNDARY OF LOT 5, BLOCK 6, OF SAID MAP OF SANFORD FARMS FOR A DISTANCE OF 723.89 FEET; THENCE SOUTH 89° 52' 38" EAST ALONG THE SOUTH BOUNDARY OF LOTS 6, 7, 8 AND 9 FOR A DISTANCE OF 1002.72 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF SOUTH INDIANA STREET; THENCE SOUTH 89° 53' 39" EAST ALONG THE NORTH BOUNDARY OF LOTS 4, 3, 2 AND 1, BLOCK 4, OF SAID MAP OF SANFORD FARMS FOR A DISTANCE OF 1295.41 FEET; THENCE SOUTH 00° 04' 16" WEST ALONG THE EAST BOUNDARY OF LOT 1, BLOCK 4 OF SAID MAP OF SANFORD FARMS AND ALONG THE WEST RIGHT OF WAY OF SOUTH OREGON STREET (A 50 FOOT WIDE ROAD AS IT CURRENTLY EXISTS) FOR A DISTANCE OF 660.50 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF NEVADA AVENUE PER SAID MAP OF SANFORD FARMS, THENCE SOUTH 00° 05' 57" WEST, 1205.51 FEET; THENCE SOUTH 24° 57' 46" WEST ALONG THE WEST LINE OF THE SANFORD GRANT A DISTANCE OF 126.39 FEET; THENCE SOUTH 89° 58' 00" EAST ALONG THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 30 EAST FOR A DISTANCE OF 53.14 FEET; THENCE SOUTH 00° 05' 57" WEST, 523.00 FEET; THENCE NORTH 89° 58' 00" WEST ALONG A LINE 523 FEET SOUTH OF AND PARALLEL TO THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 30 EAST FOR A DISTANCE OF 295.64 FEET; THENCE SOUTH 24° 57' 46" WEST ALONG THE WEST LINE OF SAID SANFORD GRANT FOR A DISTANCE OF 879.01 FEET TO THE POINT OF BEGINNING.
CONTAINING 529.276 ACRES, MORE OR LESS.

AND

LOT 6, BLOCK 6, SANFORD FARMS, AS RECORDED IN PLAT BOOK 1, PAGES 127 AND 128, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
CONTAINING 5.000 ACRES, MORE OR LESS.

AND

THAT PART OF LOT 8, BLOCK 8, AND ADJACENT 15.00 FOOT RIGHT-OF-WAY THEREOF, SANFORD FARMS, AS RECORDED IN PLAT BOOK 1, PAGES 127 AND 128, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

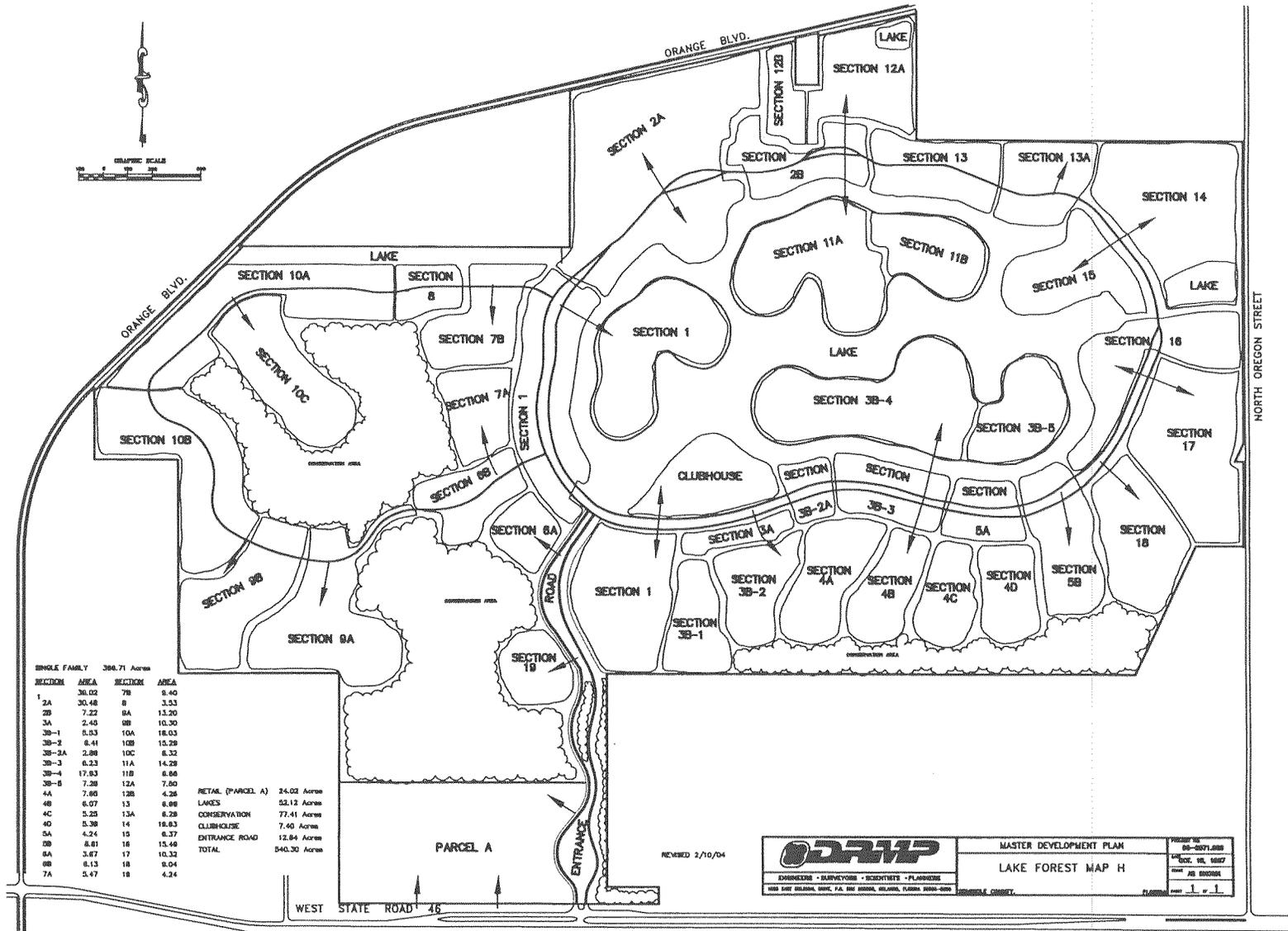
BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 8; THENCE RUN S.89°28'55"E. ALONG THE SOUTH LINE OF SAID LOT 8, AND AN EXTENSION THEREOF 343.92 FEET TO THE CENTER LINE OF SOUTH GEORGIA STREET, OF SAID SANFORD FARMS; THENCE N.00°01'54"E. ALONG SAID CENTER LINE 357.36 FEET; THENCE DEPARTING SAID CENTER LINE RUN N.89°58'06"W. 143.62 FEET; THENCE N.00°04'44"E. 286.98 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ORANGE BOULEVARD (A 50.00 FOOT WIDE RIGHT-OF-WAY AS IT IS NOW ESTABLISHED); THENCE S.76°55'23"W. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 205.39 FEET TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE S.00°04'44"W. ALONG THE WEST LINE OF SAID LOT 8, A DISTANCE OF 594.84 FEET TO THE POINT OF BEGINNING.
CONTAINING 4.019 ACRES, MORE OR LESS.

SUBJECT TO THE EAST 15.00 FEET THEREOF FOR SOUTH GEORGIA STREET RIGHT-OF-WAY.

AND

A PORTION OF LAND LYING WITHIN SECTION 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 3, LAKE FOREST VILLAGE SHOPPES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 89, 90, AND 91 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN SOUTH 00°12'00" WEST ALONG THE WESTERLY BOUNDARY OF SAID LOT 3 A DISTANCE OF 316.25 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE WESTERLY BOUNDARY OF SAID LOT 3: SOUTH 89°56'25" EAST 330.00 FEET; THENCE SOUTH 00°12'00" WEST 264.00 FEET; THENCE NORTH 89°56'25" WEST 330.00 FEET; THENCE RUN NORTH 00°12'00" EAST A DISTANCE OF 264.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 2.000 ACRES, MORE OR LESS.



