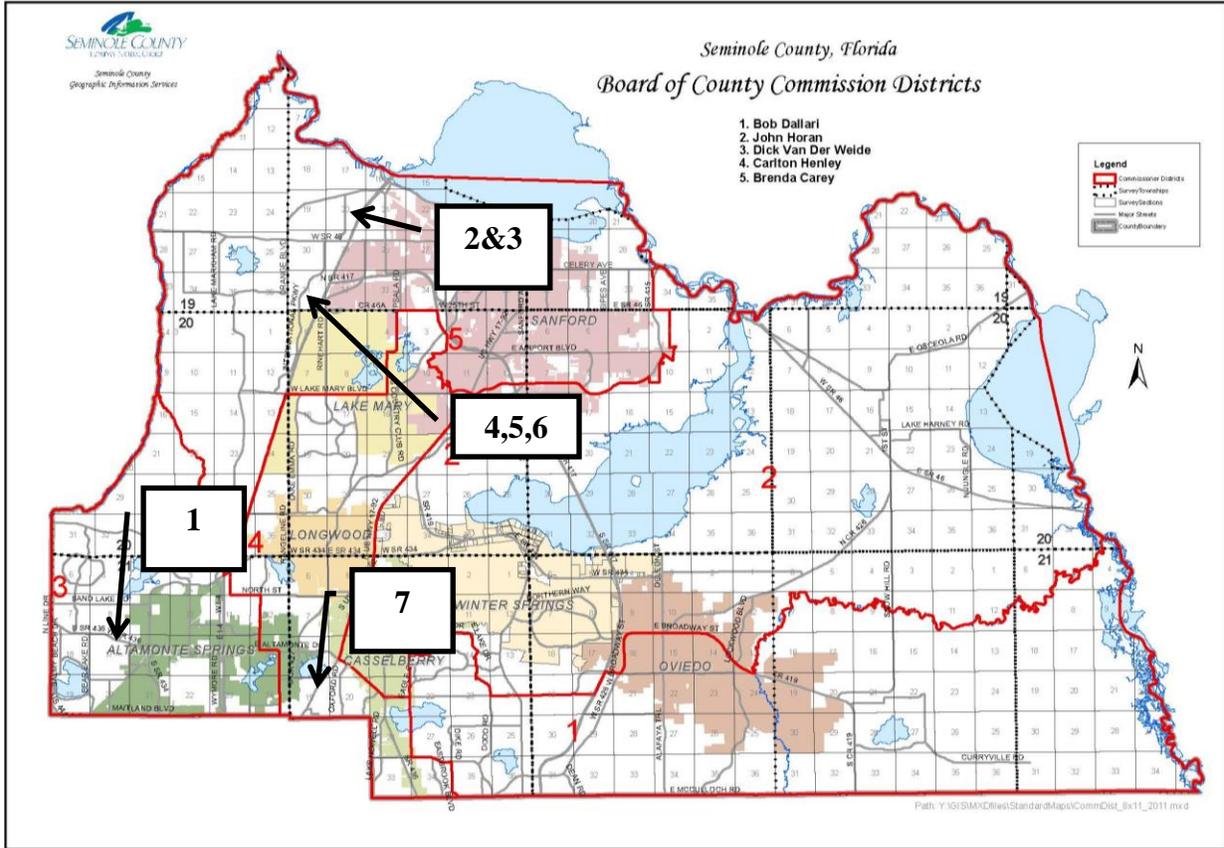


SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET
SANFORD, FLORIDA 32771
(407) 665-7331

www.seminolecountyfl.gov

To: Applicants, Staff and Interested Parties
From: Economic and Community Development Services, Planning & Development Division
Subject: DEVELOPMENT REVIEW COMMITTEE MEETING FOR WEDNESDAY 09/12/2012



County staff and applicants will review the following items on the above date at the time scheduled below. The meeting will be held in **Room #3024** on the third floor of the County Services Building.

ITEM NO: 1	PZ - REZONE (EXCL PUD/PCD)	PROJ NO	12-20000003	TIME	9:00 AM
PROJECT NAME	MCNEIL RD (1324) REZONE	PROJECT MANAGER		BRIAN WALKER (407) 665-7337	
APPLICANT #1	TIRLOCHAN CHEHAL	1324 MCNEIL RD		(407) 322-3003	
APPLICANT #2	DAVID R. AMBROSE	401 TEAGUE MIDDLE SCHOOL DR		(407) 322-3003	
PROJECT DESC	PROPOSED REZONE FROM A-1 TO R-1A				
LOCATION	NORTHSIDE OF MCNEIL RD & EAST OF TEAGUE MIDDLE SCHOOL DR				
PARCEL ID	17-21-29-5BG-0000-042H, 17-21-29-5BG-0000-042B				
BCC DISTRICT	3-VAN DER WEIDE	MEETING CANCELLED AT APPLICANT REQUEST			

ITEM NO: 2	PZ - PUD/PCD	PROJ NO	12-20500012	TIME	9:20 AM
PROJECT NAME	LAKE FOREST PUD MAJOR AMENDMENT	PROJECT MANAGER		BRIAN WALKER	(407) 665-7337
APPLICANT	NW 46 LTD & YOUNDERIAN JEROME	600 E COLONIAL DR STE 100		(407) 423-7600	
CONSULTANT	MADDEN, MOORHEAD & GLUNT	DAVID STOKES		(407) 629-8330	
PROJECT DESC	PUD MAJOR AMENDMENT TO REMOVE LAND AREA FROM THE PUD AND MAINTAIN PREVIOUSLY APPROVED DENSITY				
LOCATION	EASTSIDE OF NORTH OREGON APPROXIMATELY 3/4 MILE NORTH OF WEST SR 46				
PARCEL ID	20-19-30-300-0040-0000				
BCC DISTRICT	5-CAREY				

ITEM NO: 3	PZ - PUD/PCD	PROJ NO	12-20500013	TIME	9:40 AM
PROJECT NAME	SILVERLEAF PARK PUD MAJOR AMENDMENT	PROJECT MANAGER		BRIAN WALKER	(407) 665-7337
APPLICANT	K B HOME ORLANDO	GEORGE GLANCE		(407) 587-3497	
PROJECT DESC	PROPOSED PUD MAJOR AMENDMENT FOR 114 LOTS ON 28.25 ACRES ZONED PUD				
LOCATION	EASTSIDE OF OREGON ST & NORTH OF SR 46				
PARCEL ID	20-19-30-300-004F-0000				
BCC DISTRICT	5-CAREY				

Note: The following meetings are being heard as one group from 10:00AM to 10:40AM

ITEM NO: 4	DRI DEVELOPMENT OF REGIONAL IMPACT	PROJ NO	12-00800001	TIME	10:00 AM
PROJECT NAME	COLONIAL TOWN PARK AKA MOREYA PROPERTY-	PROJECT MANAGER		JOY WILLIAMS	(407) 665-7399
APPLICANT	KEN WRIGHT	SHUTTS & BOWEN LLP		(407) 423-3200	
PROJECT DESC	PROPOSED REVISING BOUNDARIES OF COLONIAL TOWN PARK DRI TO EXCLUDE A PORTION OF LOT 9				
LOCATION	NORTHWEST CORNER OF I-4 AND SR 46A				
PARCEL ID	31-19-30-509-0000-0090				
BCC DISTRICT	5-CAREY				

ITEM NO: 5	PZ - PUD/PCD	PROJ NO	12-20500015	TIME	10:00 AM
PROJECT NAME	COLONIAL TOWN PARK - PUD/PCD MAJOR AMEND	PROJECT MANAGER		JOY WILLIAMS (407) 665-7399	
APPLICANT	COLONIAL TOWN PARK	300 S ORANGE AVE		(407) 423-3200	
PROJECT DESC	PROPOSED REVISING BOUNDARIES OF COLONIAL TOWN PARK PUD TO EXCLUDE A PORTION OF LOT.9				
LOCATION	NORTHWEST CORNER OF THE COLONIAL PARK PUD PROPERTY				
PARCEL ID	31-19-30-509-0000-0090				
BCC DISTRICT	5-Carey				

ITEM NO: 6	PZ - PUD/PCD	PROJ NO	12-20500014	TIME	10:00 AM
PROJECT NAME	COLONIAL VILLAGE AT TOWNPARK (AKA MOREYA	PROJECT MANAGER		JOY WILLIAMS	(407) 665-7399
APPLICANT	NICOLE STALDER & SCOTT STEARNS	520 S MAGNOLIA AVE		(407) 843-5120	
PROJECT DESC	REZONE FROM A-1/PUD TO PUD MIXED USE - MULTI-FAMILY & COMMERCIAL ON 25.21 ACRES				
LOCATION	EAST SIDE OF INT'L PKWY, WEST/SOUTH OF SR 417				
PARCEL ID	31-19-30-300-0010-0000				
BCC DISTRICT	5-CAREY				

ITEM NO: 7	DR - SITE PLAN	PROJ NO	12-06000055	TIME	10:40 AM
PROJECT NAME	GARDEN PARK MULTI-FAMILY - SITE PLAN	PROJECT MANAGER		JOY WILLIAMS	(407) 665-7399
APPLICANT	GARDEN GROVE APTS, LTD	700 W. MORSE BLVD, STE 220		(407) 744-1866	
CONSULTANT	DAVID A. STOKES, P.E.	431 E. HORATIO AVE., STE 260		(407) 629-8330	
PROJECT DESC	PROPOSED SITE PLAN FOR 120 UNIT MULTI-FAMILY DEVELOPMENT FOR SENIORS ZONED PUD				
LOCATION	WEST SIDE OF 17-92, JUST NORTH OF OBRIEN RD				
PARCEL ID	19-21-30-300-0320-0000				
BCC DISTRICT	4-HENLEY				

Notice to Applicant: A copy of the staff comments and recommendations will be faxed to the applicant and the consultant **by 12:00 noon on the Tuesday before the scheduled meeting.** If you have any questions, please contact the Planning and Development Division at (407) 665-7331. **If you intend to have an attorney present, please notify your project manager before meeting date.**

After review of the comments, the applicant may not need to meet with the staff in a group. If so, please contact the Planning and Development Division so the agenda may be adjusted accordingly.

Thank you.

12-2000000

3

SEMINOLE COUNTY GROWTH MANAGEMENT DEPARTMENT

RECEIVED AUG 07 2012



PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET ROOM 2028
SANFORD, FL 32771
(407) 665-7441 PHONE
(407) 665-7385 FAX

APPL # Z2012-019
PROJ # 12-20000003
FLUA #

APPLICATION TO THE SEMINOLE COUNTY PLANNING & ZONING COMMISSION / LOCAL PLANNING AGENCY AND BOARD OF COMMISSIONERS

Applications to the Seminole County Planning & Zoning Commission / Local Planning Agency and Board of County Commissioners shall include all applicable items listed in the Application Submittal Checklist. No application will be scheduled for Development Review Committee (DRC) consideration until a complete application (including all information requested below) has been received by the Growth Management Department, Planning & Development Division.

APPLICATION SUBMITTAL CHECKLIST: **THIS BOX FOR STAFF USE ONLY**
[] COPY OF PRE-APPLICATION REVIEW INFORMATION, IF APPLICABLE
[] PROPERTY OWNER PRINTOUT FROM PROPERTY APPRAISER'S WEBSITE
[] PROPERTY OWNER'S AUTHORIZATION FORM (ADDITIONAL DOCUMENTATION REQUIRED IF OWNER IS A TRUST OR CORPORATION)
[] OWNERSHIP DISCLOSURE FORM
N/A SCHOOL IMPACT ANALYSIS (CONTACT SCHOOL BOARD FOR APPLICATION)
[] CONCURRENCY APPLICATION/DEFERRAL AFFIDAVIT AND FEE IF REQUIRED \$ (Deferred)
[] BOUNDARY SURVEY (2 COPIES)
[] ELECTRONIC LEGAL DESCRIPTION IN DIGITAL WORD FORMAT (COMPACT DISK OR EMAIL ONLY)
N/A PUD/PCD FINAL MASTER/SITE PLAN REQUIRES A DRAFT DCA IN DIGITAL WORD FORMAT (COMPACT DISK OR EMAIL ONLY)
N/A REZONING TO PUD, PCD, OP, RP, RM-2, RM-3, R-3, R-3A, R-4 AND MYRTLE STREET CONSERVATION VILLAGE REQUIRES 16 FULL-SIZE SETS OF SITE PLANS OR MASTER PLANS AND AN 11" X 17" PDF FILE (COMPACT DISK OR EMAIL ONLY)
[] APPLICATION FEE \$ 1,550.00
SIGNATURE OF STAFF PROJECT MANAGER CERTIFYING THAT THE APPLICATION IS SUFFICIENT

APPLICATION TYPE - PLEASE CHECK ALL THAT APPLY

- [] LARGE SCALE FUTURE LAND USE AMENDMENT (LSFLUA) FROM: TO:
[] SMALL SCALE FUTURE LAND USE AMENDMENT (SSFLUA) FROM: TO:
[] PLANNED DEVELOPMENT AMENDMENT TO EXISTING PD (LS/SSFLUA) FROM: TO:

[NOTE: ATTACHMENT "A" AND ALL SUPPORT MATERIALS MUST BE SUBMITTED FOR LAND USE AMENDMENTS ABOVE]

- [] REZONING (WITHOUT SITE PLAN) FROM: A-1 TO: R1A
[] REZONING TO PUD, PCD, OP, RP, RM-2, RM-3, R-3, R-3A, or R-4 FROM: TO:
[] PUD/PCD MAJOR AMENDMENT
[] PUD/PCD MINOR AMENDMENT
[] PUD FINAL MASTER PLAN
[] DEVELOPMENT OF REGIONAL IMPACT NOPC
[] MYRTLE STREET CONSERVATION VILLAGE

3110112 1cr Urban Warner,
 Process both applications
 under one project #12-20000003

PROPERTY OWNER / AUTHORIZED AGENT INFORMATION		
	PROPERTY OWNER	AUTHORIZED AGENT *
NAME	DAVID R. AMBROSE	
IF THE OWNER IS A CORPORATION OR TRUST, GIVE THE <u>NAME AND TITLE</u> OF THE PERSON WHO CAN LEGALLY SIGN ON BEHALF OF THE CORPORATION AND PROVIDE DOCUMENTATION THAT THEY HAVE LEGAL AUTHORITY :		
ADDRESS	401 TEAGUE MIDDLE SCHOOL DRIVE ALT. SPQS, FL 32714	
PHONE 1	407-322-3003	
PHONE 2		
FAX	407-322-3505	
E-MAIL	shivona@principallaw.net	
If you have a consultant that is not listed on the application and you would like us to contact them directly and give them the DRC comments, provide their contact information on a separate sheet, otherwise any questions and/or comments will be directed to the property owner or authorized agent listed above.		

* Proof of property owner's authorization is required with submittal if signed by authorized agent.