SINGLE FAMILY 396.71 Acres			
SECTION	AREA	SECTION	AREA
1	36.02	7B	9.40
2A	30.48	8	3.53
2B	7.22	8A	13.20
3A	2.45	8B	10.30
3B-1	5.53	10A	18.03
3B-2	8.41	10B	15.29
3B-2A	2.38	10C	8.33
3B-3	6.23	11A	14.28
3B-4	17.83	11B	6.86
3B-5	7.28	12A	7.80
4A	7.86	12B	4.26
4B	6.07	13	8.88
4C	5.25	13A	6.28
4D	5.38	14	18.83
5A	4.24	15	8.37
5B	8.81	16	15.48
6A	3.87	17	10.32
6B	6.13	18	9.04
7A	5.47	18	4.24

RETAIL (PARCEL A) 24.02 Acres
 LAKES 53.12 Acres
 CONSERVATION 77.41 Acres
 CLUBHOUSE 7.40 Acres
 ENTRANCE ROAD 12.84 Acres
TOTAL 540.30 Acres

PARCEL A

REVISED 2/10/04

 ENGINEERS • SURVEYORS • SCIENTISTS • PLANNERS 180 EAST BAYVIEW BLVD., F.A. BOX 8000, MIAMI, FLORIDA 33139-0800 PH: 305.556.1100 FAX: 305.556.1101	MASTER DEVELOPMENT PLAN LAKE FOREST MAP H	PROJECT NO. 96-0071.000 DATE: 04/01/04 DRAWN BY: JMS CHECKED BY: JMS SCALE: 1" = 1'
	FLORIDA REGISTERED PROFESSIONAL ENGINEER NO. 12487	

EXHIBIT "B"

LEGAL DESCRIPTION
OF 500 ± ACRE PARCEL

The approximately 500-acre parcel lying East of the centerline of the existing logging road located within those portions of the following described parcels of land lying both East of the Wekiva River and West of the Little Wekiva River, all as shown on the diagram labeled as Exhibit "E" attached hereto:

Sections 21 and 22; the Southwest 1/4 of the Southwest 1/4 of Section 15; the Northerly 800 feet of Section 28; and the Northerly 800 feet of the West 1/2 of Section 27; all said parcels located in Township 20 South, Range 29 East, Seminole County, Florida.

LEGAL DESCRIPTION
OF 700 ± ACRE PARCEL

The approximately 700-acre parcel depicted on the diagram labeled as Exhibit "E" attached hereto, more particularly described as follows:

Those portions of the following described parcels of land lying both East of the Wekiva River and West of the Little Wekiva River and West of the centerline of the existing logging road located within said parcels:

Sections 20 and 21; and the Northerly 800 feet of Sections 28 and 29; all said parcels located in Township 20 South, Range 29 East, Seminole County, Florida,

TOGETHER WITH those portions of the following described parcels of land lying both East of the Wekiva River and West of the Little Wekiva River on both sides of said existing logging road, as well as including said logging road:

The West 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 16; and the West 3/4 of Section 16; both said parcels also located in Township 20 South, Range 29 East, Seminole County, Florida.

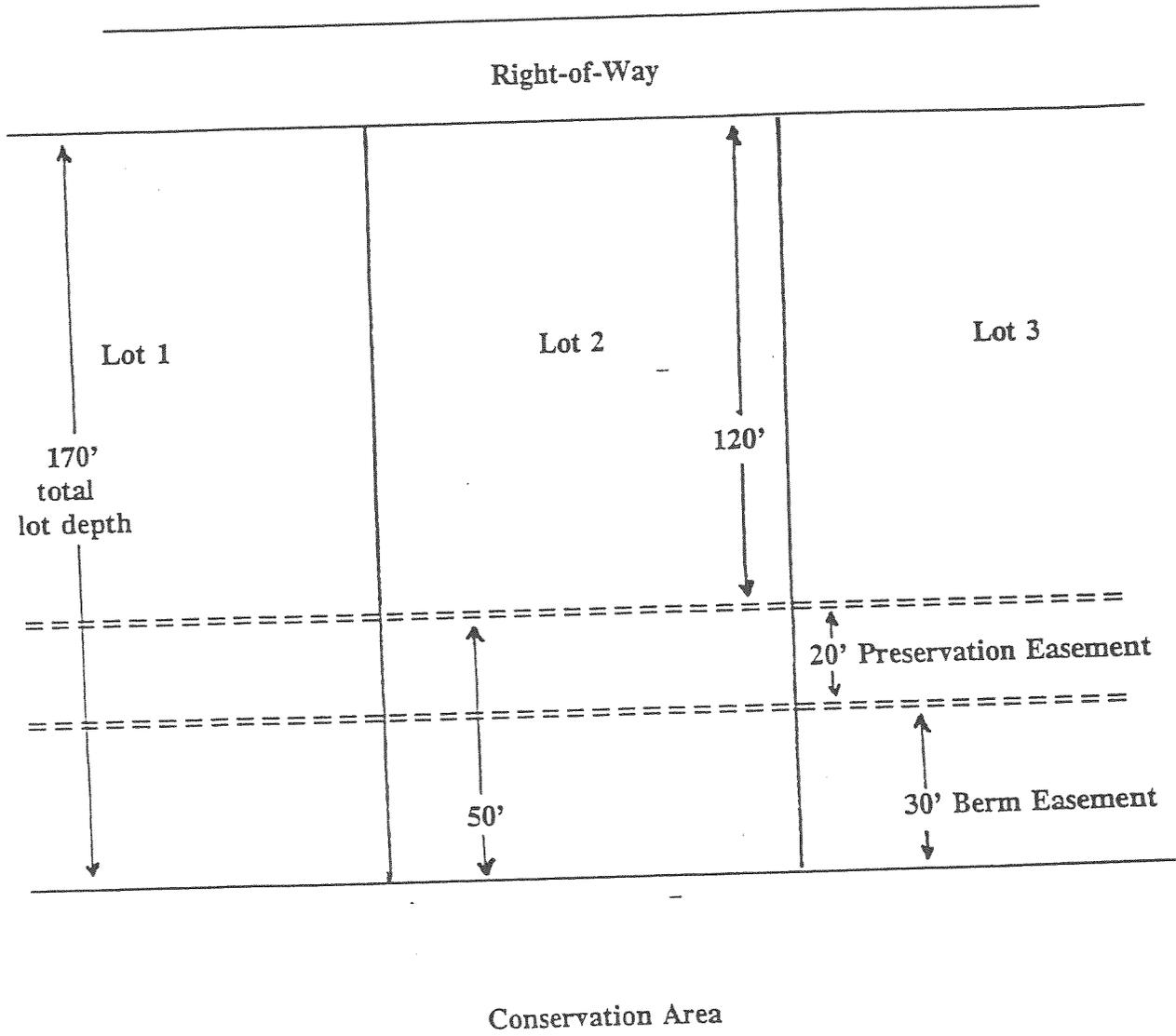
LEGAL DESCRIPTION
OF 1,200 ± ACRE PARCEL

Those portions of the following described parcels of land lying both East of the Wekiva River and West of the Little Wekiva River:

Sections 20, 21 and 22; the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 16; the West 3/4 of Section 16; the Southwest 1/4 of the Southwest 1/4 of Section 15; the Northerly 800 feet of Sections 28 and 29; and the Northerly 800 feet of the West 1/2 of Section 27; all said parcels located in Township 20 South, Range 29 East, Seminole County, Florida.

EXHIBIT "D"

BUFFER/BERM LOCATION (TYPICAL SECTION)



AN ORDINANCE AMENDING THE SEMINOLE COUNTY COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP OF THE SEMINOLE COUNTY COMPREHENSIVE PLAN BY VIRTUE OF A SMALL SCALE LAND USE AMENDMENT; CHANGING THE FUTURE LAND USE DESIGNATION ASSIGNED TO CERTAIN PROPERTIES FROM LOW DENSITY RESIDENTIAL TO PLANNED DEVELOPMENT; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM THE SEMINOLE COUNTY CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Seminole County enacted Ordinance Number 2001-21 which adopted the Vision 2020 Seminole County Comprehensive Plan (“the Plan”); and

WHEREAS, the Board of County Commissioners has followed the procedures set forth in Sections 163.3184 and 163.3187, Florida Statutes, in order to further amend certain provisions of the Plan as set forth herein relating to a Small Scale Development Amendment; and

WHEREAS, the Board of County Commissioners has substantially complied with the procedures set forth in the Implementation Element of the Plan regarding public participation; and

WHEREAS, the Seminole County Land Planning Agency held a Public Hearing, with all required public notice, on May 5, 2004, for the purpose of providing recommendations to the Board of County Commissioners with regard to the Plan amendment set forth herein; and

WHEREAS, the Board of County Commissioners held a Public Hearing on June 8, 2004, with all required public notice for the purpose of hearing and considering the

recommendations and comments of the general public, the Land Planning Agency, other public agencies, and other jurisdictions prior to final action on the Plan amendment set forth herein; and

WHEREAS, the Board of County Commissioners hereby finds that the Plan, as amended by this Ordinance, is internally consistent, is consistent and compliant with the provisions of State law including, but not limited to, Part II, Chapter 163, Florida Statutes, the State Comprehensive Plan, and the Strategic Regional Policy Plan of the East Central Florida Regional Planning Council, based upon the staff report entitled "Lake Forest DRI NOPC, SSLUA, Rezone, and PUD Amendment."