NAME AND PHONE NUMBER OF PERSON WHO WILL POST PLACARD T. S. CHEHAL, 407-928-5665

PROJECT INFORMATION	
PROJECT NAME	MCFEIL ROAD REZONE
SITE ADDRESS	401 TEAGUE MIDDLE SCHOOL DRIVE ALT. SPQS, FL 32714
BCC DISTRICT	3-Van Der Weide Ⓞ
EXISTING USE(S)	A-1 Ⓞ RESIDENTIAL - SINGLE FAMILY
PROPOSED USE(S)	R-1A Ⓞ RESIDENTIAL - SINGLE FAMILY
PROPERTY ID NUMBER(S)	17-21-29-5B9-0000-042B
SIZE OF PROPERTY	.38 acres
GENERAL LOCATION	North side of McNeil Rd East of Teague Middle School
SOURCE OF WATER	WELL } GIS shows Seminole Co.
SOURCE OF SEWER	SEPTIC } Utilities Ⓞ
RECLAIM PROVIDER	NO RECLAIM WATER

CONCURRENCY REVIEW MANAGEMENT SYSTEM (PLEASE CHECK ONE)

I elect to defer the Concurrency Review that is required by Chapter 163, Florida Statutes, per Seminole County's Comprehensive Plan for the above listed property until a point as late as Site Plan and/or Final Engineering submittals for this proposed development plan. I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future. PCD Final Site Plan/PCD Final Site Plan Amendment may not defer.

I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past (two years) as identified below: (Please attach a copy of the Certificate of Vesting or Test Notice.)

<u>TYPE OF CERTIFICATE:</u>	<u>CERTIFICATE NUMBER:</u>	<u>DATE ISSUED:</u>
VESTING:	CV- _____	_____
TEST NOTICE:	_____	_____

Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the development order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.

By my signature hereto, I do hereby certify that the information contained in this application is true and correct to the best of my knowledge, and understand that deliberate misrepresentation of such information may be grounds for denial or reversal of this application and / or revocation of any approval based upon this application.

I hereby authorize County staff to enter upon the subject property at any reasonable time for the purposes of investigating and reviewing this request. I also hereby agree to place a public notice sign (placard) on the subject property at a location(s) to be determined by County staff.

I further acknowledge that Seminole County may not defend any challenge to my proposed future land use amendment / rezoning and related development approvals, and that it may be my sole obligation to defend any and all actions and approvals, which authorize the use or development of the subject property. Submission of this form initiates a process and does not imply approval by Seminole County or any of its boards, commissions or staff.

I further acknowledge that I have read the information contained in this application form pertaining to proposed amendments to the official zoning map, official Future Land Use map, and / or comprehensive plan and have had sufficient opportunity to inquire with regard to matters set forth therein and, accordingly, fully understand all applicable procedures and matters relating to this application.

I hereby represent that I have the lawful right and authority to file this application.

David R. Ambrose 8/1/12
 SIGNATURE OF AUTHORIZED APPLICANT* DATE

* Proof of property owner's authorization is required with submittal if signed by someone other than the property owner.

David R. Ambrose
 PRINT OR TYPE NAME

**SEMINOLE COUNTY APPLICANT AUTHORIZATION FORM
(ORIGINAL ONLY)**

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchaser (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I DAVID R. AMBROSE, the fee simple owner of the following
(Owner's Name)
described property (Provide Legal Description or Tax Parcel ID Number(s)) 17-21-29-5B6-0000-042B

hereby affirm that DAVID R. AMBROSE is hereby designated to act as my / our
authorized agent for the filing of the attached application for: REZONING

CIRCLE ONE: *Development Plan; Special Exception; Variance; Vacate; Special Event Permit; Temporary Use Permit; Arbor Permit.*

and make binding statements and commitments regarding the request.

David R. Ambrose
Owner's Signature

I certify that I have examined the application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments and fees become part of the Official Records of Seminole County, Florida and are not returnable.

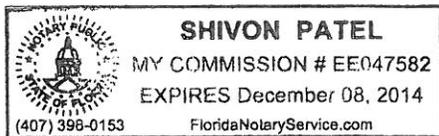
SWORN TO AND SUBSCRIBED before me this 1st day of Aug., 2012.

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared David Ambrose, who is personally known to me or who has produced _____ as identification and who executed the foregoing instrument and sworn an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 1st day of August, 2012.

Shivon Patel
Notary Public in and for the County and State
Aforementioned

My Commission Expires: 12/8/14



SEMINOLE COUNTY
APPLICATION & AFFIDAVIT

Ownership Disclosure Form

The owner of the real property associated with this application is a (check one)

- Individual Corporation Land Trust
 Limited Liability Company Partnership
 Other (describe): _____

1. List all **natural persons** who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER
DAVID R. AMBROSE	401 TEAGUE MIDDLE SCHOOL DRIVE Alt. Spgs, FL 32714	407-322-3003

(Use additional sheets for more space.)

2. For each **corporation**, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

3. In the case of a **trust**, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above.

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

4. For **partnerships**, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

5. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: _____

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

6. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

Date of Contract: _____

Please specify any contingency clause related to the outcome of the consideration of the application.

6. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
7. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject rezone, future land use amendment, special exception, or variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein.

8/1/12
Date

David R. Ambrose
Owner, Agent, Applicant Signature

STATE OF FLORIDA
COUNTY OF SEMINOLE

Sworn to (or affirmed) and subscribed before me this 1st day of August, 2012 by David R. Ambrose

Shivon Patel
Signature of Notary Public

Print, Type or Stamp Name of Notary Public

Personally Known OR Produced Identification _____
Type of Identification Produced _____



For Use by Planning & Development Staff

Date: _____ Application Number: _____



Parcel: 17-21-29-5BG-0000-042B

Owner: AMBROSE DAVID R

Property Address: 401 YEAGUE MIDDLE SCHOOL DR ALTAMONTE SPRINGS, FL 32714

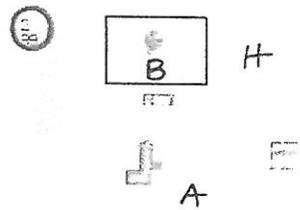
< Back < Previous Parcel Next Parcel > Save Layout Reset Layout New Search

Parcel: 17-21-29-5BG-0000-042B

Value Summary

Property Address: 401 YEAGUE MIDDLE SCHOOL DR
 Owner: AMBROSE DAVID R
 Mailing: 401 YEAGUE MIDDLE SCHOOL DR
 ALTAMONTE SPRINGS, FL 32714
 Subdivision Name: MC NEILS ORANGE VILLA
 Tax District: 01-COUNTY-TX DIST 1
 Exemptions:
 DOR Use Code: 01-SINGLE FAMILY

	2012 Working Values	2011 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$62,454	\$66,803
Depreciated EXFT Value		
Land Value (Market)	\$38,000	\$38,000
Land Value Ag		
<u>Just/Market Value **</u>	\$100,484	\$104,803
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
Assessed Value	\$100,484	\$104,803



Tax Amount without SCH: \$1,629
 2011 Tax Bill Amount: \$1,629
 Tax Estimator
 Save Our Homes Savings: \$0
 Does NOT INCLUDE Non Ad Valorem Assessments

Map Aerial Both Footprint + - Extents Center
 Larger Map Dual Map View - External

Legal Description

LEG 5 165 FT OF N 420 FT OF W 156.2 FT OF LOT 42 MC NEILS ORANGE VILLA PB 2 PG 99

Tax Details

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$100,484	\$0	\$100,484
Schools	\$100,484	\$0	\$100,484
Fire	\$100,484	\$0	\$100,484
Road District	\$100,484	\$0	\$100,484
SJWM (Saint Johns Water Management)	\$100,484	\$0	\$100,484
County Bonds	\$100,484	\$0	\$100,484

Sales

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
WARRANTY DEED	01/2012	07707	0535	\$37,000	Improved	Yes
WARRANTY DEED	08/2005	05880	1888	\$85,000	Improved	Yes
WARRANTY DEED	12/1998	03567	0127	\$78,900	Improved	Yes
SPECIAL WARRANTY DEED	08/1994	02820	1817	\$45,000	Improved	No
PROBATE RECORDS	08/1992	02465	0979	\$100	Improved	No
WARRANTY DEED	01/1975	01044	1946	\$100	Improved	No

Find Comparable Sales within this Subdivision

Land

Method	Frontage	Depth	Units	Unit Price	Land Value
ACREAGE			1.000	100,000.00	\$38,000

Building Information

#	Description	Year Built	Fixtures	Base Area	Total SF	Heated SF	Ext Wall	Adj Value	Repl Value	Appenages								
1	SINGLE FAMILY	1959	5	1,816.00	2,167.00	2,068.00	CONC BLOCK	\$62,484	\$94,315	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>UTILITY UNFINISHED</td> <td>80</td> </tr> <tr> <td>BASE SEMI FINISHED</td> <td>252</td> </tr> <tr> <td>OPEN PORCH UNFINISHED</td> <td>39</td> </tr> </tbody> </table>	Description	Area	UTILITY UNFINISHED	80	BASE SEMI FINISHED	252	OPEN PORCH UNFINISHED	39
Description	Area																	
UTILITY UNFINISHED	80																	
BASE SEMI FINISHED	252																	
OPEN PORCH UNFINISHED	39																	

Permits

Permit #	Type	Agency	Amount	CO Date	Permit Date
00939	Addition - Residential	County	\$4,711		01/27/2006
11703	Addition - Residential	County	\$8,989		10/17/2003

Extra Features

Description	Year Blt	Units	Value	Cost New

[< Back](#)
[< Previous Parcel](#)
[Next Parcel >](#)
[Save Layout](#)
[Reset Layout](#)
[New Search](#)

PROPERTY OWNER / AUTHORIZED AGENT INFORMATION

	PROPERTY OWNER	AUTHORIZED AGENT *
NAME	TIRLOCHAN CHEHAL	
IF THE OWNER IS A CORPORATION OR TRUST, GIVE THE <u>NAME AND TITLE</u> OF THE PERSON WHO CAN LEGALLY SIGN ON BEHALF OF THE CORPORATION AND PROVIDE DOCUMENTATION THAT THEY HAVE LEGAL AUTHORITY :		
ADDRESS	1324 MCNEIL ROAD Alt. Spgs, FL 32714	
PHONE 1	407.322.3003	
PHONE 2		
FAX	407.322.3605	
E-MAIL	shivona@principallaw.net	
If you have a consultant that is not listed on the application and you would like us to contact them directly and give them the DRC comments, provide their contact information on a separate sheet, otherwise any questions and/or comments will be directed to the property owner or authorized agent listed above.		

* Proof of property owner's authorization is required with submittal if signed by authorized agent.

NAME AND PHONE NUMBER OF PERSON WHO WILL POST PLACARD T.S. CHEHAL: 407.928.5665

PROJECT INFORMATION

PROJECT NAME	MCNEIL ROAD REZONE
SITE ADDRESS	1324 MCNEIL ROAD Alt. Spgs, FL 32714
BCC DISTRICT	3 Van Der Weide <input checked="" type="checkbox"/>
EXISTING USE(S)	A-1 <input checked="" type="checkbox"/> RESIDENTIAL - SINGLE FAMILY
PROPOSED USE(S)	R-1A <input checked="" type="checkbox"/> RESIDENTIAL - SINGLE FAMILY
PROPERTY ID NUMBER(S)	17-21-29-5B9-0000-042H
SIZE OF PROPERTY	.51 acres
GENERAL LOCATION	North Side of McNeil Rd, East of Teague Middle School
SOURCE OF WATER	SEMINOLE COUNTY <input checked="" type="checkbox"/>
SOURCE OF SEWER	SEMINOLE COUNTY <input checked="" type="checkbox"/>
RECLAIM PROVIDER	NO RECLAIM WATER

Phone ATT
Progress EGY

CONCURRENCY REVIEW MANAGEMENT SYSTEM (PLEASE CHECK ONE)

✓	I elect to defer the Concurrency Review that is required by Chapter 163, Florida Statutes, per Seminole County's Comprehensive Plan for the above listed property until a point as late as Site Plan and/or Final Engineering submittals for this proposed development plan. I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future. PCD Final Site Plan/PCD Final Site Plan Amendment may not defer.	
	I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past (two years) as identified below: (Please attach a copy of the Certificate of Vesting or Test Notice.)	
<u>TYPE OF CERTIFICATE:</u>	<u>CERTIFICATE NUMBER:</u>	<u>DATE ISSUED:</u>
VESTING:	CV- _____	_____
TEST NOTICE:	_____	_____
Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the development order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.		

By my signature hereto, I do hereby certify that the information contained in this application is true and correct to the best of my knowledge, and understand that deliberate misrepresentation of such information may be grounds for denial or reversal of this application and / or revocation of any approval based upon this application.

I hereby authorize County staff to enter upon the subject property at any reasonable time for the purposes of investigating and reviewing this request. I also hereby agree to place a public notice sign (placard) on the subject property at a location(s) to be determined by County staff.

I further acknowledge that Seminole County may not defend any challenge to my proposed future land use amendment / rezoning and related development approvals, and that it may be my sole obligation to defend any and all actions and approvals, which authorize the use or development of the subject property. Submission of this form initiates a process and does not imply approval by Seminole County or any of its boards, commissions or staff.

I further acknowledge that I have read the information contained in this application form pertaining to proposed amendments to the official zoning map, official Future Land Use map, and / or comprehensive plan and have had sufficient opportunity to inquire with regard to matters set forth therein and, accordingly, fully understand all applicable procedures and matters relating to this application.

I hereby represent that I have the lawful right and authority to file this application.

Tirlochán Chehal 7/31/12
 SIGNATURE OF AUTHORIZED APPLICANT* DATE

* Proof of property owner's authorization is required with submittal if signed by someone other than the property owner.

TIRLOCHAN CHEHAL
 PRINT OR TYPE NAME

**SEMINOLE COUNTY APPLICANT AUTHORIZATION FORM
(ORIGINAL ONLY)**

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchaser (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I TIRLOCHAN CHEHAL, the fee simple owner of the following
(Owner's Name)
described property (Provide Legal Description or Tax Parcel ID Number(s)) 17-21-29-5BQ-0000-042H

hereby affirm that TIRLOCHAN CHEHAL is hereby designated to act as my / our authorized agent for the filing of the attached application for:

CIRCLE ONE: *Development Plan; Special Exception; Variance; Vacate; Special Event Permit; Temporary Use Permit; Arbor Permit.*

and make binding statements and commitments regarding the request.

Tirlochan Chehal
Owner's Signature

I certify that I have examined the application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments and fees become part of the Official Records of Seminole County, Florida and are not returnable.

SWORN TO AND SUBSCRIBED before me this 31st day of July, 2012.

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Tirlochan Chehal, who is personally known to me or who has produced FL Drivers Lic. as identification and who executed the foregoing instrument and sworn an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 31st day of July, 2012.

Shivon Patel
Notary Public in and for the County and State
Aforementioned

My Commission Expires: 12/8/14



SEMINOLE COUNTY
APPLICATION & AFFIDAVIT

Ownership Disclosure Form

The owner of the real property associated with this application is a (check one)

- Individual Corporation Land Trust
 Limited Liability Company Partnership
 Other (describe): _____

1. List all **natural persons** who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER
TIRLOCHAN S	1324 MCNEIL ROAD	407-322-3003
HARJINDER CHEHAL	Apt. Spgs, FL 32714	

(Use additional sheets for more space.)

2. For each **corporation**, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

3. In the case of a **trust**, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above.

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

4. For **partnerships**, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

5. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: _____

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

6. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

Date of Contract: _____

Please specify any contingency clause related to the outcome of the consideration of the application.

6. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
7. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject rezoning, future land use amendment, special exception, or variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein.

7/31/12
Date

Tirlochan Chehal
Owner, Agent, Applicant Signature

STATE OF FLORIDA
COUNTY OF SEMINOLE

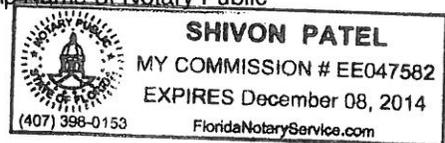
Sworn to (or affirmed) and subscribed before me this 31st day of July, 2012 by Tirlochan Chehal.

Chy Patel
Signature of Notary Public

Shivon Patel
Print, Type or Stamp Name of Notary Public

Personally Known _____ OR Produced Identification

Type of Identification Produced Drivers License



For Use by Planning & Development Staff	
Date: _____	Application Number: _____



Parcel: 17-21-29-5BG-0000-042H
 Owner: CHERAL TIRLOCHAN & HARJINDER
 Property Address: 1324 MCNEIL RD ALTAMONTE SPRINGS, FL 32714

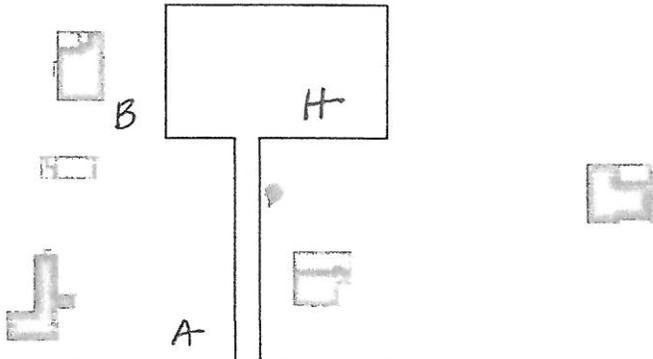
< Back < Previous Parcel Next Parcel > Save Layout Reset Layout New Search

Parcel: 17-21-29-5BG-0000-042H

Value Summary

Property Address: 1324 MCNEIL RD
 Owner: CHERAL TIRLOCHAN & HARJINDER
 Mailing: 1044 EDMISTON PL
 LONGWOOD FL 32779
 Subdivision Name: MC NEILS ORANGE VILLA
 Tax District: 01-COUNTY-TX DIST 1
 Exemptions:
 DOR Use Code: 00-VACANT RESIDENTIAL

	2012 Working Values	2011 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$16,830	\$16,830
Land Value Adj		
<u>Just/Market Value</u>	\$16,830	\$16,830
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
Assessed Value	\$16,830	\$16,830



Map Aerial Both Footprint + - Extents Center
 Larger Map Dual Map View - External

Tax Amount without SOH: \$262
2011 Tax Bill Amount \$262
 Tax Estimator
 Save Our Homes Savings: \$0

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LEG PT LOT 42 DESC AS BEG 240 FT N&S 156.3 FT E OF SW COR RUN N 105 FT E TO E LI OF W 1/2 S 105 FT W 100 FT S TO S LI W 20 FT N TO A PT E OF BEG W TO BEG MC NEILS ORANGE VILLA PB 2 PG 99

Tax Details

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$16,830	\$0	\$16,830
Schools	\$16,830	\$0	\$16,830
Fire	\$16,830	\$0	\$16,830
Road District	\$16,830	\$0	\$16,830
SJWM(Saint Johns Water Management)	\$16,830	\$0	\$16,830
County Bonds	\$16,830	\$0	\$16,830

Sales

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
SPECIAL WARRANTY DEED	09/2009	07261	0317	\$36,700	Improved	No
CERTIFICATE OF TITLE	06/2009	07213	0982	\$100	Improved	No
WARRANTY DEED	01/2007	06569	1309	\$100,000	Improved	No
QUIT CLAIM DEED	09/2006	06423	0316	\$100	Improved	No
CERTIFICATE OF TITLE	09/2003	05012	0526	\$145,900	Improved	No
QUIT CLAIM DEED	06/1988	01996	1323	\$100	Vacant	No
WARRANTY DEED	05/1985	01637	1184	\$5,400	Vacant	Yes

Find Comparable Sales within this Subdivision

Land

Method	Frontage	Depth	Units	Unit Price	Land Value
ACREAGE	0		.660	\$5,000.00	\$16,830

Building Information

Permits

Permit #	Type	Agency	Amount	CO Date	Permit Date
02348	Miscellaneous	County	\$20,000		04/04/2011
04900	Addition - Residential	County	\$800		06/22/2010

Extra Features

Description	Year Blt	Units	Value	Cost New

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SEMINOLE COUNTY GROWTH MANAGEMENT DEPARTMENT



PLANNING & DEVELOPMENT DIVISION
 1101 EAST FIRST STREET ROOM 2028
 SANFORD, FL 32771
 (407) 665-7441 PHONE
 (407) 665-7385 FAX

APPL # 22012-15
 PROJ # 12-20500012
 FLUA # _____

**APPLICATION TO THE SEMINOLE COUNTY
 PLANNING & ZONING COMMISSION / LOCAL PLANNING AGENCY AND BOARD OF COMMISSIONERS**

Applications to the Seminole County Planning & Zoning Commission / Local Planning Agency and Board of County Commissioners shall include **all applicable items listed in the Application Submittal Checklist**. No application will be scheduled for Development Review Committee (DRC) consideration until a complete application (including all information requested below) has been received by the Growth Management Department, Planning & Development Division.

APPLICATION SUBMITTAL CHECKLIST:	**THIS BOX FOR STAFF USE ONLY**
<input type="checkbox"/> COPY OF PRE-APPLICATION REVIEW INFORMATION, IF APPLICABLE	
<input type="checkbox"/> PROPERTY OWNER PRINTOUT FROM PROPERTY APPRAISER'S WEBSITE	
<input type="checkbox"/> PROPERTY OWNER'S AUTHORIZATION FORM (ADDITIONAL DOCUMENTATION REQUIRED IF OWNER IS A TRUST OR CORPORATION)	
<input type="checkbox"/> OWNERSHIP DISCLOSURE FORM	
<input type="checkbox"/> SCHOOL IMPACT ANALYSIS (CONTACT SCHOOL BOARD FOR APPLICATION)	
<input type="checkbox"/> CONCURRENCY APPLICATION/DEFERRAL AFFIDAVIT AND FEE IF REQUIRED \$ _____	
<input type="checkbox"/> BOUNDARY SURVEY (2 COPIES)	
<input type="checkbox"/> ELECTRONIC LEGAL DESCRIPTION IN DIGITAL WORD FORMAT (COMPACT DISK OR EMAIL ONLY)	
<input type="checkbox"/> PUD/PCD FINAL MASTER/SITE PLAN REQUIRES A DRAFT DCA IN DIGITAL WORD FORMAT (COMPACT DISK OR EMAIL ONLY)	
<input type="checkbox"/> REZONING TO PUD, PCD, OP, RP, RM-2, RM-3, R-3, R-3A, R-4 AND MYRTLE STREET CONSERVATION VILLAGE REQUIRES <u>16</u> FULL-SIZE SETS OF SITE PLANS OR MASTER PLANS AND AN <u>11" X 17"</u> PDF FILE (COMPACT DISK OR EMAIL ONLY)	
<input type="checkbox"/> APPLICATION FEE \$ _____	
SIGNATURE OF STAFF PROJECT MANAGER CERTIFYING THAT THE APPLICATION IS SUFFICIENT	

APPLICATION TYPE – PLEASE CHECK ALL THAT APPLY

- LARGE SCALE FUTURE LAND USE AMENDMENT (LSFLUA) FROM: _____ TO: _____
 - SMALL SCALE FUTURE LAND USE AMENDMENT (SSFLUA) FROM: _____ TO: _____
 - PLANNED DEVELOPMENT AMENDMENT TO EXISTING PD (LS/SSFLUA) FROM: _____ TO: _____
- [NOTE: ATTACHMENT "A" AND ALL SUPPORT MATERIALS MUST BE SUBMITTED FOR LAND USE AMENDMENTS ABOVE]
- REZONING (WITHOUT SITE PLAN) FROM: _____ TO: _____
 - REZONING TO PUD, PCD, OP, RP, RM-2, RM-3, R-3, R-3A, or R-4 FROM: _____ TO: _____
 - PUD/PCD MAJOR AMENDMENT
 - PUD/PCD MINOR AMENDMENT
 - PUD FINAL MASTER PLAN
 - DEVELOPMENT OF REGIONAL IMPACT NOPC
 - MYRTLE STREET CONSERVATION VILLAGE

PROPERTY OWNER / AUTHORIZED AGENT INFORMATION		
	PROPERTY OWNER	AUTHORIZED AGENT *
NAME	NW H6 Ltd and Jerome + Lona Youderian and Jly Group Ltd	
IF THE OWNER IS A CORPORATION OR TRUST, GIVE THE <u>NAME AND TITLE</u> OF THE PERSON WHO CAN LEGALLY SIGN ON BEHALF OF THE CORPORATION AND PROVIDE DOCUMENTATION THAT THEY HAVE LEGAL AUTHORITY: J. Steven Schrimsher		
ADDRESS	600 E. Colonial Dr. Ste. 100 Orlando, FL 32803	
PHONE 1	407-423-7600	
PHONE 2	407-758-6977	
FAX	407-648-9230	
E-MAIL	Schrimsher24@gmail.com	
If you have a consultant that is not listed on the application and you would like us to contact them directly and give them the DRC comments, provide their contact information on a separate sheet, otherwise any questions and/or comments will be directed to the property owner or authorized agent listed above.		
* Proof of property owner's authorization is required with submittal if signed by authorized agent.		
NAME AND PHONE NUMBER OF PERSON WHO WILL POST PLACARD		David A. Stokes, P.E. 407-629-8330

PROJECT INFORMATION	
PROJECT NAME	Lake Forrest
SITE ADDRESS	N. Oregon St.
BCC DISTRICT	5-Carey Ⓟ
EXISTING USE(S)	vacant (PUD / HDR) Ⓟ
PROPOSED USE(S)	multi-family development
PROPERTY ID NUMBER(S)	20-19-30-300-0040-0000
SIZE OF PROPERTY	22.64 acres
GENERAL LOCATION	N. Oregon St., north of H6, south of Orange Blvd.
SOURCE OF WATER	Seminole County
SOURCE OF SEWER	Seminole County
RECLAIM PROVIDER	Seminole County

Proj. Name Spelled wrong?
jodi

CONCURRENCY REVIEW MANAGEMENT SYSTEM (PLEASE CHECK ONE)

<p>I elect to defer the Concurrency Review that is required by Chapter 163, Florida Statutes, per Seminole County's Comprehensive Plan for the above listed property until a point as late as Site Plan and/or Final Engineering submittals for this proposed development plan. I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future. PCD Final Site Plan/PCD Final Site Plan Amendment may not defer.</p>		
<p><input checked="" type="checkbox"/> I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past (two years) as identified below: (Please attach a copy of the Certificate of Vesting or Test Notice.)</p>		
<p>TYPE OF CERTIFICATE:</p> <p>VESTING:</p> <p>TEST NOTICE:</p>	<p>CERTIFICATE NUMBER:</p> <p>CV- _____</p> <p>_____</p>	<p>DATE ISSUED:</p> <p>_____</p> <p>_____</p>
<p>Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the development order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.</p>		

By my signature hereto, I do hereby certify that the information contained in this application is true and correct to the best of my knowledge, and understand that deliberate misrepresentation of such information may be grounds for denial or reversal of this application and / or revocation of any approval based upon this application.

I hereby authorize County staff to enter upon the subject property at any reasonable time for the purposes of investigating and reviewing this request. I also hereby agree to place a public notice sign (placard) on the subject property at a location(s) to be determined by County staff.

I further acknowledge that Seminole County may not defend any challenge to my proposed future land use amendment / rezoning and related development approvals, and that it may be my sole obligation to defend any and all actions and approvals, which authorize the use or development of the subject property. Submission of this form initiates a process and does not imply approval by Seminole County or any of its boards, commissions or staff.

I further acknowledge that I have read the information contained in this application form pertaining to proposed amendments to the official zoning map, official Future Land Use map, and / or comprehensive plan and have had sufficient opportunity to inquire with regard to matters set forth therein and, accordingly, fully understand all applicable procedures and matters relating to this application.

I hereby represent that I have the lawful right and authority to file this application.

X  7-27-12
SIGNATURE OF AUTHORIZED APPLICANT* **DATE**
 * Proof of property owner's authorization is required with submittal if signed by someone other than the property owner.
J. Steven Schrimsher
PRINT OR TYPE NAME

SEMINOLE COUNTY APPLICANT AUTHORIZATION FORM
(ORIGINAL ONLY)

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchaser (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

* I Jerome & Lora Youderian, the fee simple owner of the following
(Owner's Name)

described property (Provide Legal Description or Tax Parcel ID Number(s)) 20-19-30-300-0040-0000

hereby affirm that J. Steven Schrimsher is hereby designated to act as my / our authorized agent for the filing of the attached application for:

CIRCLE ONE: *Development Plan; Special Exception; Variance; Vacate; Special Event Permit; Temporary Use Permit; Arbor Permit.* PUD Major Amendment

and make binding statements and commitments regarding the request.

X Jerome Youderian
Jerome Youderian
Owner's Signature

Lora Youderian
Lora S. Youderian

I certify that I have examined the application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments and fees become part of the Official Records of Seminole County, Florida and are not returnable.

SWORN TO AND SUBSCRIBED before me this 27th day of July, 2012.

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Jerome & Lora Youderian who is personally known to me or who has produced _____ as identification and who executed the foregoing instrument and sworn an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of July, 2012

Wanda L. Penland
Notary Public in and for the County and State
Aforementioned

My Commission Expires: _____



**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

The owner of the real property associated with this application is a (check one)

- Individual Corporation Land Trust
 Limited Liability Company Partnership
 Other (describe): _____

1. List all natural persons who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER
Jerome + Lona Youderian	600 E. Colonial Dr., Ste. 100 Orlando, FL 32803	407-758-6977

(Use additional sheets for more space.)

2. For each corporation, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

3. In the case of a trust, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above.

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

4. For partnerships, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST
NW 46, Ltd.	600 E. Colonial Dr., Ste. 100 Orlando, FL 32803	91.73914 %
Jly Group Ltd.	600 E. Colonial Dr., Ste. 100, Orlando, FL 32803	4.6087 %

(Use additional sheets for more space.)