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

Section 1. RECITALS/LEGISLATIVE FINDINGS:

- (a) The above recitals are true and correct in form and include legislative findings which are a material part of this Ordinance.
- (b) The Board of County Commissioners hereby determines that the economic impact statement referred to by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.

Section 2. AMENDMENT TO COUNTY COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION:

- (a) The Future Land Use Element's Future Land Use Map as set forth in Ordinance Number 2001-21, as previously amended, is hereby further amended by amending the future land use designation assigned to the property which is depicted on the Future Land Use Map and further described below:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

<u>Amendment Number</u>	<u>Amendment</u>
02.04SS.01	Amendment from Low Density Residential to Planned Development

(b) The associated rezoning request was completed by means of Ordinance Number 2004-____.

Section 3. SEVERABILITY:

If any provision of this Ordinance or the application to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application and, to this end, the provisions of this Ordinance are declared severable.

Section 4. EXCLUSION FROM COUNTY CODE/CODIFICATION:

(a) It is the intent of the Board of County Commissioners that the provisions of this Ordinance shall not be codified into the Seminole County Code, but that the Code Codifier shall have liberal authority to codify this Ordinance as a separate document or as part of the Land Development Code of Seminole County in accordance with prior directions given to said Code Codifier.

(b) The Code Codifier is hereby granted broad and liberal authority to codify and edit the provisions of the Seminole County Comprehensive Plan, as amended.

Section 5. EFFECTIVE DATE:

(a) A certified copy of this Ordinance shall be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66 and 163.3187, Florida Statutes.

(b) This Ordinance shall take effect upon filing a copy of this Ordinance with the Department of State by the Clerk of the Board of County Commissioners; provided, however, that the effective date of the Plan amendment set forth herein shall be thirty-one (31) days after the date of enactment by the Board of County Commissioners or, if challenged within thirty (30) days of enactment, when a final order is issued by the Florida Department of Community Affairs or the Administration Commission determining that the amendment is in compliance in accordance with Section 163.3184, Florida Statutes, whichever occurs earlier. No development orders, development permits, or land use dependent on an amendment may be issued or commence before an amendment has become effective. If a final order of noncompliance is issued by the Administration Commission, the affected amendment may nevertheless be made effective by the Board of County Commissioners adopting a resolution affirming its effective status, a copy of which resolution shall be provided to the Florida Department of Community Affairs, Bureau of Local Planning, 2555 Shumard Oak Blvd., Tallahassee, Florida 32399-2100 by the Clerk of the Board of County Commissioners.

ENACTED this 8th day of June, 2004.

BOARD OF COUNTY COMMISSIONERS
OF SEMINOLE COUNTY, FLORIDA

By: _____
Daryl G. McLain, Chairman

EXHIBIT A
LEGAL DESCRIPTION

A PORTION OF LAND LYING WITHIN SECTION 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 3, LAKE FOREST VILLAGE SHOPPES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 89, 90, AND 91 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN SOUTH 00°12'00" WEST ALONG THE WESTERLY BOUNDARY OF SAID LOT 3 A DISTANCE OF 316.25 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE WESTERLY BOUNDARY OF SAID LOT 3: SOUTH 89°56'25" EAST 330.00 FEET; THENCE SOUTH 00°12'00" WEST 264.00 FEET; THENCE NORTH 89°56'25" WEST 330.00 FEET; THENCE RUN NORTH 00°12'00" EAST A DISTANCE OF 264.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.000 ACRES, MORE OR LESS.

**ADDENDUM #1 TO THE
FIRST AMENDED COMMITMENTS, CLASSIFICATION,
AND DISTRICT DESCRIPTION
LAKE FOREST PLANNED UNIT DEVELOPMENT**

On January 27, 1998, the Board of County Commissioners adopted the First Amended Commitments, Classification, and District Description for the Lake Forest Planned Unit Development (the "PUD").

Orlando Lake Forest Joint Venture (the "Developer") seeks to add a 2-acre parcel to the PUD thereby bringing the total PUD acreage to 540.30 acres; to include the 2-acre parcel in the retail component of the PUD thereby bringing the total retail acreage to 24.02 acres; and, to accurately describe other acreage totals within the PUD now that determination of jurisdictional limits for the PUD has been finalized.

Seminole County agrees to these requested changes.

The First Amended Commitments, Classification, and District Description for the Lake Forest Planned Unit Development dated January 27, 1998 is hereby amended on June 8, 2004 as follows:

1. Legal Description. The legal description attached as Exhibit "A" of **Section I, LEGAL DESCRIPTION**, is hereby deleted in its entirety, and is replaced with the Revised Exhibit "A" attached hereto.

2. **Section II, CHARACTERISTICS OF DEVELOPMENT**, is hereby deleted in its entirety and in place thereof shall be inserted the following:

<u>LAND USE</u>	<u>ACRES</u>	<u>UNITS</u>	<u>DENSITY/UNITS PER ACRE</u>
Single Family	366.71 ¹	1,016 Maximum	2.8
Retail	24.02 ²		
Lakes	52.12		
Conservation	77.41		
Clubhouse	7.40		
Entrance Road	12.64		
Total	540.30		

1 Includes 3.02 acres of berms/buffer areas

2 The land use permitted in Tract A shall conform to the Seminole County C-1 zoning district.

TOTAL ACREAGE:

Land	488.18 acres
Water	52.12 acres
Gross Residential Density	2.8 DU/acre
Area within 100 Year	122.07 acres, 65.64 of which are contained Flood Plain within the major conservation area or its buffer

3. Section Breakdown. The Lake Forest Parcel Breakdown as set forth in **Section III. TRACT BREAKDOWN**, Exhibit "B," is hereby deleted in its entirety and is replaced with the Revised Exhibit "B" titled "**LAKE FOREST SECTION BREAKDOWN**" and attached hereto.

4. Tracking Chart. The Lake Forest Parcel Tracking Chart Acreage Distribution, as set forth in **Section III, TRACT BREAKDOWN**, Exhibit "C," is hereby deleted in its entirety. This Exhibit is no longer necessary since determination of jurisdictional limits for the PUD has been finalized and correctly depicted on the Lake Forest PUD Master

Development Plan on file in the Seminole County Planning and Development Department and attached as Revised Exhibit "C".

5. Except as expressly amended herein, the First Amended Commitments, Classification, and District Description for the Lake Forest Planned Unit Development shall continue in full force and effect in accordance with the terms set forth therein.

DATED this __ th day of June, 2004.

SEMINOLE COUNTY BOARD OF
COUNTY COMMISSIONERS

By: _____
Daryl G. McLain, Chairman

OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, Orlando Lake Forest Joint Venture, on behalf of itself and its heirs, successors, assigns or 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 this Development Order.

Witness

Richard D. Bavec, Senior Vice President,
Orlando Lake Forest Joint Venture

Print Name

Witness

Print Name

STATE OF FLORIDA)

COUNTY OF SEMINOLE)

I HEREBY CERTIFY The foregoing instrument was acknowledged before me this ____ day of _____, 20___, by Richard D. Bavec, the Senior Vice President of the Orlando Lake Forest Joint Venture on behalf of the corporation who is personally known to me or has produced _____ as identification and did take an oath.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

EXHIBIT "A"

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF SECTIONS 19, 20, 29 AND 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 29, THENCE NORTH 89° 57' 55" WEST ALONG THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 29 FOR A DISTANCE OF 690.23 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE SANFORD GRANT, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN; THENCE CONTINUE NORTH 89° 57' 55" WEST A DISTANCE OF 1938.69 FEET TO THE NORTHWEST CORNER OF SECTION 29; THENCE NORTH 89° 54' 52" WEST ALONG THE NORTH BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 30 FOR A DISTANCE OF 1325.38 FEET; THENCE SOUTH 00° 08' 13" WEST ALONG THE EAST BOUNDARY OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30 FOR A DISTANCE OF 1314.98 FEET; THENCE SOUTH 89° 55' 36" EAST ALONG THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30 FOR A DISTANCE OF 320.00 FEET; THENCE SOUTH 00° 08' 13" WEST, 108.10 FEET; THENCE NORTH 89° 50' 15" WEST ALONG THE NORTH RIGHT OF WAY OF STATE ROAD NO. 46 (PER DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 77030 - 2505) FOR A DISTANCE OF 1976.94 FEET; THENCE NORTH 00° 12' 00" EAST ALONG A LINE BEING PARALLEL TO THE EAST BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 30 FOR A DISTANCE OF 169.76 FEET; THENCE SOUTH 89° 56' 25" EAST, 330.00 FEET; THENCE NORTH 00° 12' 00" EAST ALONG THE EAST BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 30 FOR A DISTANCE OF 264.00 FEET; THENCE NORTH 89° 56' 25" WEST ALONG THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30 FOR A DISTANCE OF 330.00 FEET; THENCE NORTH 00° 12' 00" EAST ALONG A LINE BEING THE WEST BOUNDARY OF THE EAST 330.00 FEET OF THE NORTHWEST 1/4 OF SECTION 30 FOR A DISTANCE OF 986.46 FEET; THENCE NORTH 89° 56' 28" WEST ALONG THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 30 FOR A DISTANCE OF 990.79 FEET; THENCE NORTH 00° 02' 42" WEST ALONG THE OCCUPIED WEST BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19 FOR A DISTANCE OF 1311.07 FEET; THENCE NORTH 89° 59' 40" WEST ALONG THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 FOR A DISTANCE OF 511.09 FEET; THENCE NORTH 00° 05' 58" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19 A DISTANCE OF 443.05 FEET; THENCE