Jerome & Lona Youderian

3,65216 %

5. For each limited liability company, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: _____

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

6. In the circumstances of a contract for purchase, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: _____

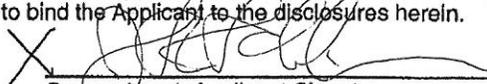
NAME	ADDRESS	% OF INTEREST

Date of Contract: _____

Please specify any contingency clause related to the outcome of the consideration of the application.

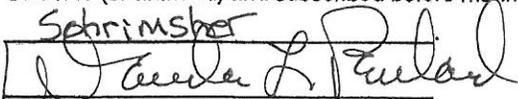
- 6. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
- 7. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject rezone, future land use amendment, special exception, or variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein.

7/27/12
Date

X 
Owner, Agent, Applicant Signature
J. Steven Schrimsher

STATE OF FLORIDA
COUNTY OF ORANGE

Sworn to (or affirmed) and subscribed before me this 27th day of July, 2012 by J. Steven Schrimsher


Signature of Notary Public

Print, Type or Stamp Name of Notary Public
WANDA L. PENLAND
Notary Public, State of Florida
My comm. expires July 30, 2014
No. DD989277
Bonded thru Ashton Agency, Inc. (800)451-4854

Personally Known OR Produced Identification _____
Type of Identification Produced _____

For Use by Planning & Development Staff

Date: _____ Application Number: _____

SEMINOLE COUNTY GROWTH MANAGEMENT DEPARTMENT



PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET ROOM 2028
SANFORD, FL 32771
(407) 665-7441 PHONE
(407) 665-7385 FAX

APPL # 22012-16
PROJ # 12-20500013
FLUA # _____

**APPLICATION TO THE SEMINOLE COUNTY
PLANNING & ZONING COMMISSION / LOCAL PLANNING AGENCY AND BOARD OF COMMISSIONERS**

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<input type="checkbox"/> PROPERTY OWNER'S AUTHORIZATION FORM (ADDITIONAL DOCUMENTATION REQUIRED IF OWNER IS A TRUST OR CORPORATION)	
<input type="checkbox"/> OWNERSHIP DISCLOSURE FORM	
<input type="checkbox"/> SCHOOL IMPACT ANALYSIS (CONTACT SCHOOL BOARD FOR APPLICATION)	
<input type="checkbox"/> CONCURRENCY APPLICATION/DEFERRAL AFFIDAVIT AND FEE IF REQUIRED \$ _____	
<input type="checkbox"/> BOUNDARY SURVEY (2 COPIES)	
<input type="checkbox"/> ELECTRONIC LEGAL DESCRIPTION IN DIGITAL WORD FORMAT (COMPACT DISK OR EMAIL ONLY)	
<input type="checkbox"/> PUD/PCD FINAL MASTER/SITE PLAN REQUIRES A DRAFT DCA IN DIGITAL WORD FORMAT (COMPACT DISK OR EMAIL ONLY)	
<input type="checkbox"/> REZONING TO PUD, PCD, OP, RP, RM-2, RM-3, R-3, R-3A, R-4 AND MYRTLE STREET CONSERVATION VILLAGE REQUIRES 16 FULL-SIZE SETS OF SITE PLANS OR MASTER PLANS AND AN 11" X 17" PDF FILE (COMPACT DISK OR EMAIL ONLY)	
<input type="checkbox"/> APPLICATION FEE \$ _____	
SIGNATURE OF STAFF PROJECT MANAGER CERTIFYING THAT THE APPLICATION IS SUFFICIENT	

APPLICATION TYPE - PLEASE CHECK ALL THAT APPLY

- LARGE SCALE FUTURE LAND USE AMENDMENT (LSFLUA) FROM: _____ TO: _____
- SMALL SCALE FUTURE LAND USE AMENDMENT (SSFLUA) FROM: _____ TO: _____
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[NOTE: ATTACHMENT "A" AND ALL SUPPORT MATERIALS MUST BE SUBMITTED FOR LAND USE AMENDMENTS ABOVE]

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- PUD/PCD MINOR AMENDMENT
- PUD FINAL MASTER PLAN
- DEVELOPMENT OF REGIONAL IMPACT NOPC
- MYRTLE STREET CONSERVATION VILLAGE

PROPERTY OWNER / AUTHORIZED AGENT INFORMATION		
	PROPERTY OWNER	AUTHORIZED AGENT *
NAME	KB Home Orlando, LLC	
IF THE OWNER IS A CORPORATION OR TRUST, GIVE THE <u>NAME AND TITLE</u> OF THE PERSON WHO CAN LEGALLY SIGN ON BEHALF OF THE CORPORATION AND PROVIDE DOCUMENTATION THAT THEY HAVE LEGAL AUTHORITY : <u>George Glance, President</u>		
ADDRESS	9102 S. Park Center Loop Suite 100 Orlando, FL 32819	
PHONE 1	407-587-3497	
PHONE 2		
FAX	407-587-2329	
E-MAIL	jcamp@kbhome.com	
If you have a consultant that is not listed on the application and you would like us to contact them directly and give them the DRC comments, provide their contact information on a separate sheet, otherwise any questions and/or comments will be directed to the property owner or authorized agent listed above.		

* Proof of property owner's authorization is required with submittal if signed by authorized agent.

NAME AND PHONE NUMBER OF PERSON WHO WILL POST PLACARD David A. Stokes, P.E.
407-629-8330

PROJECT INFORMATION	
PROJECT NAME	Silverleaf Park
SITE ADDRESS	N. Oregon Avenue
BCC DISTRICT	
EXISTING USE(S)	vacant
PROPOSED USE(S)	114 lots single family residential
PROPERTY ID NUMBER(S)	20-19-30-300-004F-0000 20-19-30-300-004G-0000
SIZE OF PROPERTY	28.25 acres
GENERAL LOCATION	N. Oregon Avenue
SOURCE OF WATER	Seminole County
SOURCE OF SEWER	Seminole County
RECLAIM PROVIDER	Seminole County

CONCURRENCY REVIEW MANAGEMENT SYSTEM (PLEASE CHECK ONE)

	<p>I elect to defer the Concurrency Review that is required by Chapter 163, Florida Statutes, per Seminole County's Comprehensive Plan for the above listed property until a point as late as Site Plan and/or Final Engineering submittals for this proposed development plan. I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future. PCD Final Site Plan/PCD Final Site Plan Amendment may not defer.</p>	
<p align="center">✓</p>	<p>I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past (two years) as identified below: (Please attach a copy of the Certificate of Vesting or Test Notice.)</p>	
<p><u>TYPE OF CERTIFICATE:</u></p> <p>VESTING:</p> <p>TEST NOTICE:</p>	<p><u>CERTIFICATE NUMBER:</u></p> <p>CV- _____</p> <p>_____</p>	<p><u>DATE ISSUED:</u></p> <p>_____</p> <p>_____</p>
<p>Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the development order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.</p>		

By my signature hereto, I do hereby certify that the information contained in this application is true and correct to the best of my knowledge, and understand that deliberate misrepresentation of such information may be grounds for denial or reversal of this application and / or revocation of any approval based upon this application.

I hereby authorize County staff to enter upon the subject property at any reasonable time for the purposes of investigating and reviewing this request. I also hereby agree to place a public notice sign (placard) on the subject property at a location(s) to be determined by County staff.

I further acknowledge that Seminole County may not defend any challenge to my proposed future land use amendment / rezoning and related development approvals, and that it may be my sole obligation to defend any and all actions and approvals, which authorize the use or development of the subject property. Submission of this form initiates a process and does not imply approval by Seminole County or any of its boards, commissions or staff.

I further acknowledge that I have read the information contained in this application form pertaining to proposed amendments to the official zoning map, official Future Land Use map, and / or comprehensive plan and have had sufficient opportunity to inquire with regard to matters set forth therein and, accordingly, fully understand all applicable procedures and matters relating to this application.

I hereby represent that I have the lawful right and authority to file this application.

X _____
SIGNATURE OF AUTHORIZED APPLICANT* **DATE**
* Proof of property owner's authorization is required with submittal if signed by someone other than the property owner.
George Glance, President
PRINT OR TYPE NAME

SEMINOLE COUNTY
APPLICATION & AFFIDAVIT

Ownership Disclosure Form

The owner of the real property associated with this application is a (check one)

- Individual Corporation Land Trust
 Limited Liability Company Partnership
 Other (describe): _____

1. List all natural persons who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space.)

2. For each corporation, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

3. In the case of a trust, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above.

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

4. For partnerships, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

5. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: KB Home Orlando LLC

NAME	TITLE	ADDRESS	% OF INTEREST
KB Home Orlando LLC is a subsidiary of a publically held company			

(Use additional sheets for more space.)

6. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

Date of Contract: _____

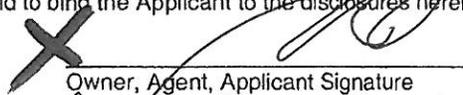
Please specify any contingency clause related to the outcome of the consideration of the application.

6. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
7. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject rezone, future land use amendment, special exception, or variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein.

Date _____

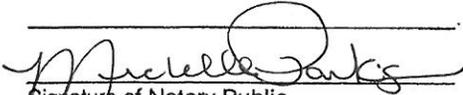
STATE OF FLORIDA

COUNTY OF Orange



 Owner, Agent, Applicant Signature
 George Glance, President

Sworn to (or affirmed) and subscribed before me this 18 day of July, 20 12 by George O Glance



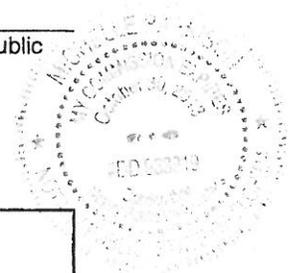
 Signature of Notary Public

Michelle Parkison

 Print, Type or Stamp Name of Notary Public

Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____



For Use by Planning & Development Staff	
Date: _____	Application Number: _____

APPLICATION FEE SCHEDULE

Rezoning Application Fees	
REZONING FEES (Excluding PUD / PCD)	
Single-Family / Duplex / Agriculture	\$1,500.00 + \$50.00 / Acre up to \$3,000.00
All Other Classifications (Excluding PD's)	\$2,000.00 + \$70.00 / Acre up to \$3,800.00
REZONING FEES (PUD / PCD)	
Residential Rezoning & Preliminary Master Plan / Site Plan/Myrtle Street Conservation Village	\$2,000 + \$10.00 / DU up to \$5,300.00
Nonresidential Rezoning & Preliminary Master Plan / Site Plan	\$2,000 + \$25.00 / Acre up to \$5,300.00
Final Master Plan Review	\$2,300.00
Final Master Plan Filing Extension	\$135.00
Major Revisions to PUD / PCD Master Plan	\$2,000.00
Minor Revisions to PUD / PCD Master Plan	\$600.00
Concurrent Rezoning & FLU Amendment or DRI	50% of the Regular Rezoning Fee
MISCELLANEOUS FEES	
Non-Substantial Change of Site Plan / Use in RP District	\$450.00
Substantial Change of Site Plan / Use in RP District	Same as Rezoning Fee
Myrtle Street Conservation Village	Same as PUD Rezoning Fee
Future Land Use Amendment Fees	
Residential Large Scale Amendment (> 10 Acres)	\$200.00 / Acre up to \$3,500.00
Residential Small Scale Amendment (< 10 Acres)	\$2,000.00
Non-Residential Large Scale Amendment (> 10 Acres)	\$350.00 / Acre up to \$7,500.00
Non-Residential Small Scale Amendment (< 3 Acres)	\$2,000.00
Non-Residential Small Scale Amendment (3 – 10 Acres)	\$3,500.00
DRI Fees	
DRI with Plan Amendment	\$10,000.00
DRI without Plan Amendment	\$7,000.00
Application for Determination of Substantial Deviation to DRI	\$2,800.00





Parcel: 20-19-30-300-004F-0000

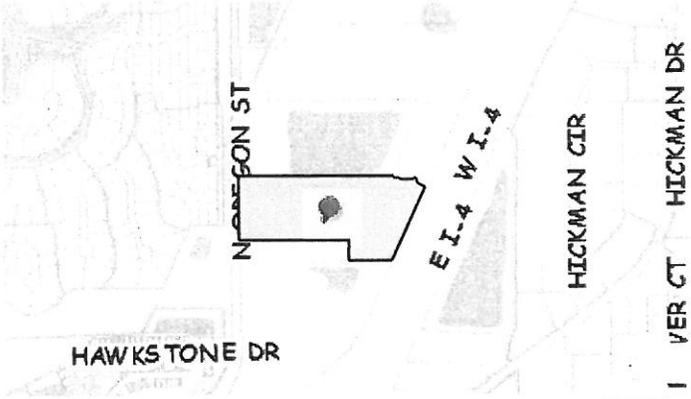
Owner: KB HOMES ORLANDO LLC

Property Address: N OREGON ST SANFORD, FL 32771

< Back Save Layout Reset Layout New Search

Parcel: 20-19-30-300-004F-0000

Property Address: N OREGON ST
Owner: KB HOMES ORLANDO LLC
Mailing: 4127 E VAN BUREN ST #150 PHOENIX, AZ 85008
Subdivision Name: [View Plat]
Tax District: 01-COUNTY-TX DIST 1
Exemptions:
DOR Use Code: 0003-VACANT TOWNHOME



Map Aerial Both Footprint + - Extents Center
Larger Map Dual Map View - External

Value Summary

Table with 3 columns: Valuation Method, 2012 Working Values, 2011 Certified Values. Rows include: Number of Buildings, Depreciated Bldg Value, Land Value (Market), Just/Market Value, Assessed Value.

Tax Amount without SOH: \$18,259
2011 Tax Bill Amount: \$18,259
Tax Estimator
Save Our Homes Savings: \$0

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 20 TWP 19S RGE 30E BEG 25 FT E & 690.63 FT N OF S 1/4 COR RUN N 402.01 FT E 1009.97 FT ELY ALONG CURVE 138.97 FT S 47 DEG 50 MIN E 18.48 FT NELY ALONG CURVE 49.38 FT S 22 DEG 33 MIN 35 SEC E 40 FT S 65 DEG 59 MIN 48 SEC E 52.16 FT S 24 DEG 12 MIN W 525.08 FT W 243.58 FT N 157.35 FT W 816.93 FT TO BEG SANFORD FARMS PB 1 PG 127

Tax Details

Table with 4 columns: Taxing Authority, Assessment Value, Exempt Values, Taxable Value. Rows include: County General Fund, Schools, Fire, Road District, SJWM, County Bonds.

Sales

Table with 8 columns: Deed, Date, Book, Page, Amount, Vac/Imp, Qualif ied. Rows include: SPECIAL WARRANTY DEED (01/2006), SPECIAL WARRANTY DEED (12/2002).

Find Comparable Sales within this Subdivision

Land

Table with 6 columns: Method, Frontage, Depth, Units, Unit Price, Land Value. Row: ACREAGE, 12.098, 73,727.00, \$891,949.