NORTH 45° 26' 05" EAST ALONG A LINE BEING THE SOUTHEASTERLY RIGHT OF WAY OF ORANGE BOULEVARD AS IT PHYSICALLY EXISTS FOR A DISTANCE OF 1255.25 FEET; THENCE SOUTH 89° 59' 43" EAST ALONG THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 19 AND ALONG THE CENTERLINE OF NEVADA AVENUE ACCORDING TO THE MAP OF SANFORD FARMS AS RECORDED IN PLAT BOOK 1, PAGES 127 AND 128 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA FOR A DISTANCE OF 938.51 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF SOUTH DELAWARE STREET;

THENCE SOUTH 89° 59' 43" EAST ALONG SAID CENTERLINE AND ALONG THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 19 FOR A DISTANCE OF 1104.00 FEET; THENCE NORTH 00° 02' 16" EAST ALONG THE CENTERLINE OF AN UNNAMED STREET PER SAID MAP OF SANFORD FARMS FOR A DISTANCE OF 956.27 FEET; THENCE NORTH 76° 55' 23" EAST ALONG THE SOUTHERLY RIGHT OF WAY OF ORANGE BOULEVARD FOR A DISTANCE OF 1230.79 FEET; THENCE SOUTH 00° 04' 44" WEST ALONG THE WEST LINE OF LOT 8, BLOCK 8, OF SAID MAP OF SANFORD FARMS FOR A DISTANCE OF 594.84 FEET; THENCE SOUTH 89° 28' 55" EAST ALONG THE SOUTH LINE OF SAID LOT 8 AND AN EASTERLY EXTENSION THEREOF A DISTANCE OF 343.92 FEET TO THE CENTERLINE OF SOUTH GEORGIA STREET ACCORDING TO THE AFOREDESCRIBED MAP OF SANFORD FARMS; THENCE NORTH 00° 01' 54" EAST ALONG SAID CENTERLINE A DISTANCE OF 677.35 FEET; THENCE NORTH 76° 59' 10" EAST ALONG THE SOUTHERLY RIGHT OF WAY OF ORANGE BOULEVARD FOR A DISTANCE OF 325.43 FEET; THENCE SOUTH 00° 05' 56" WEST ALONG THE EAST BOUNDARY OF LOT 5, BLOCK 6, OF SAID MAP OF SANFORD FARMS FOR A DISTANCE OF 723.89 FEET; THENCE SOUTH 89° 52' 38" EAST ALONG THE SOUTH BOUNDARY OF LOTS 6, 7, 8 AND 9 FOR A DISTANCE OF 1002.72 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF SOUTH INDIANA STREET; THENCE SOUTH 89° 53' 39" EAST ALONG THE NORTH BOUNDARY OF LOTS 4, 3, 2 AND 1, BLOCK 4, OF SAID MAP OF SANFORD FARMS FOR A DISTANCE OF 1295.41 FEET; THENCE SOUTH 00° 04' 16" WEST ALONG THE EAST BOUNDARY OF LOT 1, BLOCK 4 OF SAID MAP OF SANFORD FARMS AND ALONG THE WEST RIGHT OF WAY OF SOUTH OREGON STREET (A 50 FOOT WIDE ROAD AS IT CURRENTLY EXISTS) FOR A DISTANCE OF 660.50 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF NEVADA AVENUE PER SAID MAP OF SANFORD FARMS, THENCE SOUTH 00° 05' 57" WEST, 1205.51 FEET; THENCE SOUTH 24° 57' 46" WEST ALONG THE WEST LINE OF THE SANFORD GRANT A DISTANCE OF 126.39 FEET; THENCE SOUTH 89° 58' 00" EAST ALONG THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 30 EAST FOR A DISTANCE OF 53.14 FEET; THENCE SOUTH 00° 05' 57" WEST, 523.00 FEET; THENCE NORTH 89° 58' 00" WEST ALONG A LINE 523 FEET SOUTH OF AND PARALLEL TO THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 30 EAST FOR A DISTANCE OF 295.64 FEET; THENCE SOUTH 24° 57' 46" WEST ALONG THE WEST

LINE OF SAID SANFORD GRANT FOR A DISTANCE OF 879.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 529.276 ACRES, MORE OR LESS.

AND

LOT 6, BLOCK 6, SANFORD FARMS, AS RECORDED IN PLAT BOOK 1, PAGES 127 AND 128, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

CONTAINING 5.000 ACRES, MORE OR LESS.

AND

THAT PART OF LOT 8, BLOCK 8, AND ADJACENT 15.00 FOOT RIGHT-OF-WAY THEREOF, SANFORD FARMS, AS RECORDED IN PLAT BOOK 1, PAGES 127 AND 128, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 8; THENCE RUN S.89°28'55"E. ALONG THE SOUTH LINE OF SAID LOT 8, AND AN EXTENSION THEREOF 343.92 FEET TO THE CENTER LINE OF SOUTH GEORGIA STREET, OF SAID SANFORD FARMS; THENCE N.00°01'54"E. ALONG SAID CENTER LINE 357.36 FEET; THENCE DEPARTING SAID CENTER LINE RUN N.89°58'06"W. 143.62 FEET; THENCE N.00°04'44"E. 286.98 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ORANGE BOULEVARD (A 50.00 FOOT WIDE RIGHT-OF-WAY AS IT IS NOW ESTABLISHED); THENCE S.76°55'23"W. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 205.39 FEET TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE S.00°04'44"W. ALONG THE WEST LINE OF SAID LOT 8, A DISTANCE OF 594.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.019 ACRES, MORE OR LESS.

SUBJECT TO THE EAST 15.00 FEET THEREOF FOR SOUTH GEORGIA STREET RIGHT-OF-WAY.

AND

A PORTION OF LAND LYING WITHIN SECTION 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 3, LAKE FOREST VILLAGE SHOPPES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 89, 90, AND 91 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN SOUTH 00°12'00" WEST ALONG THE WESTERLY

BOUNDARY OF SAID LOT 3 A DISTANCE OF 316.25 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE WESTERLY BOUNDARY OF SAID LOT 3: SOUTH 89°56'25" EAST 330.00 FEET; THENCE SOUTH 00°12'00" WEST 264.00 FEET; THENCE NORTH 89°56'25" WEST 330.00 FEET; THENCE RUN NORTH 00°12'00" EAST A DISTANCE OF 264.00 FEET TO THE POINT OF BEGINNING.