Building Information



Parcel: 20-19-30-300-004G-0000
Owner: KB HOME ORLANDO LLC

Property Address: SANFORD, FL 32771

- < Back
- Save Layout
- Reset Layout
- New Search

Parcel: 20-19-30-300-004G-0000

Property Address:

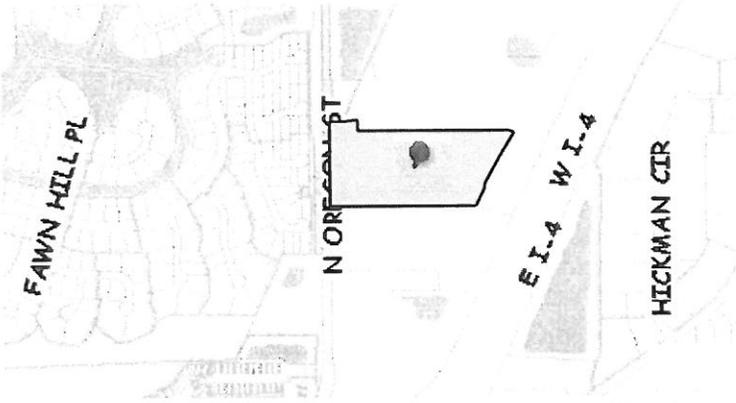
Owner: KB HOME ORLANDO LLC
Mailing: 4127 E VAN BUREN ST #150
PHOENIX, AZ 85008

Subdivision Name: [View Plat](#)

Tax District: 01-COUNTY-TX DIST 1

Exemptions:

DOR Use Code: 0003-VACANT TOWNHOME



- Map
- Aerial
- Both
- Footprint
- +
-
- Extents
- Center
- Larger Map
- Dual Map View - External

Value Summary

	2012 Working Values	2011 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$258,172	\$340,072
Land Value Ag		
Just/Market Value **	\$258,172	\$340,072
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
Assessed Value	\$258,172	\$340,072

Tax Amount without SOH: \$5,284

2011 Tax Bill Amount \$5,284

Tax Estimator

Save Our Homes Savings: \$0

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 20 TWP 19 RNG 30 BEG 1092.71 FT N & 25 FT E OF SW COR OF E 1/2 OF SEC RUN N 671.36 FT E 185.95 FT S 76.10 FT E 1090.62 FT S 67 DEG 55 MIN 48 SEC E 40.26 FT S 32 DEG 53 MIN 50 SEC W 199.83 FT S 27 DEG 29 MIN 16 SEC W 31.73 FT S 23 DEG 57 MIN 19 SEC W 199.83 FT S 24 DEG 28 MIN 59 SEC W 20.06 FT S 24 DEG 9 SEC W 204.23 FT TO PT E OF BEG W TO BEG

Tax Details

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$258,172	\$0	\$258,172
Schools	\$258,172	\$0	\$258,172
Fire	\$258,172	\$0	\$258,172
Road District	\$258,172	\$0	\$258,172
SJWM(Saint Johns Water Management)	\$258,172	\$0	\$258,172
County Bonds	\$258,172	\$0	\$258,172

Sales

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
SPECIAL WARRANTY DEED	01/2006	06087	0561	\$576,594	Vacant	Yes

Find Comparable Sales within this Subdivision

Land

Method	Frontage	Depth	Units	Unit Price	Land Value
ACREAGE			12.650	10.00	\$127
ACREAGE			3.500	73,727.00	\$258,045

Building Information

12-00800001

SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT



PLANNING DIVISION
1101 EAST FIRST STREET,
SUITE 2201
SANFORD, FL 32771
(407) 665-7450 PHONE
(407) 665-7385 FAX

APPL NO. _____
PROJ NO. _____
FLUA NO. _____

**APPLICATION TO THE SEMINOLE COUNTY
PLANNING & ZONING COMMISSION / LOCAL PLANNING AGENCY AND BOARD OF COMMISSIONERS**

Applications to the Seminole County Planning & Zoning Commission / Local Planning Agency and Board of County Commissioners shall include **all applicable items listed in the Application Submittal Checklist**. No application will be scheduled for Development Review Committee (DRC) consideration until a complete application (including all information requested below) has been received by the Planning & Development Department, Planning Division.

APPLICATION SUBMITTAL CHECKLIST:

****THIS BOX FOR STAFF USE ONLY****

- COPY OF PRE-APPLICATION REVIEW INFORMATION, IF APPLICABLE
- PROPERTY OWNER PRINTOUT FROM PROPERTY APPRAISER'S WEBSITE
- PROPERTY OWNER'S AUTHORIZATION FORM (ADDITIONAL DOCUMENTATION REQUIRED IF OWNER IS A TRUST OR CORPORATION)
- OWNERSHIP DISCLOSURE FORM
- SCHOOL IMPACT ANALYSIS (CONTACT SCHOOL BOARD FOR APPLICATION)
- CONCURRENCY APPLICATION/DEFERRAL AFFIDAVIT AND FEE IF REQUIRED \$ _____
- BOUNDARY SURVEY (2 COPIES)
- ELECTRONIC LEGAL DESCRIPTION IN DIGITAL WORD FORMAT (COMPACT DISK OR EMAIL ONLY)
- PUD/PCD FINAL MASTER/SITE PLAN REQUIRES A DRAFT DCA IN DIGITAL WORD FORMAT (COMPACT DISK OR EMAIL ONLY)
- REZONING TO PUD, PCD, OP, RP, RM-2, RM-3, R-3, R-3A, R-4 AND MYRTLE STREET CONSERVATION VILLAGE REQUIRES 16 FULL-SIZE SETS OF SITE PLANS OR MASTER PLANS AND AN 11" X 17" PDF FILE (COMPACT DISK OR EMAIL ONLY)
- APPLICATION FEE \$ _____

SIGNATURE OF STAFF PROJECT MANAGER CERTIFYING THAT THE APPLICATION IS SUFFICIENT

APPLICATION TYPE – PLEASE CHECK ALL THAT APPLY

- LARGE SCALE FUTURE LAND USE AMENDMENT (LSFLUA) FROM: _____ TO: _____
 - SMALL SCALE FUTURE LAND USE AMENDMENT (SSFLUA) FROM: _____ TO: _____
 - PLANNED DEVELOPMENT AMENDMENT TO EXISTING PD (LS/SSFLUA) FROM: _____ TO: _____
- [NOTE: ATTACHMENT "A" AND ALL SUPPORT MATERIALS MUST BE SUBMITTED FOR LAND USE AMENDMENTS ABOVE]
- REZONING (WITHOUT SITE PLAN) FROM: _____ TO: _____
 - REZONING TO PUD, PCD, OP, RP, RM-2, RM-3, R-3, R-3A, or R-4 FROM: _____ TO: _____
 - PUD/PCD MAJOR AMENDMENT
 - PUD/PCD MINOR AMENDMENT
 - PUD FINAL MASTER PLAN
 - DEVELOPMENT OF REGIONAL IMPACT NOPC
 - MYRTLE STREET CONSERVATION VILLAGE

12-00800001

PROPERTY OWNER / AUTHORIZED AGENT INFORMATION		
	PROPERTY OWNER	AUTHORIZED AGENT *
NAME	Colonial Realty Limited Partnership Ed Wright, Executive Vice President	Shutts & Bowen LLP Ken Wright
IF THE OWNER IS A CORPORATION OR TRUST, GIVE THE NAME AND TITLE OF THE PERSON WHO CAN LEGALLY SIGN ON BEHALF OF THE CORPORATION AND PROVIDE DOCUMENTATION THAT THEY HAVE LEGAL AUTHORITY :		
ADDRESS	2101 6th Avenue North Suite 750 Birmingham, Alabama 35203	300 S. Orange Avenue Suite 1000 Orlando, Florida 32801
PHONE 1	205-250-8765	407-423-3200
PHONE 2		
FAX	205-250-8890	407-425-8316
E-MAIL	e-wright@colonialprop.com	kwright@shutts.com
If you have a consultant that is not listed on the application and you would like us to contact them directly and give them the DRC comments, provide their contact information on a separate sheet, otherwise any questions and/or comments will be directed to the property owner or authorized agent listed above.		

* Proof of property owner's authorization is required with submittal if signed by authorized agent.

NAME AND PHONE NUMBER OF PERSON WHO WILL POST PLACARD Ken Wright 407-423-3200

PROJECT INFORMATION	
PROJECT NAME	Colonial Town Park
SITE ADDRESS	Ravinia Lane
BCC DISTRICT	District 5
EXISTING USE(S)	Lot 9 is vacant, but remainder of Colonial Town Park is a Mixed Use project including office, retail, hotel and multi-family uses.
PROPOSED USE(S)	Revising boundaries of Colonial Town Park DRI to exclude a portion of Lot 9.
PROPERTY ID NUMBER(S)	31-19-30-509-0000-0090
SIZE OF PROPERTY	6.292 acres
GENERAL LOCATION	Northeast corner of the Colonial Town Park DRI property.
SOURCE OF WATER	Seminole County
SOURCE OF SEWER	Seminole County
RECLAIM PROVIDER	Seminole County

CONCURRENCY REVIEW MANAGEMENT SYSTEM (PLEASE CHECK ONE)

X	I elect to defer the Concurrency Review that is required by Chapter 163, Florida Statutes, per Seminole County's Comprehensive Plan for the above listed property until a point as late as Site Plan and/or Final Engineering submittals for this proposed development plan. I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future. PCD Final Site Plan/PCD Final Site Plan Amendment may not defer.
----------	--

I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past (two years) as identified below: (Please attach a copy of the Certificate of Vesting or Test Notice.)
--

<u>TYPE OF CERTIFICATE:</u>	<u>CERTIFICATE NUMBER:</u>	<u>DATE ISSUED:</u>
VESTING:	CV- _____	_____
TEST NOTICE:	_____	_____

Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the development order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.

By my signature hereto, I do hereby certify that the information contained in this application is true and correct to the best of my knowledge, and understand that deliberate misrepresentation of such information may be grounds for denial or reversal of this application and / or revocation of any approval based upon this application.

I hereby authorize County staff to enter upon the subject property at any reasonable time for the purposes of investigating and reviewing this request. I also hereby agree to place a public notice sign (placard) on the subject property at a location(s) to be determined by County staff.

I further acknowledge that Seminole County may not defend any challenge to my proposed future land use amendment / rezoning and related development approvals, and that it may be my sole obligation to defend any and all actions and approvals, which authorize the use or development of the subject property. Submission of this form initiates a process and does not imply approval by Seminole County or any of its boards, commissions or staff.

I further acknowledge that I have read the information contained in this application form pertaining to proposed amendments to the official zoning map, official Future Land Use map, and / or comprehensive plan and have had sufficient opportunity to inquire with regard to matters set forth therein and, accordingly, fully understand all applicable procedures and matters relating to this application.

I hereby represent that I have the lawful right and authority to file this application.

 _____ 8/14/12
SIGNATURE OF AUTHORIZED APPLICANT* **DATE**

*Proof of property owner's authorization is required with submittal if signed by someone other than the property owner.

James F. Johnston, Skotts & Bowen LLP
PRINT OR TYPE NAME

**SEMINOLE COUNTY APPLICANT AUTHORIZATION FORM
(ORIGINAL ONLY)**

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchaser (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I Colonial Realty Limited Partnership, the fee simple owner of the following
(Owner's Name)

described property (Provide Legal Description or Tax Parcel ID Number(s)) 31-19-30-509-0000-0090

hereby petition Seminole County to amend ~~the Comprehensive Plan, Future Land Use Map, Official Zoning Map~~ (circle one or more) from _____ to _____ and affirm that Shutts & Bowen LLP

_____ is hereby designated to act as my / our authorized agent and to file the attached application for the stated amendment and make binding statements and commitments regarding the amendment request.

Ed Wright, Executive Vice President
Colonial Realty Limited Partnership

Owner's Name _____

Owner's Name _____

Owner's Signature Ed Wright

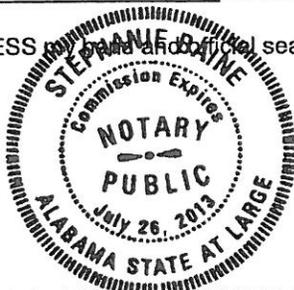
Owner's Signature _____

I certify that I have examined the application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments and fees become part of the Official Records of Seminole County, Florida and are not returnable.

SWORN TO AND SUBSCRIBED before me this 13th day of July, 2012.

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State of Alabama and County of Jefferson to take acknowledgements, personally appeared **Ed Wright**, who is personally known to me or who has produced _____ as identification and who executed the foregoing instrument and sworn an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 13th day of July, 2012.



Stephanie Brine
Notary Public in and for the County and State
Aforementioned

My Commission Expires: July 26, 2013

*the Colonial Town Park DRI DO to remove a portion of Lot 9

SEMINOLE COUNTY
APPLICATION & AFFIDAVIT

Ownership Disclosure Form

The owner of the real property associated with this application is a (check one)

- Individual Corporation Land Trust
 Limited Liability Company Partnership
 Other (describe): _____

1. List all **natural persons** who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space.)

2. For each **corporation**, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

3. In the case of a **trust**, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above.

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

4. For **partnerships**, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST
Colonial Properties Trust,	2101 6th Avenue North, Suite 750	92.5
an Alabama real estate investment trust	Birmingham, Alabama 35203	
Colonial Realty Limited Partnership		7.5%

Unit Holders

(Use additional sheets for more space.)

5. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: _____

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

6. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

Date of Contract: _____

Please specify any contingency clause related to the outcome of the consideration of the application.

6. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.

7. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject rezone, future land use amendment, special exception, or variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein.

July 13, 2012
Date

Ed Wright
Owner, Agent, Applicant Signature

STATE OF ALABAMA
COUNTY OF JEFFERSON

Sworn to (or affirmed) and subscribed before me this 13th day of July, 2012 by Ed Wright, as Executive
Vice President of Colonial Realty Limited Partnership

Stephanie Baine
Signature of Notary Public

Stephanie Baine
Print, Type or Stamp Name of Notary Public

Personally Known ✓ OR Produced Identification —

Type of Identification Produced _____



For Use by Planning & Development Staff	
Date: _____	Application Number: _____

**This Instrument Prepared By
And After Recording Return To:**

**James F. Johnston, Esquire
Shutts & Bowen LLP
300 S. Orange Avenue, Suite 1000
Orlando, Florida 32801
407-423-3200**

**FIRST AMENDMENT TO
AMENDED AND RESTATED DEVELOPMENT ORDER
COLONIAL PERIMETER CENTER
(COLONIAL TOWN PARK)**

THIS FIRST AMENDMENT TO THE AMENDED AND RESTATED DEVELOPMENT ORDER FOR COLONIAL PERIMETER CENTER (COLONIAL TOWN PARK) is made and executed this _____ day of _____, 2012, by SEMINOLE COUNTY, FLORIDA, a political subdivision of the State of Florida (the "County") and COLONIAL REALTY LIMITED PARTNERSHIP, a Delaware limited partnership ("Colonial").

WITNESSETH:

WHEREAS, on June 15, 1999 the County adopted the Amended and Restated Development Order for the Colonial Perimeter Center (Colonial Town Park) DRI ("Town Park DRI"), recorded at Book 3669, Page 860, of the Official Records of Seminole County, Florida (the "Development Order"); and

WHEREAS, the Town Park DRI currently encompasses approximately one-hundred seventy-five (175) acres, as are more particularly described in Exhibit "A" to the Development Order; and

WHEREAS, Colonial is the owner of Lot 9, Colonial TownPark Replat, as recorded in Plat Book 76, Pages 42-49, Public Records of Seminole County, Florida, which is located entirely within the boundaries of the Town Park DRI; and

WHEREAS, Colonial desires to amend the Development Order by contracting the Town Park DRI boundaries so as to remove a portion of Lot 9 from the Town Park DRI, the portion of Lot 9 to be removed being more particularly described in Exhibit "A" attached herto; and

WHEREAS, the County has determined that the proposed changes to the Development Order do not constitute a substantial deviation under Section 380.06(19), Florida Statutes.

NOW THEREFORE, the Development Order is hereby amended as follows:

1. **Section II – Findings of Fact, Paragraph 11(c)** in the Development Order is hereby deleted and shall be replaced with the following:
 - (c) **Total Acreage:** The Original Development Order governed approximately one hundred (100) acres of land. The DEVELOPER has added acreage to the development plan, so that the Amended and Restated Development Order now governs approximately one hundred seventy-two (172) acres, more particularly described in Exhibit “A”.

2. **Section IV – Terms and Conditions, Paragraph 1(f)** in the Development Order is hereby deleted and shall be replaced with the following:
 - (f) The physical boundaries of the Colonial Perimeter Center Project shall be expanded to include additional acreage so that the Project encompasses approximately 172 acres, more particularly described in attached Exhibit “A”.

3. **Exhibit “A”** to the Development Order is hereby deleted and shall be replaced with the revised legal description attached hereto as **Exhibit “B”**.

4. **Master Plan**. The Master Plan (Map H) for the Town Park DRI has been changed to reflect the revised boundaries. The revised Master Plan (Map H) is attached hereto as **Exhibit “C”**.

5. **Entire Agreement**. Except as specifically amended hereby, the Amended and Restated Development Order, shall continue in full force and effect in accordance with its terms.

ADOPTED this _____ day of _____, 2012 by the Board of County Commissioners of Seminole County, Florida.

[SIGNATURES TO FOLLOW]

“COUNTY”

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

**BOARD OF COUNTY
COMMISSIONERS
SEMINOLE COUNTY, FLORIDA**

County Attorney

By: _____
Chairman

Date: _____
As authorized for execution by the Board
of County Commissioners at their
_____, 2012 regular meeting

“COLONIAL”

Signed, sealed and delivered
in the presence of:

Print Name

Print Name

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2012, by Ed Wright, as Executive Vice President of Colonial Properties Trust, the general partner of Colonial Realty Limited Partnership, on behalf of said partnership. He is personally known to me or has produced _____ as identification.

COLONIAL REALTY LIMITED
PARTNERSHIP,
a Delaware limited partnership

By Its General Partner: Colonial Properties
Trust,
an Alabama declaration of trust

By: _____
Ed Wright
Executive Vice President

Print Name: _____
My Commission Expires: _____

EXHIBIT "A"
LEGAL DESCRIPTION OF THE PORTION OF LOT 9 TO BE REMOVED

A PORTION OF LOT 9, COLONIAL TOWNPARK REPLAT AS RECORDED IN PLAT BOOK 76, PAGES 42-49, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA LYING IN SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT SOUTHEAST CORNER OF LOT 9 OF SAID COLONIAL TOWNPARK REPLAT; THENCE RUN N00°08'14"W ALONG THE EAST LINE OF SAID LOT 9, A DISTANCE OF 150.98 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE RUN N90°00'00"W, A DISTANCE OF 53.38 FEET; THENCE RUN S00°00'00"W, A DISTANCE OF 15.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 10.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY; THENCE RUN N90°00'00"W, A DISTANCE OF 155.18 FEET TO THE WEST LINE OF SAID LOT 9; THENCE RUN THE FOLLOWING FIVE (5) COURSES ALONG SAID WEST LINE OF LOT 9; THENCE N00°00'00"W, A DISTANCE OF 160.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 102.00 FEET AND A CENTRAL ANGLE OF 86°19'18"; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 153.67 FEET TO THE END OF SAID CURVE AND A POINT OF NON-TANGENCY; THENCE RUN N84°10'13"W, A DISTANCE OF 159.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 573.00 FEET, A CENTRAL ANGLE OF 02°56'43", A CHORD BEARING OF N87°47'40"W AND A CHORD DISTANCE OF 29.45 FEET; THENCE FROM A TANGENT BEARING OF N86°19'18"W, RUN WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 29.46 FEET TO THE END OF SAID CURVE; THENCE RUN N00°21'57"W, A DISTANCE OF 373.14 FEET TO THE NORTHWEST CORNER OF SAID LOT 9; SAID POINT ALSO BEING ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE DEPARTING SAID WEST LINE OF LOT 9, RUN N89°38'03"E ALONG SAID SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 31 AND THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 644.51 FEET TO THE NORTHEAST CORNER OF SAID LOT 9; SAID POINT LYING ON THE WESTERLY LIMITED ACCESS RIGHT OF WAY OF STATE ROAD 400 (INTERSTATE 4) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 77160, DATED MARCH OF 2007; THENCE RUN SOUTHERLY ALONG SAID WESTERLY LIMITED ACCESS RIGHT OF WAY OF STATE ROAD 400 AND THE EAST LINE OF SAID LOT 9, THE FOLLOWING TWO (2) COURSES: THENCE S25°31'56"W, A DISTANCE OF 325.99 FEET; THENCE RUN S00°08'14"E, A DISTANCE OF 337.24 FEET TO THE POINT OF BEGINNING.

CONTAINING: 274,095.246 SQUARE FEET OR 6.292 ACRES MORE OR LESS.

10 July 2012

Prepared by:



William D. Donley, PSM
Bowyer-Singleton & Associates, Inc.
520 South Magnolia Avenue
Orlando, Florida 32801
Phone: 407.843.5120

EXHIBIT "B"
REVISED EXHIBIT "A" TO DEVELOPMENT ORDER

Drawing name: \\2SURVEY\Jobs\NHD\35 Moreyo-Lot 9\DWG-LandDT\NHD35_PU\Exhibit.dwg PD Exhibit Aug 14, 2012 7:54am by: Mike Phillips

LEGAL DESCRIPTION:

THE NORTH 1/2 OF THE FOLLOWING DESCRIBED PROPERTY:

ALL OF BLOCKS D, E, F, N, O, P AND Q, TOGETHER WITH THE VACATED STREET BETWEEN BLOCK O AND P, AND THE VACATED STREET LYING BETWEEN BLOCKS D, E AND F AND BLOCKS N, O AND P (LESS RIGHT-OF-WAY OF S.R. 431), ALL IN THE PLAT OF THE TOWN OF PAOLA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 4, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

AND ALSO:

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE FOLLOWING DESCRIBED PROPERTY:

ALL OF BLOCKS D, E, F, N, O, P AND Q, TOGETHER WITH THE VACATED STREET BETWEEN BLOCK O AND P, AND THE VACATED STREET LYING BETWEEN BLOCKS D, E AND F AND BLOCKS N, O AND P (LESS RIGHT-OF-WAY OF S.R. 431), ALL IN THE PLAT OF THE TOWN OF PAOLA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 4, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

AND ALSO:

ALL IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND LESS THAT PART TAKEN FOR ROAD RIGHT IN LAW NO. 3421 BY EVIDENCE OF THE NOTICE OF LIS PENDENS IN EMINENT DOMAIN PROCEEDING RECORDED IN OFFICIAL RECORDS BOOK 415, PAGE 14, AND ORDER RECORDED IN OFFICIAL RECORDS BOOK 457, PAGE 503, ALL IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL NO. B - THE WEST 132 FEET OF THE NORTH 450 FEET OF THE WEST 1/2 OF THE WEST 7 1/2 CHAINS OF THE SOUTH 15 CHAINS OF THE SE 1/4 OF THE SE 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA.

(CONTINUED ON SHEET 2)

William D. Donley 08/14/12
WILLIAM D. DONLEY DATE

(SEE SHEET 6
FOR DESCRIPTION OF EXHIBIT)
SHEET 1 OF 6

PROFESSIONAL SURVEYOR &
MAPPER LICENSE NUMBER 5381
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

EXHIBIT ONLY. THIS IS NOT A SURVEY.

EXHIBIT
-OF-
COLONIAL TOWNPARK PD

SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST

SEMINOLE COUNTY FLORIDA



**BOWYER
SINGLETON**

DEVELOPMENT & TRANSPORTATION ENGINEERING
PLANNING I SURVEYING & MAPPING

520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
PHONE: 407.843.5120 FAX: 407.648.9104
BSA-CIVIL.COM
CERTIFICATE OF AUTHORIZATION No. LB 1221

PREPARED FOR:

COLONIAL PROPERTIES TRUST

DATE: 07/13/12
REV DATE:

SCALE 1" = N/A

DRAWN BY: MRP
CHECKED BY: WDD

LEGAL DESCRIPTION: (CONTINUED)

AND ALSO:

A PORTION OF THE SOUTH 1/2 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; THENCE S89°37'35" W, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 1868.79 FEET FOR A POINT OF BEGINNING, SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 190.00 FEET; THENCE, FROM A TANGENT BEARING OF S17°31'52" E, RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 241.44 FEET THROUGH A CENTRAL ANGLE OF 72°48'25"; THENCE, DEPARTING SAID CURVE, RUN S00°20'17" E, A DISTANCE OF 161.08 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 750.00 FEET; THENCE, FROM A TANGENT BEARING OF S28°33'31" E, RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 376.31 FEET THROUGH A CENTRAL ANGLE OF 28°44'54" TO THE POINT OF TANGENCY; THENCE S00°11'23" W, A DISTANCE OF 325.99 FEET; THENCE S89°48'37" E, A DISTANCE OF 310.57 FEET; THENCE S00°11'23" W, A DISTANCE OF 700.00 FEET; THENCE N89°48'37" W, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 690.57 FEET; THENCE S00°04'45" E, PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 894.26 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD #46A (PAOLA ROAD), AS DEPICTED ON THE RIGHT-OF-WAY MAP FOR STATE ROAD NO. 400 (INTERSTATE 4), SECTION 77160-2436, AS REVISED JULY 15, 1997; THENCE N89°48'37" W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 677.03 FEET; THENCE N80°09'40" W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 67.12 FEET; THENCE N89°48'37" W, ALONG SAID NORTH RIGHT-OF-WAY LINE (AS DEPICTED IN THE AFOREMENTIONED RIGHT-OF-WAY MAP FOR STATE ROAD NO. 400, SECTION 77160-2436, AS REVISED JULY 15, 1997 AND AS DEPICTED ON THE SEMINOLE COUNTY ENGINEERING DEPARTMENT RIGHT-OF-WAY MAP FOR GRANT LINE ROAD/KATIE STREET), A DISTANCE OF 389.28 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 4655.66 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 222.27 FEET THROUGH A CENTRAL ANGLE OF 02°44'07"; THENCE N47°47'42" W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 27.60 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF GRANT LINE ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 2756, PAGE 1090, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE, DEPARTING SAID NORTH RIGHT-OF-WAY LINE OF STATE ROAD #46A (PAOLA ROAD), RUN N00°02'39" E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1149.75 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1362.39 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1025.08 FEET TO THE POINT OF TANGENCY; THENCE N43°09'16" E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 601.81 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1502.39 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 95.03 FEET THROUGH A CENTRAL ANGLE OF 03°37'27" TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 31; THENCE, DEPARTING SAID CURVE AND SAID EAST RIGHT-OF-WAY LINE, RUN N89°37'35" E, ALONG SAID NORTH LINE OF THE SOUTHEAST 1/4, A DISTANCE OF 639.04 FEET TO THE POINT OF BEGINNING.

AND ALSO:

A PORTION OF THE SOUTH 1/2 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; THENCE S89°37'35" W, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 1050.35 FEET TO A POINT ON THE WESTERLY LINE OF THE LIMITED ACCESS RIGHT-OF-WAY LINE FOR STATE ROAD NO. 400 (INTERSTATE 4), SAID POINT ALSO BEING A POINT OF BEGINNING; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG SAID WESTERLY RIGHT-OF-WAY LINE; THENCE S25°31'00" W, A DISTANCE OF 326.40 FEET; THENCE S00°09'10" E, A DISTANCE OF 1393.00 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, RUN N89°48'37" W, A DISTANCE OF 99.87 FEET; THENCE N00°11'23" E, A DISTANCE OF 700.00 FEET; THENCE N89°48'37" W, A DISTANCE OF 310.57 FEET; THENCE N00°11'23" E, A DISTANCE OF 325.99 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A CENTRAL ANGLE OF 28°44'54" AND A RADIUS OF 750.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 376.31 FEET; THENCE DEPARTING SAID CURVE, RUN N00°20'17" W, A DISTANCE OF 161.08 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A CENTRAL ANGLE OF 72°48'25" AND A RADIUS OF 190.00 FEET; THENCE FROM A TANGENT BEARING OF S89°39'43" W, RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 241.44 FEET TO A POINT ON THE AFOREMENTIONED NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST; THENCE DEPARTING SAID CURVE, RUN N89°37'35" E, ALONG SAID NORTH LINE, A DISTANCE OF 818.44 FEET TO THE POINT OF BEGINNING.

(CONTINUED ON SHEET 3)

(SEE SHEET 6
FOR DESCRIPTION OF EXHIBIT)
SHEET 2 OF 6

EXHIBIT ONLY. THIS IS NOT A SURVEY.

Drawing name: \\S2SURVEY\Jobs\NHID\J05 Moreye-Lot 9\DWG-LandDT\NHIDJ05_PU\Deshibit.dwg PD Exhibit Jul 13, 2012 10:44am By: Mike Phillips

EXHIBIT
-OF-
COLONIAL TOWNPARK PD

SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST

SEMINOLE COUNTY FLORIDA



BOWYER SINGLETON

DEVELOPMENT & TRANSPORTATION ENGINEERING
PLANNING | SURVEYING & MAPPING

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ORLANDO, FLORIDA 32801
PHONE: 407.843.5120 FAX: 407.648.9104
BSA-CIVIL.COM
CERTIFICATE OF AUTHORIZATION No. LB 1221

PREPARED FOR:

COLONIAL PROPERTIES TRUST

DATE: 07/13/12
REV DATE:

SCALE 1" = N/A

DRAWN BY: MRP
CHECKED BY: WDD

LEGAL DESCRIPTION: (CONTINUED)

AND ALSO:

PARCEL NO. 1 - BEGINNING AT A POINT 15 CHAINS NORTH OF THE SE CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, THENCE RUN WEST 10 CHAINS, THENCE RUN SOUTH 15 CHAINS, THENCE RUN EAST 198 FEET, THENCE RUN NORTH 540 FEET, THENCE RUN EAST TO THE EAST LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION, THENCE RUN NORTH TO THE POINT OF BEGINNING, LESS RIGHT OF WAY FOR STATE ROAD.