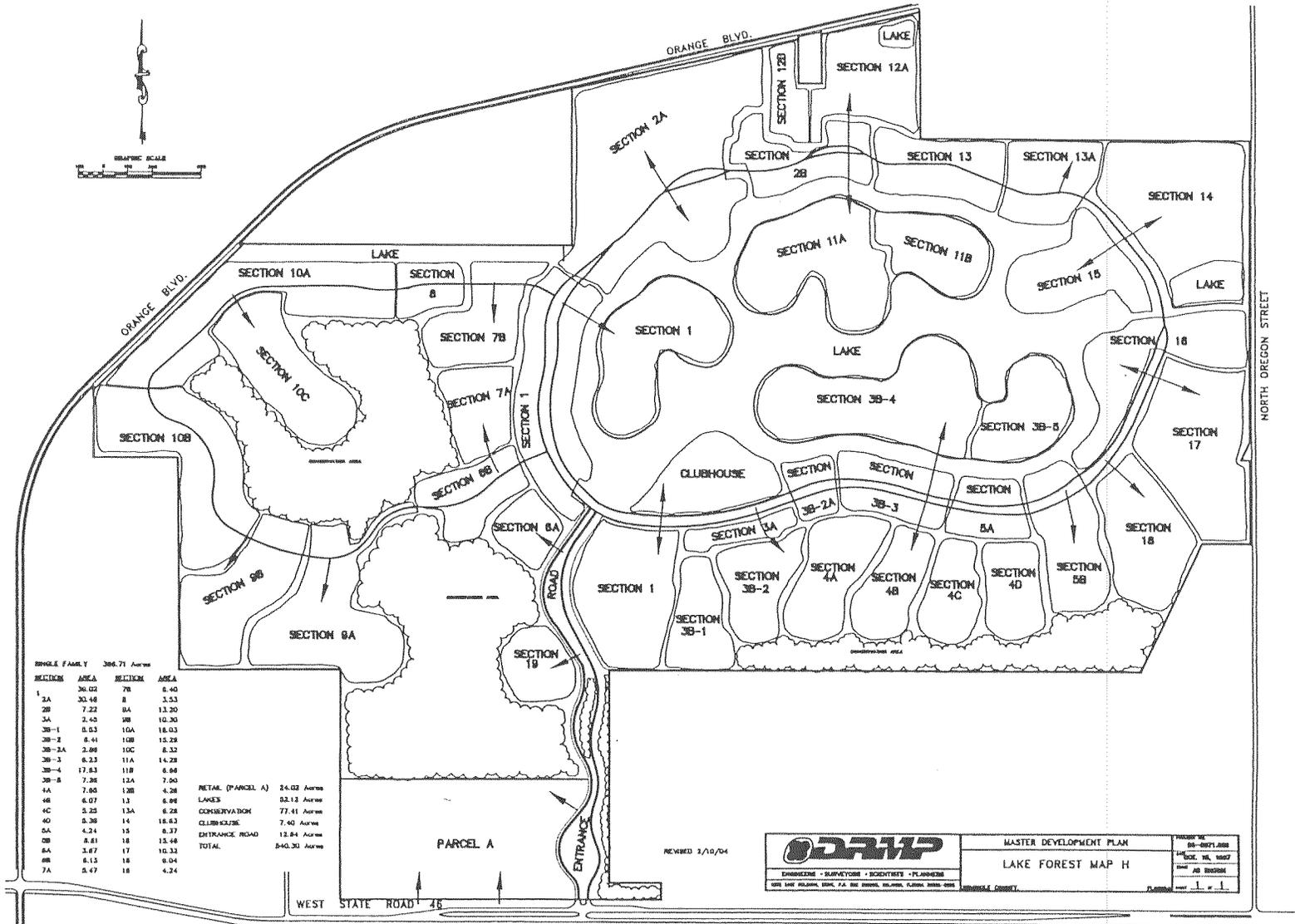
CONTAINING 2.000 ACRES, MORE OR LESS.

EXHIBIT "B"
REVISED

LAKE FOREST SECTION BREAKDOWN

SINGLE FAMILY **366.71**

<u>Section</u>	<u>Acres</u>	<u>Section</u>	<u>Acres</u>
1	39.02	7B	9.40
2A	30.48	8	3.53
2B	7.22	9A	13.20
3A	2.45	9B	10.30
3B-1	5.53	10A	18.03
3B-2	6.41	10B	15.29
3B-2A	2.86	10C	8.32
3B-3	6.23	11A	14.29
3B-4	17.93	11B	6.66
3B-5	7.26	12A	7.50
4A	7.65	12B	4.26
4B	6.07	13	6.69
4C	5.25	13A	6.29
4D	5.38	14	19.63
5A	4.24	15	6.37
5B	8.61	16	15.49
6A	3.67	17	10.32
6B	6.13	18	9.04
7A	5.47	19	4.24
RETAIL (PARCEL A)			24.02
LAKES			52.12
CONSERVATION			77.41
CLUBHOUSE			7.40
ENTRANCE ROAD			12.64
TOTAL			540.30



WHOLE FAMILY 366.71 Acres			
SECTION	AREA	SECTION	AREA
1	36.02	7B	6.40
2A	30.48	8	5.53
2B	7.22	8A	13.20
3A	2.40	9B	10.30
3B-1	0.53	10A	16.03
3B-2	6.41	10B	10.29
3B-3A	2.96	10C	8.32
3B-3	6.23	11A	14.28
3B-4	17.83	11B	6.66
3B-5	7.36	12A	7.90
4A	7.95	12B	4.26
4B	6.07	13	6.96
4C	5.25	13A	6.28
4D	0.36	14	16.63
5A	4.24	15	6.37
5B	6.41	16	15.44
6A	3.67	17	10.32
6B	6.13	18	9.04
7A	5.47	18	4.24

NETAL (PARCEL A)	24.02 Acres
LAKES	52.13 Acres
CONSERVATION	77.41 Acres
CLUBHOUSE	7.40 Acres
ENTRANCE ROAD	12.84 Acres
TOTAL	840.30 Acres

REVISED 2/10/04

	MASTER DEVELOPMENT PLAN	PROJECT NO. 96-0071.000
	LAKE FOREST MAP H	SHEET NO. 0007
ENGINEERING - SURVEYING - SCIENTISTS - PLANNING 1000 SHIP HOLLOW, BOCA RATON, FLORIDA 33433-0001	DEVELOPER [Blank]	PLANNED [Blank]

EXHIBIT "C"
REVISED

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY (LENGTHY LEGAL DESCRIPTIONS ATTACHED AS EXHIBIT A AND EXHIBIT B); ASSIGNING CERTAIN PROPERTY CURRENTLY ASSIGNED THE A-1 ZONING CLASSIFICATION THE PUD ZONING CLASSIFICATION; ASSIGNING CERTAIN PROPERTY CURRENTLY ASSIGNED THE PUD ZONING CLASSIFICATION THE PUD ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

Section 1. LEGISLATIVE FINDINGS.

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the documents titled, "Lake Forest DRI NOPC, SSLUA, Rezone, and PUD Amendment."

(b) The Board hereby determines that the economic impact statement referred to by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.

Section 2. REZONINGS. The zoning classification assigned to the following described property is changed from A-1 to PUD:

SEE ATTACHED EXHIBIT A

The zoning classification assigned to the following described property is changed from PUD to PUD:

SEE ATTACHED EXHIBIT B

Section 3. CODIFICATION. It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall not be codified.

Section 4. SEVERABILITY. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

Section 5. EFFECTIVE DATE. A certified copy of this Ordinance shall be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes, and this Ordinance shall be effective upon filing by the Department.

ENACTED this 8th day of June, 2004.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
Daryl G. McLain
Chairman

**EXHIBIT A
LEGAL DESCRIPTION**

A PORTION OF LAND LYING WITHIN SECTION 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 3, LAKE FOREST VILLAGE SHOPPES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 89, 90, AND 91 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN SOUTH 00°12'00" WEST ALONG THE WESTERLY BOUNDARY OF SAID LOT 3 A DISTANCE OF 316.25 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE WESTERLY BOUNDARY OF SAID LOT 3: SOUTH 89°56'25" EAST 330.00 FEET; THENCE SOUTH 00°12'00" WEST 264.00 FEET; THENCE NORTH 89°56'25" WEST 330.00 FEET; THENCE RUN NORTH 00°12'00" EAST A DISTANCE OF 264.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.000 ACRES, MORE OR LESS.