PARCEL NO. 2 - THE WEST 132 FEET OF THE NORTH 450 FEET OF THE WEST 1/2 OF THE WEST 7-1/2 CHAINS OF THE SOUTH 15 CHAINS OF THE SE 1/4 OF THE SE 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST.

AND ALSO:

THE SOUTH 540.00 FEET OF THE WEST 400.00 FEET OF THE EAST 462 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, LESS ROAD RIGHT-OF-WAY AND ALSO LESS THE SOUTH 360.00 FEET OF THE EAST 145.00 FEET;

AND ALSO:

A PORTION OF THE SOUTH 1/2 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN S89°48'37" E, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 1113.77 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N00°11'23" E, A DISTANCE OF 103.75 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 46-A FOR A POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN N00°08'15" W, A DISTANCE OF 256.25 FEET; THENCE S89°48'37" E, A DISTANCE OF 145.00 FEET; THENCE N00°08'15" W, A DISTANCE OF 180.00 FEET; THENCE S89°48'37" E, A DISTANCE OF 193.02 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 400; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG SAID WESTERLY RIGHT-OF-WAY LINE; THENCE S00°09'10" E, A DISTANCE OF 80.05 FEET; THENCE S89°49'32" E, A DISTANCE OF 50.85 FEET; THENCE S21°52'51" W, A DISTANCE OF 383.35 FEET TO A POINT ON THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE; THENCE N89°48'37" W, A DISTANCE OF 245.17 FEET TO THE POINT OF BEGINNING.

AND ALSO:

PARCEL NO. A - BEGINNING AT A POINT 15 CHAINS NORTH OF THE SE CORNER OF THE SE CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, THENCE RUN WEST 10 CHAINS, THENCE RUN SOUTH 15 CHAINS, THENCE RUN EAST 198 FEET, THENCE RUN NORTH 540 FEET, THENCE RUN EAST TO THE EAST LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION, THENCE RUN NORTH TO THE POINT OF BEGINNING, LESS RIGHT OF WAY FOR STATE ROAD, SEMINOLE COUNTY, FLORIDA.

LESS AND EXCEPT THAT PART TAKEN FOR ROAD RIGHT OF WAY BY THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3333 PG 659 AND CORRECTED IN OFFICIAL RECORDS BOOK 3368, PAGE 1777, AND QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 3344, PAGE 1548, ALL IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND LESS THAT PART TAKEN FOR ROAD RIGHT IN LAW NO. 3421 BY EVIDENCE OF THE NOTICE OF LIS PENDENS IN EMINENT DOMAIN PROCEEDING RECORDED IN OFFICIAL RECORDS BOOK 415, PAGE 14, AND ORDER RECORDED IN OFFICIAL RECORDS BOOK 457, PAGE 503, ALL IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL NO. B - THE WEST 132 FEET OF THE NORTH 450 FEET OF THE WEST 1/2 OF THE WEST 7 1/2 CHAINS OF THE SOUTH 15 CHAINS OF THE SE 1/4 OF THE SE 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA.

(CONTINUED ON SHEET 4)

(SEE SHEET 6
FOR DESCRIPTION OF EXHIBIT)
SHEET 3 OF 6

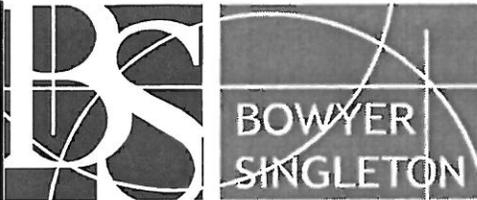
EXHIBIT ONLY. THIS IS NOT A SURVEY.

EXHIBIT
-OF-
COLONIAL TOWNPARK PD

SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST

SEMINOLE COUNTY

FLORIDA



DEVELOPMENT & TRANSPORTATION ENGINEERING
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520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801

PHONE: 407.843.5120 FAX: 407.648.9104

BSA-CIVIL.COM

CERTIFICATE OF AUTHORIZATION No. LB 1221

PREPARED FOR:
COLONIAL PROPERTIES TRUST

DATE: 07/13/12
REV DATE:

DRAWN BY: MRP

SCALE 1" = N/A

CHECKED BY: WDD

LEGAL DESCRIPTION: (CONTINUED)

AND ALSO:

CERTAIN REAL PROPERTY LOCATED AND SITUATE IN SEMINOLE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

THAT PART OF THE SOUTH 1/2 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LYING EAST OF THE SANFORD GRANT LINE AND WEST OF INTERSTATE HIGHWAY NO. 4, LESS: BEGINNING AT A POINT 12.5 CHAINS WEST OF THE SE CORNER OF SAID SECTION 31, RUN N00°16'W PARALLEL WITH THE EAST LINE OF SAID SECTION 31, A DISTANCE OF 15 CHAINS, THENCE RUN WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 31, A DISTANCE OF 17.5 CHAINS, THENCE RUN S0°16'E, 2.5 CHAINS, THENCE RUN WEST 667.28 FEET TO THE WEST LINE OF THE SE 1/4 OF SAID SECTION 31, THENCE RUN S0°20'20" E ALONG SAID WEST LINE 12.5 CHAINS TO THE SOUTH 1/4 CORNER OF SAID SECTION 31, THENCE RUN EAST 1821.25 FEET TO THE POINT OF BEGINNING, LESS: THE SOUTHERLY 25 FEET THEREOF ADJACENT TO THE SOUTH LINE OF SAID SECTION 31 FOR THE RIGHT-OF-WAY FOR STATE ROAD SOUTH 46-A.

LESS AND EXCEPT THAT PART TAKEN FOR ROAD RIGHT OF WAY BY THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3204, PAGE 1298 AND THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3296, PAGE 1556 AND THE WATER RETENTION AREA RECORDED IN OFFICIAL RECORDS BOOK 3435, PAGE 135, ALL IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

AND LESS & EXCEPT

A PORTION OF THE SOUTH 1/2 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEGIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; THENCE N 00°12'49" W, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 25.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 46-A (PAYOLA ROAD) FOR A POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE OF THE SOUTHWEST 1/4, RUN N89° 48'38" W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTNCE OF 284.41 FEET TO A POINT OF THE EASTERLY RIGHT-OF-WAY LINE OF GRANT LINE ROAD EXTENSION, AS RECORDED IN OFFICIAL RECORDS BOOK 2756, PAGE 1090, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE, DEPARTING SAID NORTH RIGHT-OF-WAY LINE OF STATE ROAD 46-A (PAYOLA ROAD), RUN N 00°11'22" E, ALONG SAID GRANT LINE ROAD, A DISTANCE OF 45.00 FEET; THENCE N89°48'38" W, ALONG SAID GRANT LINE ROAD, A DISTANCE OF 139.46 FEET TO A POINT ON THE WEST LINE OF SANFORD GRANT; THENCE, DEPARTING SAID GRANT LINE ROAD, RUN N25°18'30" E, ALONG SAID WEST LINE, A DISTANCE OF 1280.77 FEET A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 450.00 FEET; THENCE FROM A TANGENT BEARING OF S85°21'45" E, RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 509.84 FEET THROUGH A CENTRAL ANGLE OF 84°54' 53" TO A POINT ON THE NORTH LINE OF THE SOUTH 825 FEET OF THE SOUTHEAST 1/4 OF SAID SECTION 31; THENCE, DEPARTING THE ARC OF SAID CURVE, RUN N 89°48'37" W, ALONG SAID NORTH LINE, A DISTANCE OF 389.18 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 31; THENCE, DEPARTING SAID NORTH LINE, RUN S00°12'49" E, ALONG SAID WEST LINE, A DISTANCE OF 800.02 FEET TO THE POINT OF BEGINNING.

(CONTINUED ON SHEET 5)

(SEE SHEET 6
FOR DESCRIPTION OF EXHIBIT)
SHEET 4 OF 6

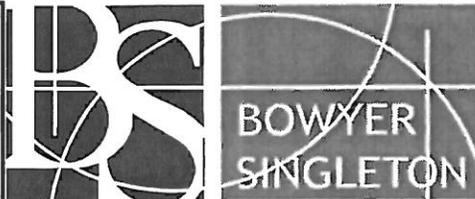
EXHIBIT ONLY. THIS IS NOT A SURVEY.

EXHIBIT
-OF-
COLONIAL TOWNPARK PD

SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST

SEMINOLE COUNTY

FLORIDA



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ORLANDO, FLORIDA 32801

PHONE: 407.843.5120 FAX: 407.648.9104

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CERTIFICATE OF AUTHORIZATION No. LB 1221

PREPARED FOR:

COLONIAL PROPERTIES TRUST

DATE: 07/13/12
REV DATE:

DRAWN BY: MRP

SCALE 1" = N/A

CHECKED BY: WDD

Drawing name: \\2SURVEY\Jobs\NHD\35 Moreys-Lot 9\DWG-LandDT\NHD35_PU\exhibit.dwg PD Exhibit Jul 13, 2012 10:46am by: Mike Phillips

LEGAL DESCRIPTION: (CONTINUED)

TOGETHER WITH:

TEMP. ACCESS EASEMENT:

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; THENCE N 00°12'49" W. ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 825.02 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 825 FEET OF SAID SOUTHEAST 1/4; THENCE, DEPARTING SAID WEST LINE, RUN S89°48'37" E, ALONG SAID NORTH LINE, A DISTANCE OF 409.20 FEET FOR A POINT OF BEGINNING; THENCE, CONTINUE S89°48'37" E, ALONG SAID NORTH LINE, A DISTANCE OF 60.00 FEET; THENCE, DEPARTING SAID NORTH LINE, RUN S00°11'23" W, A DISTANCE OF 225.39 FEET; THENCE N89°48'55" W, A DISTANCE OF 60.00 FEET; THENCE N00°11'23" E, A DISTANCE OF 225.39 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW AS CONTAINED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3435, PAGE 135, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

SAID LANDS NOW PLATTED AS LOT 1, COLONIAL TOWN PARK, PLAT BOOK 61, PAGES 18-19, COLONIAL TOWNPARK, PLAT BOOK 72, PAGES 12-18 AND COLONIAL TOWNPARK REPLAT, PLAT BOOK 76, PAGES 42-49 ALL OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

LESS AND EXCEPT:

A PORTION OF LOT 9, COLONIAL TOWNPARK REPLAT AS RECORDED IN PLAT BOOK 76, PAGES 42-49, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA LYING IN SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT SOUTHEAST CORNER OF LOT 9 OF SAID COLONIAL TOWNPARK REPLAT; THENCE RUN N00°08'14" W ALONG THE EAST LINE OF SAID LOT 9, A DISTANCE OF 150.98 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE RUN N90°00'00" W, A DISTANCE OF 53.38 FEET; THENCE RUN S00°00'00" W, A DISTANCE OF 15.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 10.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY; THENCE RUN N90°00'00" W, A DISTANCE OF 155.18 FEET TO THE WEST LINE OF SAID LOT 9; THENCE RUN THE FOLLOWING FIVE (5) COURSES ALONG SAID WEST LINE OF LOT 9; THENCE N00°00'00" W, A DISTANCE OF 160.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 102.00 FEET AND A CENTRAL ANGLE OF 86°19'18"; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 153.67 FEET TO THE END OF SAID CURVE AND A POINT OF NON-TANGENCY; THENCE RUN N84°10'13" W, A DISTANCE OF 159.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 573.00 FEET, A CENTRAL ANGLE OF 02°56'43", A CHORD BEARING OF N87°47'40" W AND A CHORD DISTANCE OF 29.45 FEET; THENCE FROM A TANGENT BEARING OF N86°19'18" W, RUN WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 29.46 FEET TO THE END OF SAID CURVE; THENCE RUN N00°21'57" W, A DISTANCE OF 373.14 FEET TO THE NORTHWEST CORNER OF SAID LOT 9; SAID POINT ALSO BEING ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE DEPARTING SAID WEST LINE OF LOT 9, RUN N89°38'03" E ALONG SAID SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 31 AND THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 644.51 FEET TO THE NORTHEAST CORNER OF SAID LOT 9; SAID POINT LYING ON THE WESTERLY LIMITED ACCESS RIGHT OF WAY OF STATE ROAD 400 (INTERSTATE 4) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 77160, DATED MARCH OF 2007; THENCE RUN SOUTHERLY ALONG SAID WESTERLY LIMITED ACCESS RIGHT OF WAY OF STATE ROAD 400 AND THE EAST LINE OF SAID LOT 9, THE FOLLOWING TWO (2) COURSES: THENCE S25°31'56" W, A DISTANCE OF 325.99 FEET; THENCE RUN S00°08'14" E, A DISTANCE OF 337.24 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

TOTAL ACREAGE: 171.567 ACRES, MORE OR LESS.

(SEE SHEET 6
FOR DESCRIPTION OF EXHIBIT)
SHEET 5 OF 6

EXHIBIT ONLY. THIS IS NOT A SURVEY.