EXHIBIT B LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF SECTIONS 19, 20, 29 AND 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 29, THENCE NORTH 89° 57' 55" WEST ALONG THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 29 FOR A DISTANCE OF 690.23 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE SANFORD GRANT, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN; THENCE CONTINUE NORTH 89° 57' 55" WEST A DISTANCE OF 1938.69 FEET TO THE NORTHWEST CORNER OF SECTION 29; THENCE NORTH 89° 54' 52" WEST ALONG THE NORTH BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 30 FOR A DISTANCE OF 1325.38 FEET; THENCE SOUTH 00° 08' 13" WEST ALONG THE EAST BOUNDARY OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30 FOR A DISTANCE OF 1314.98 FEET; THENCE SOUTH 89° 55' 36" EAST ALONG THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30 FOR A DISTANCE OF 320.00 FEET; THENCE SOUTH 00° 08' 13" WEST, 108.10 FEET; THENCE NORTH 89° 50' 15" WEST ALONG THE NORTH RIGHT OF WAY OF STATE ROAD NO. 46 (PER DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 77030 - 2505) FOR A DISTANCE OF 1976.94 FEET; THENCE NORTH 00° 12' 00" EAST ALONG A LINE BEING PARALLEL TO THE EAST BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 30 FOR A DISTANCE OF 169.76 FEET; THENCE SOUTH 89° 56' 25" EAST, 330.00 FEET; THENCE NORTH 00° 12' 00" EAST ALONG THE EAST BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 30 FOR A DISTANCE OF 264.00 FEET; THENCE NORTH 89° 56' 25" WEST ALONG THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30 FOR A DISTANCE OF 330.00 FEET; THENCE NORTH 00° 12' 00" EAST ALONG A LINE BEING THE WEST BOUNDARY OF THE EAST 330.00 FEET OF THE NORTHWEST 1/4 OF SECTION 30 FOR A DISTANCE OF 986.46 FEET; THENCE NORTH 89° 56' 28" WEST ALONG THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 30 FOR A DISTANCE OF 990.79 FEET; THENCE NORTH 00° 02' 42" WEST ALONG THE OCCUPIED WEST BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19 FOR A DISTANCE OF 1311.07 FEET; THENCE NORTH 89° 59' 40" WEST ALONG THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 FOR A DISTANCE OF 511.09 FEET; THENCE NORTH 00° 05' 58" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19 A DISTANCE OF 443.05 FEET; THENCE NORTH 45° 26' 05" EAST ALONG A LINE BEING THE SOUTHEASTERLY RIGHT OF WAY OF ORANGE BOULEVARD AS IT PHYSICALLY EXISTS FOR A DISTANCE OF 1255.25 FEET; THENCE SOUTH 89° 59' 43" EAST ALONG THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 19 AND ALONG THE CENTERLINE OF NEVADA AVENUE ACCORDING TO THE MAP OF SANFORD FARMS AS RECORDED IN PLAT BOOK 1, PAGES 127 AND 128 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA FOR A DISTANCE OF 938.51 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF SOUTH DELAWARE STREET; THENCE SOUTH 89° 59' 43" EAST ALONG SAID CENTERLINE AND ALONG THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 19 FOR A DISTANCE OF 1104.00 FEET; THENCE NORTH 00° 02' 16" EAST ALONG THE CENTERLINE OF AN UNNAMED STREET PER SAID MAP OF SANFORD FARMS FOR A DISTANCE OF 956.27 FEET; THENCE NORTH 76° 55' 23" EAST ALONG THE SOUTHERLY RIGHT OF WAY OF ORANGE BOULEVARD FOR A DISTANCE OF 1230.79 FEET; THENCE SOUTH 00° 04' 44" WEST ALONG THE WEST LINE OF LOT 8, BLOCK 8, OF SAID MAP OF SANFORD FARMS FOR A DISTANCE OF 594.84 FEET; THENCE SOUTH 89° 28' 55" EAST ALONG THE SOUTH LINE OF SAID LOT 8 AND AN EASTERLY EXTENSION THEREOF A DISTANCE OF 343.92 FEET TO THE CENTERLINE OF SOUTH GEORGIA STREET ACCORDING TO THE AFOREDESCRIBED MAP OF SANFORD FARMS; THENCE NORTH 00° 01' 54" EAST ALONG SAID CENTERLINE A DISTANCE OF 677.35 FEET; THENCE NORTH 76° 59' 10" EAST ALONG THE SOUTHERLY RIGHT OF WAY OF ORANGE BOULEVARD FOR A DISTANCE OF 325.43 FEET; THENCE SOUTH 00° 05' 56" WEST ALONG THE EAST BOUNDARY OF LOT 5, BLOCK 6, OF SAID MAP OF SANFORD FARMS FOR A DISTANCE OF 723.89 FEET; THENCE SOUTH 89° 52' 38" EAST ALONG THE SOUTH BOUNDARY OF LOTS 6, 7, 8 AND 9 FOR A DISTANCE OF 1002.72 FEET TO A POINT OF

INTERSECTION WITH THE CENTERLINE OF SOUTH INDIANA STREET; THENCE SOUTH 89° 53' 39" EAST ALONG THE NORTH BOUNDARY OF LOTS 4, 3, 2 AND 1, BLOCK 4, OF SAID MAP OF SANFORD FARMS FOR A DISTANCE OF 1295.41 FEET; THENCE SOUTH 00° 04' 16" WEST ALONG THE EAST BOUNDARY OF LOT 1, BLOCK 4 OF SAID MAP OF SANFORD FARMS AND ALONG THE WEST RIGHT OF WAY OF SOUTH OREGON STREET (A 50 FOOT WIDE ROAD AS IT CURRENTLY EXISTS) FOR A DISTANCE OF 660.50 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF NEVADA AVENUE PER SAID MAP OF SANFORD FARMS, THENCE SOUTH 00° 05' 57" WEST, 1205.51 FEET; THENCE SOUTH 24° 57' 46" WEST ALONG THE WEST LINE OF THE SANFORD GRANT A DISTANCE OF 126.39 FEET; THENCE SOUTH 89° 58' 00" EAST ALONG THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 30 EAST FOR A DISTANCE OF 53.14 FEET; THENCE SOUTH 00° 05' 57" WEST, 523.00 FEET; THENCE NORTH 89° 58' 00" WEST ALONG A LINE 523 FEET SOUTH OF AND PARALLEL TO THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 30 EAST FOR A DISTANCE OF 295.64 FEET; THENCE SOUTH 24° 57' 46" WEST ALONG THE WEST LINE OF SAID SANFORD GRANT FOR A DISTANCE OF 879.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 529.276 ACRES, MORE OR LESS.

AND

LOT 6, BLOCK 6, SANFORD FARMS, AS RECORDED IN PLAT BOOK 1, PAGES 127 AND 128, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

CONTAINING 5.000 ACRES, MORE OR LESS.

AND

THAT PART OF LOT 8, BLOCK 8, AND ADJACENT 15.00 FOOT RIGHT-OF-WAY THEREOF, SANFORD FARMS, AS RECORDED IN PLAT BOOK 1, PAGES 127 AND 128, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 8; THENCE RUN S.89°28'55"E. ALONG THE SOUTH LINE OF SAID LOT 8, AND AN EXTENSION THEREOF 343.92 FEET TO THE CENTER LINE OF SOUTH GEORGIA STREET, OF SAID SANFORD FARMS; THENCE N.00°01'54"E. ALONG SAID CENTER LINE 357.36 FEET; THENCE DEPARTING SAID CENTER LINE RUN N.89°58'06"W. 143.62 FEET; THENCE N.00°04'44"E. 286.98 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ORANGE BOULEVARD (A 50.00 FOOT WIDE RIGHT-OF-WAY AS IT IS NOW ESTABLISHED); THENCE S.76°55'23"W. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 205.39 FEET TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE S.00°04'44"W. ALONG THE WEST LINE OF SAID LOT 8, A DISTANCE OF 594.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.019 ACRES, MORE OR LESS.

SUBJECT TO THE EAST 15.00 FEET THEREOF FOR SOUTH GEORGIA STREET RIGHT-OF-WAY.

AND

A PORTION OF LAND LYING WITHIN SECTION 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 3, LAKE FOREST VILLAGE SHOPPES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 89, 90, AND 91 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN SOUTH 00°12'00" WEST ALONG THE WESTERLY BOUNDARY OF SAID LOT 3 A DISTANCE OF 316.25 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE WESTERLY BOUNDARY OF SAID LOT 3: SOUTH 89°56'25" EAST 330.00 FEET; THENCE SOUTH 00°12'00" WEST

264.00 FEET; THENCE NORTH $89^{\circ}56'25''$ WEST 330.00 FEET; THENCE RUN NORTH $00^{\circ}12'00''$ EAST A DISTANCE OF 264.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.000 ACRES, MORE OR LESS.

East Central Florida

REGIONAL
PLANNING
COUNCIL

Chairman
Welton G. Cadwell
Commissioner
Lake County

April 23, 2004

Vice Chairman
Jon B. Rawlson
Governor's Appointee
Orange County

Mr. Matt West
Seminole County Planning
1101 E. First Street
Sanford, FL 32771

Secretary/Treasurer
Michael S. Blake
Commissioner
Tri-County League
of Cities
Winter Springs

RE: Lake Forest Notification of a Proposed Change (NOPC)
ECFRPC #5343

Dear Mr. West: *Matt*

We received the Lake Forest NOPC on February 24, 2004 along with additional information received April 6, 2004 and it is our understanding that the following changes are proposed:

Executive Director
Sandra S. Glenn

*Serving
Brevard, Lake, Orange,
Osceola, Seminole and
Volusia counties.*

1. Add a two acre parcel within the existing Parcel A on the western boundary to form a complete rectangle.
2. Amend the Master Development Plan (Map H) to include the additional two acre parcel.
3. Add a new condition to include language to allow for the conversion of land uses within the project.

We offer the following comments regarding these changes:

631 N. Wymore
Suite 100
Maitland, Florida
32751

Phone
407.623.1075
Fax 407.623.1084

Suncom 334.1075
Suncom Fax
334.1084

Website:
www.ecfrpc.org

- A. The addition of land is presumed to create additional regional impacts pursuant to Section 380.06 (19) (e) 3, Florida Statutes, however this presumption may be rebutted by clear and convincing evidence. Toward this end, the applicant supplied an environmental assessment which successfully rebutted this presumption.
- B. The inclusion of an equivalency matrix is acceptable. The language presented by the applicant on pages 3 and 4 of the additional information dated April 5, 2004 has addressed agency concerns. We request that this language be included in the development order.

It is our opinion that these proposed changes do not result in an automatic substantial deviation determination pursuant to the threshold criteria of

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APR 26 2004

section 380.06(19), Florida Statutes, nor is it expected that it will cause new or increased impacts to regional resources or facilities when considered independently or cumulatively with prior project changes. We therefore do not recommend that this proposal be submitted for additional regional review by this agency.

If you have any questions, please give me or Fred Milch a call at 623-1075, extension 315.

Sincerely,

Fred Milch

for Sandra Glenn
Executive Director

C: Matt West, Seminole County Planning Department
Tony Mathews, Seminole County Planning Department
Beth Potter, FDOT
Marina Pennington, FDCA
Peter Brown, SJRWMD
Miranda Fitzgerald, LDDK&R



STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS

"Dedicated to making Florida a better place to call home"

JEB BUSH
Governor

THADDEUS L. COHEN, AIA
Secretary

April 28, 2004

Mr. Matt West
Seminole County
Department of Planning and Development
1101 East First Street
Sanford, Florida 32771

Re: Notice of Proposed Change for Lake Forest
Development of Regional Impact: (ADA-0686-010)

Dear Mr. West:

The Department of Community Affairs received a Notification of Proposed Change concerning the Lake Forest Development of Regional Impact on February 24, 2004. On April 8, 2004 the Department objected to the proposed change based on the recommendation and review of the East Central Florida Regional Planning Council (ECFRPC), the St. Johns River Water Management District (SJRWMD) and the Florida Department of Transportation (FDOT). The Developer has since revised the Notice of Proposed Change to address the agencies' environmental and transportation concerns.

Based on the revisions made to the original Notice of Proposed Change and the recommendation of the East Central Florida Regional Planning Council (ECFRPC), the St. Johns River Water Management District (SJRWMD) and the Florida Department of Transportation (FDOT), the Department does not object to the proposed change. If you have any questions or comments regarding this matter, please call Jana Z. Williams, Planner at (850) 922-1809.

Sincerely Yours,

Charles Gauthier, AICP
Chief of Comprehensive Planning

CG/jzw

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MAY 03 2004

2555 SHUMARD OAK BOULEVARD • TALLAHASSEE, FLORIDA 32399-2100
Phone: 850.488.8466/Suncom 278.8466 FAX: 850.921.0781/Suncom 291.0781
Internet address: <http://www.dca.state.fl.us>

CRITICAL STATE CONCERN FIELD OFFICE
2796 Overseas Highway, Suite 212
Marathon, FL 33050-2227
(305) 289-2402

COMMUNITY PLANNING
2555 Shumard Oak Boulevard
Tallahassee, FL 32399-2100
(850) 488-2356

EMERGENCY MANAGEMENT
2555 Shumard Oak Boulevard
Tallahassee, FL 32399-2100
(850) 413-9969

HOUSING & COMMUNITY DEVELOPMENT
2555 Shumard Oak Boulevard
Tallahassee, FL 32399-2100
(850) 488-7956

Mr. Matt West
April 28, 2004
Page Two

Enclosures: Department of Community Affairs letter (Dated April 8, 2004)
East Central Florida Regional Planning Council letter (dated, April 23, 2004)
St. Johns River Water Management District letter (dated April 16, 2004)
Florida Department of Transportation letter (dated April 22, 2004)

Cc: Ms. Sandra Glenn, Executive Director, ECFRPC
Mr. Don Fisher, Director, Seminole County Dept. of Planning & Development
Ms. Miranda Fitzgerald, Lowndes, Drosdick, Doster et. al.



Florida Department of Transportation

JEB BUSH
GOVERNOR

JOSE ABREU
SECRETARY

Planning and Public Transportation
133 South Semoran Boulevard
Orlando, Florida 32807

April 22, 2004

Ms. Sandra Glenn, Executive Director
East Central Florida Regional Planning Council
631 North Wymore Road, Suite 100
Maitland, Florida 32751-4246

SUBJECT DRI: LAKE FOREST (fka KINGWOOD) DRI
REPORT NAME: NOTICE OF PROPOSED CHANGE, SUFFICIENCY RESPONSE
REPORT DATE: APRIL 5, 2004
JURISDICTION: SEMINOLE COUNTY
ECFRPC#: 5343

Dear Ms. Glenn:

The Florida Department of Transportation has completed its review of the Lake Forest DRI, Notice of Proposed Change (NOPC), Sufficiency Response letter. The Department has determined that the following state roadways are within the DRI study area:

ROADWAY	FROM:	TO:
<i>I-4</i>	<i>SR 46A/H. E. Thomas Jr. Parkway</i>	<i>US 17/92</i>
SR 46	Lake/Seminole County Line	Airport Boulevard West
US 17/92	Old Deland Road	French Avenue

Note: Bold and *italic* = Florida Intrastate Highway System

The Department has found sufficient the applicant's information contained in the Lake Forest DRI NOPC, Sufficiency Response letter, dated April 5, 2004. The Department does not request any additional information or additional analysis.

We appreciate the opportunity to participate in this review process regarding the Lake Forest DRI NOPC. If you have any further questions, please contact me at your earliest convenience at 407-482-7880 or e-mail at Beth.Potter@dot.state.fl.us.

Sincerely,

Beth R. Potter

Beth R. Potter
Growth Management Coordinator

BRP/
Attachment

C: Ray Eubanks, DCA
Miranda F. Fitzgerald, Lowndes, Drosdick, Doster, et. al.
Rob Magee, FDOT -C/O
Tony Mathews, Seminole County
Fred Milch, ECFRPC
Marina Pennington, DCA
Bob Romig, FDOT-C/O
Matt West, Seminole County



St. Johns River Water Management District

Kirby B. Green III, Executive Director • David W. Fisk, Assistant Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • (386) 329-4500
On the Internet at www.sjrwmd.com.

April 16, 2004

Ms. Sandra S. Glenn
Executive Director
East Central Florida Regional Planning Council
631 N. Wymore, Suite 100
Maitland, FL 32751

Subject: Lake Forest Development of Regional Impact (DRI)
Notice of Proposed Change (NOPC) #5343 – Applicant's Response

Dear Ms. Glenn:

St. Johns River Water Management District (District) staff have reviewed the applicant's response to questions regarding the above-referenced NOPC. In a letter dated March 26, 2004, District staff provided comments regarding the NOPC. The comments were in reference to a proposed development order amendment that would provide a mechanism for converting land uses based on traffic impacts without further amendment of the development order. District staff noted that conversions should only be approved in this process if there is no additional potable water demand or if the potable water demand can be met under the applicable consumptive use permit.

The applicant's response indicates that the proposed development order amendment has been modified to require the developer to provide a 30-day advance notice to the District before County approval of any land use conversion, and to require the County to verify that potable water capacity is available to accommodate the proposed conversion. Based on the applicant's modification of the proposed amendment, District staff have no concerns regarding the NOPC.

We appreciate the opportunity to provide comments. If you have any questions, please contact District Policy Analyst Peter Brown at 386-329-4311/Suncom 860-4311 or pbrown@sjrwmd.com.

Sincerely,

Linda Burnette, Director
Office of Communications and Governmental Affairs

LB/PB

cc: Miranda Fitzgerald, LDDKR
Matt West, Seminole County
Fred Milch, ECFRPC
Marina Pennington, DCA
James Hollingshead, SJRWMD
Jeff Cole, SJRWMD
Liz Johnson, SJRWMD
Nancy Christman, SJRWMD
Beth Wilder, SJRWMD
Peter Brown, SJRWMD

----- GOVERNING BOARD -----

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			Susan N. Hughes JACKSONVILLE

**MINUTES FOR THE SEMINOLE COUNTY
LAND PLANNING AGENCY/PLANNING AND ZONING COMMISSION
MAY 5, 2004
7:00 P.M.**

Members present: Alan Peltz, Ben Tucker, Thomas K. Mahoney, Richard Harris, Walt Eismann, Dudley Bates, and Chris Dorworth

Also present: Matt West, Planning Manager, Jim Potter, Development Review Division, Tina Deater, Senior Planner, Jeff Hopper, Senior Planner, Karen Consalo, Deputy County Attorney, and Candace Lindlaw-Hudson, Senior Staff Assistant.

E. Lake Forest Rezone, Small Scale Land Use Amendment and PUD Major Amendment; Miranda F. Fitzgerald, applicant; Rezone from A-1 (Agriculture) to PUD (Planned Unit Development) and Small Scale Land Use Amendment from LDR (Low Density Residential) to PD (Planned Development) on approximately 2 acres located northeast of the intersection of SR 46 and Henderson Lane; major amendment to the existing Lake Forest PUD (approximately 538.3 acres bounded by Orange Boulevard, SR 46, and Oregon Street) to include the 2-acre parcel. (Z2004-011 and 02-04SS.01)

District 5 - Commissioner McLain
Tina Deater, Senior Planner

Ms. Deater reviewed the request to rezone the 2 acre parcel to PUD (Planned Unit Development) saying that it would be incorporated into an already existing PUD. The request complies with the Vision 2020 Plan and the Land Development Code. Staff recommendation is for approval.

Miranda Fitzgerald of Lowndes, Drosdick law firm represented the applicant. She stated that this application would spread already conferred entitlements to this parcel.

There were no public comments.

Commissioner Mahoney asked how the parcels will be accessed.

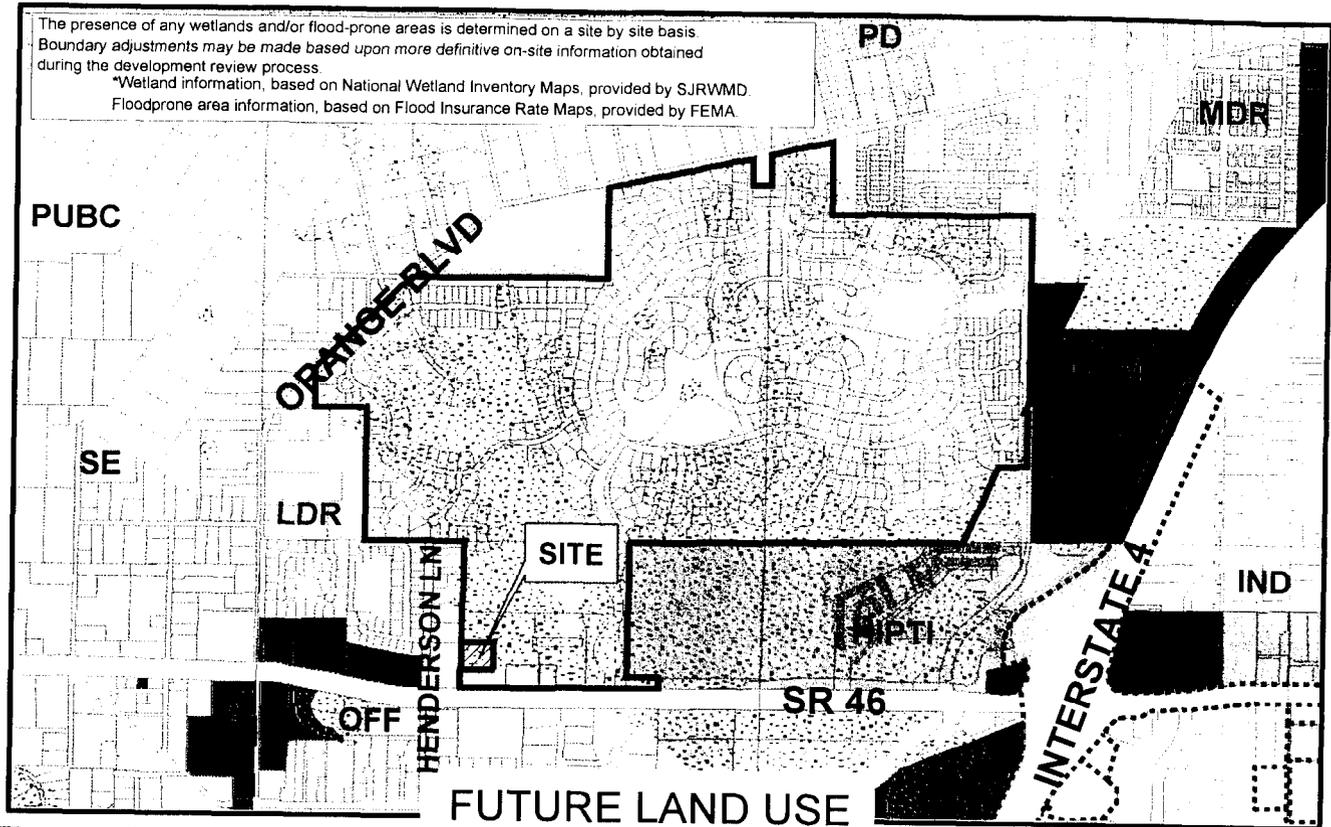
Ms. Fitzgerald stated that the property would be accessed internally, from the existing subdivision.

Commissioner Bates made a motion to recommend approval subject to staff recommendations.

Commissioner Mahoney seconded the motion.

The motion passed unanimously (7 – 0).

The presence of any wetlands and/or flood-prone areas is determined on a site by site basis.
 Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process.
 *Wetland information, based on National Wetland Inventory Maps, provided by SJRWMD.
 Floodprone area information, based on Flood Insurance Rate Maps, provided by FEMA.

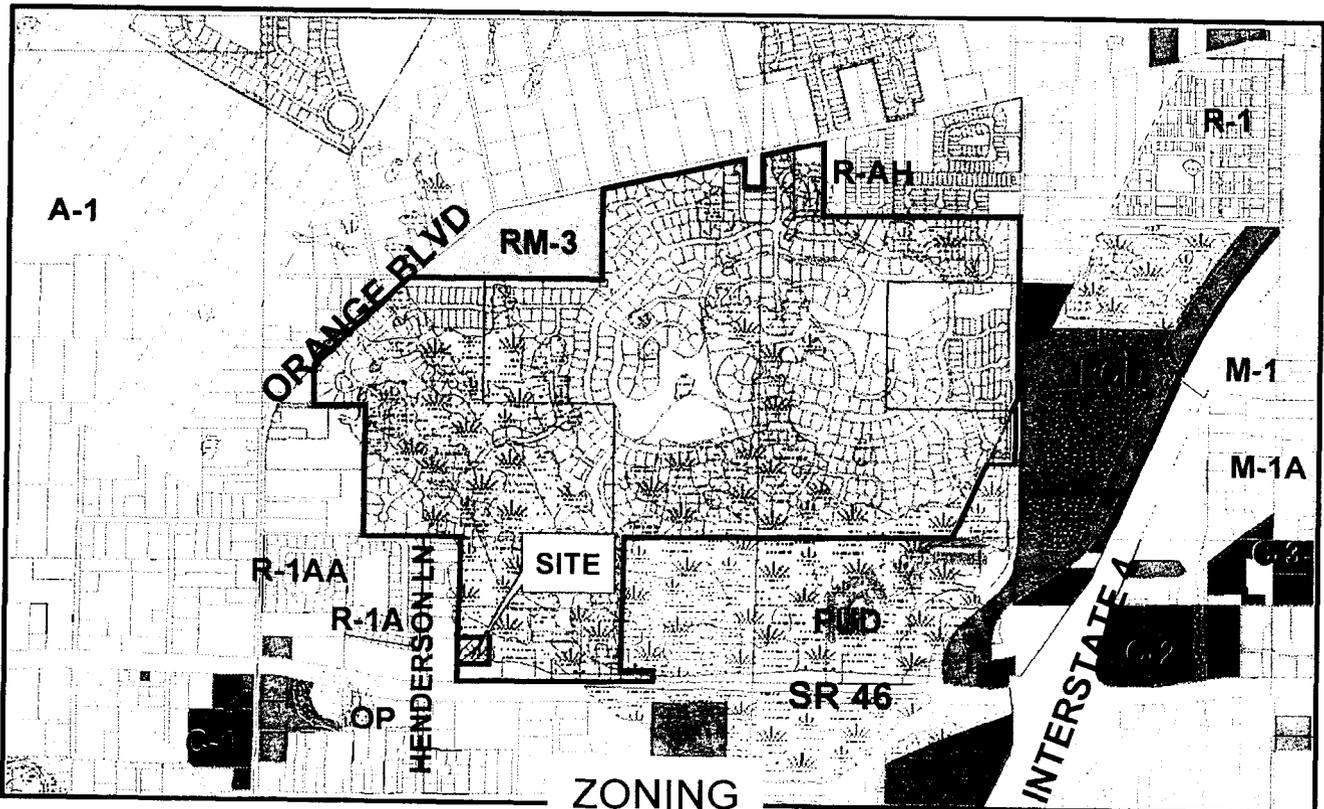


FUTURE LAND USE

Site
 PUD Site
 Municipality
 SE LDR MDR PD OFF COM
 IND HIPTI PUB CONS

Applicant: Miranda F. Fitzgerald
 Physical STR: 30-19-30-300-0040-0000
 Gross Acres: 2 BCC District: 5
 Existing Use: Vacant
 Special Notes: Includes a PUD Amendment and DRI NOPC.

	Amend/ Rezone#	From	To
FLU	02-04SS.01	LDR	PD
Zoning	Z2004-011	A-1/PUD	PUD



ZONING

A-1
 R-1AA
 R-1A
 R-1
 R-AH
 RM-3
 OP
 C-1
 C-2
 C-3
 M-1A
 M-1
 PUD
 PC
 FP-1
 W-1



Amendment No: 02-04SS.01
 From: LDR To: PD
 Rezone No: Z2004-011
 From: A-1/PUD To: PUD

-  Parcel
-  Subject Property
-  Subject Property



February 1999 Color Aerials