EXHIBIT

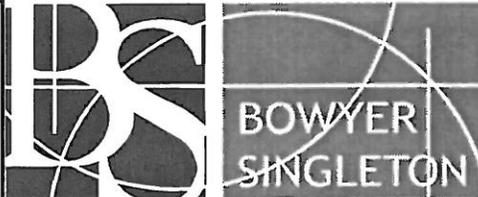
-OF-

COLONIAL TOWNPARK PD

SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST

SEMINOLE COUNTY

FLORIDA



DEVELOPMENT & TRANSPORTATION ENGINEERING
PLANNING | SURVEYING & MAPPING

520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801

PHONE: 407.843.5120 FAX: 407.648.9104

BSA-CIVIL.COM

CERTIFICATE OF AUTHORIZATION No. LB 1221

PREPARED FOR:

COLONIAL PROPERTIES TRUST

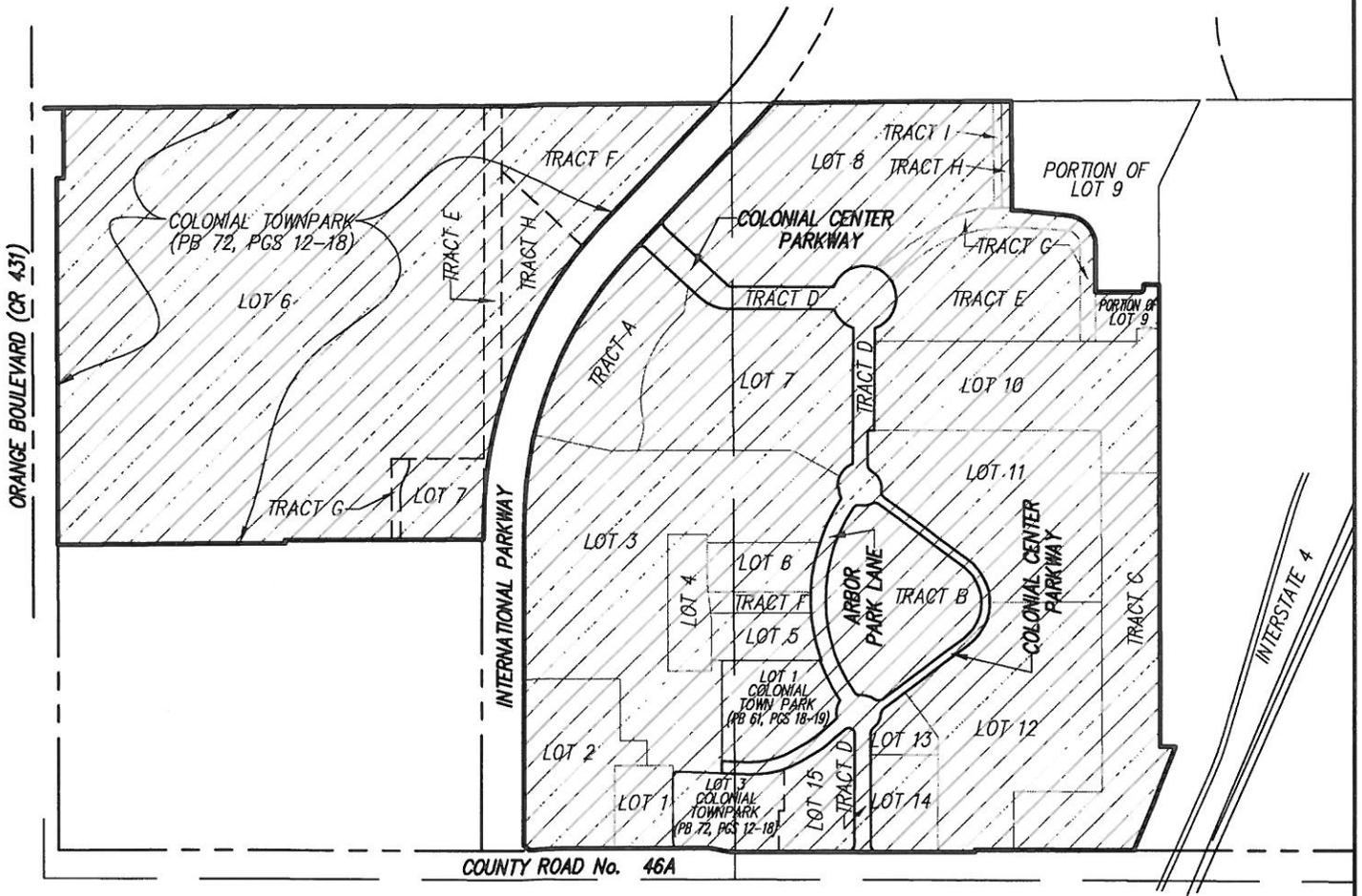
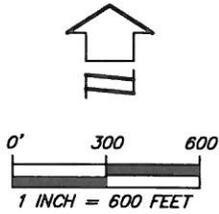
DATE: 07/13/12
REV DATE:

DRAWN BY: MRP

SCALE 1" = N/A

CHECKED BY: WDD

Drawing name: \\25SURVEY\Jobs\NHD\35 Moreyer-Lot 9\DWG-LandDT\NHD35_PUD\exhibit.dwg PD Exhibit Jul 13, 2012 10:47am by Mike Pincips



LEGEND:

ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)

(SEE SHEETS 1-5
FOR DESCRIPTION OF EXHIBIT)
SHEET 6 OF 6

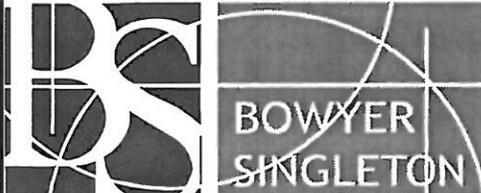
EXHIBIT ONLY. THIS IS NOT A SURVEY.

EXHIBIT
-OF-
COLONIAL TOWNPARK PD

SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST

SEMINOLE COUNTY

FLORIDA



BOWYER SINGLETON
DEVELOPMENT & TRANSPORTATION ENGINEERING
PLANNING | SURVEYING & MAPPING

520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
PHONE: 407.843.5120 FAX: 407.648.9104
BSA-CIVIL.COM
CERTIFICATE OF AUTHORIZATION No. LB 1221

PREPARED FOR:
COLONIAL PROPERTIES TRUST

DATE: 07/13/12
REV DATE:

SCALE 1" = 600'

DRAWN BY: MRP
CHECKED BY: WDD

Drawing name: \\SURVEY\Jobs\NHD\35 Moreyo-Lot 9\DWG-Land\NHD35_PUD\exhibit.dwg PD Exhibit Jul 13, 2012 12:21pm by: Mike Phillips

EXHIBIT "C"
REVISED MASTER PLAN (MAP H)

Letter of Transmittal



Date: August 15, 2012
 To: Seminole County Planning & Development Division
 1101 East First Street, Room 2028
 Sanford, Florida 32771

Complete Job No. NHD-35
 Project Name: Colonial Village at TownPark
 (aka Moreya Property)

Attn: Ms. Joy Williams

Re: Colonial TownPark DRI NOPC

We are transmitting the following:

- Construction Documents Initial Submittal Permit/PA No.
 Other Survey(s) Application No.

RECEIVED AUG 16 2012

Transmitted via:

- US Mail Hand Delivery FedEx
 Pick Up Other: Phone Number # 407.665.7441

Copies	Date	Description
1	08/14/12	Application for DRI NOPC
1	07/13/12	Colonial Properties Trust Check No. 9040 for \$2,800
1	07/13/12	Ownership Disclosure Form
1	07/13/12	Agent Authorization Form
1	08/15/12	DRAFT First Amendment to the Amended and Restated Development Order – Colonial Perimeter Center with Legal Descriptions and Revised Master Plan
1	08/15/12	CD containing all Submittal Items

These are transmitted:

- For Approval For Your Use As Requested
 For Review and Comment Approved as Noted For Bids Due
 Returned for Corrections Approved as Submitted Other:

Message:

If you have any questions or require additional information, please contact our office at 407.843.5120 extension 3216.

Copies: Ed Wright, Colonial Properties Trust
 Ken Marshall, Colonial Properties Trust
 James Johnston, Shutts & Bowen
 Brian Hutt, GMB
 Blake Gunnells, Dix Lathrop
 Ron Morell, Forum Architecture
 M. Scott Stearns P.E., Bowyer-Singleton & Associates, Inc.
 Permit File

Signed:
 Nicole P. Stalder, P.E., LEED AP
 Senior Project Manager

If enclosures are not as noted, please notify us at once.

SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT



PLANNING DIVISION
1101 EAST FIRST STREET,
SUITE 2201
SANFORD, FL 32771
(407) 665-7450 PHONE
(407) 665-7385 FAX

APPL NO. _____
PROJ NO. 12-20500015
FLUA NO. _____

**APPLICATION TO THE SEMINOLE COUNTY
PLANNING & ZONING COMMISSION / LOCAL PLANNING AGENCY AND BOARD OF COMMISSIONERS**

Applications to the Seminole County Planning & Zoning Commission / Local Planning Agency and Board of County Commissioners shall include **all applicable items listed in the Application Submittal Checklist**. No application will be scheduled for Development Review Committee (DRC) consideration until a complete application (including all information requested below) has been received by the Planning & Development Department, Planning Division.

APPLICATION SUBMITTAL CHECKLIST:	**THIS BOX FOR STAFF USE ONLY**
<input type="checkbox"/> COPY OF PRE-APPLICATION REVIEW INFORMATION, IF APPLICABLE	
<input type="checkbox"/> PROPERTY OWNER PRINTOUT FROM PROPERTY APPRAISER'S WEBSITE	
<input type="checkbox"/> PROPERTY OWNER'S AUTHORIZATION FORM (ADDITIONAL DOCUMENTATION REQUIRED IF OWNER IS A TRUST OR CORPORATION)	
<input type="checkbox"/> OWNERSHIP DISCLOSURE FORM	
<input type="checkbox"/> SCHOOL IMPACT ANALYSIS (CONTACT SCHOOL BOARD FOR APPLICATION)	
<input type="checkbox"/> CONCURRENCY APPLICATION/DEFERRAL AFFIDAVIT AND FEE IF REQUIRED \$ _____	
<input type="checkbox"/> BOUNDARY SURVEY (2 COPIES)	
<input type="checkbox"/> ELECTRONIC LEGAL DESCRIPTION IN DIGITAL WORD FORMAT (COMPACT DISK OR EMAIL ONLY)	
<input type="checkbox"/> PUD/PCD FINAL MASTER/SITE PLAN REQUIRES A DRAFT DCA IN DIGITAL WORD FORMAT (COMPACT DISK OR EMAIL ONLY)	
<input type="checkbox"/> REZONING TO PUD, PCD, OP, RP, RM-2, RM-3, R-3, R-3A, R-4 AND MYRTLE STREET CONSERVATION VILLAGE REQUIRES <u>16</u> FULL-SIZE SETS OF SITE PLANS OR MASTER PLANS AND AN <u>11" X 17" PDF FILE</u> (COMPACT DISK OR EMAIL ONLY)	
<input type="checkbox"/> APPLICATION FEE \$ _____	
SIGNATURE OF STAFF PROJECT MANAGER CERTIFYING THAT THE APPLICATION IS SUFFICIENT	

APPLICATION TYPE - PLEASE CHECK ALL THAT APPLY

- LARGE SCALE FUTURE LAND USE AMENDMENT (LSFLUA) FROM: _____ TO: _____
- SMALL SCALE FUTURE LAND USE AMENDMENT (SSFLUA) FROM: _____ TO: _____
- PLANNED DEVELOPMENT AMENDMENT TO EXISTING PD (LS/SSFLUA) FROM: _____ TO: _____

[NOTE: ATTACHMENT "A" AND ALL SUPPORT MATERIALS MUST BE SUBMITTED FOR LAND USE AMENDMENTS ABOVE]

- REZONING (WITHOUT SITE PLAN) FROM: _____ TO: _____
- REZONING TO PUD, PCD, OP, RP, RM-2, RM-3, R-3, R-3A, or R-4 FROM: _____ TO: _____
- PUD/PCD MAJOR AMENDMENT
- PUD/PCD MINOR AMENDMENT
- PUD FINAL MASTER PLAN
- DEVELOPMENT OF REGIONAL IMPACT NOPC
- MYRTLE STREET CONSERVATION VILLAGE

PROPERTY OWNER / AUTHORIZED AGENT INFORMATION

	PROPERTY OWNER	AUTHORIZED AGENT *
NAME	Colonial Realty Limited Partnership Ed Wright, Executive Vice President	Shutts & Bowen LLP Ken Wright
IF THE OWNER IS A CORPORATION OR TRUST, GIVE THE NAME AND TITLE OF THE PERSON WHO CAN LEGALLY SIGN ON BEHALF OF THE CORPORATION AND PROVIDE DOCUMENTATION THAT THEY HAVE LEGAL AUTHORITY :		
ADDRESS	2101 6th Avenue North Suite 750 Birmingham, Alabama 35203	300 S. Orange Avenue Suite 1000 Orlando, Florida 32801
PHONE 1	205-250-8765	407-423-3200
PHONE 2		
FAX	205-250-8890	407-425-8316
E-MAIL	e-wright@colonialprop.com	kwright@shutts.com
If you have a consultant that is not listed on the application and you would like us to contact them directly and give them the DRC comments, provide their contact information on a separate sheet, otherwise any questions and/or comments will be directed to the property owner or authorized agent listed above.		

* Proof of property owner's authorization is required with submittal if signed by authorized agent.

NAME AND PHONE NUMBER OF PERSON WHO WILL POST PLACARD

Ken Wright 407-423-3200

PROJECT INFORMATION

PROJECT NAME	Colonial Town Park
SITE ADDRESS	Ravinia Lane
BCC DISTRICT	District 5
EXISTING USE(S)	Lot 9 is vacant, but remainder of Colonial Town Park is a Mixed Use project including office, retail, hotel and multi-family uses.
PROPOSED USE(S)	Revising boundaries of Colonial Town Park PUD to exclude a portion of Lot 9.
PROPERTY ID NUMBER(S)	31-19-30-509-0000-0090
SIZE OF PROPERTY	6.292 acres
GENERAL LOCATION	Northeast corner of the Colonial Town Park PUD property.
SOURCE OF WATER	Seminole County
SOURCE OF SEWER	Seminole County
RECLAIM PROVIDER	Seminole County

CONCURRENCY REVIEW MANAGEMENT SYSTEM (PLEASE CHECK ONE)

X	I elect to defer the Concurrency Review that is required by Chapter 163, Florida Statutes, per Seminole County's Comprehensive Plan for the above listed property until a point as late as Site Plan and/or Final Engineering submittals for this proposed development plan. I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future. PCD Final Site Plan/PCD Final Site Plan Amendment may not defer.	
	I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past (two years) as identified below: (Please attach a copy of the Certificate of Vesting or Test Notice.)	
	<u>TYPE OF CERTIFICATE:</u> VESTING: TEST NOTICE:	<u>CERTIFICATE NUMBER:</u> CV- _____ _____
	<u>DATE ISSUED:</u> _____ _____	
	Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the development order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.	

By my signature hereto, I do hereby certify that the information contained in this application is true and correct to the best of my knowledge, and understand that deliberate misrepresentation of such information may be grounds for denial or reversal of this application and / or revocation of any approval based upon this application.

I hereby authorize County staff to enter upon the subject property at any reasonable time for the purposes of investigating and reviewing this request. I also hereby agree to place a public notice sign (placard) on the subject property at a location(s) to be determined by County staff.

I further acknowledge that Seminole County may not defend any challenge to my proposed future land use amendment / rezoning and related development approvals, and that it may be my sole obligation to defend any and all actions and approvals, which authorize the use or development of the subject property. Submission of this form initiates a process and does not imply approval by Seminole County or any of its boards, commissions or staff.

I further acknowledge that I have read the information contained in this application form pertaining to proposed amendments to the official zoning map, official Future Land Use map, and / or comprehensive plan and have had sufficient opportunity to inquire with regard to matters set forth therein and, accordingly, fully understand all applicable procedures and matters relating to this application.

I hereby represent that I have the lawful right and authority to file this application.

	8/14/12
SIGNATURE OF AUTHORIZED APPLICANT*	DATE
* Proof of property owner's authorization is required with submittal if signed by someone other than the property owner.	
James F. Johnston, Shotts & Bowen LLP	
PRINT OR TYPE NAME	

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

The owner of the real property associated with this application is a (check one)

- Individual Corporation Land Trust
 Limited Liability Company Partnership
 Other (describe): _____

1. List all **natural persons** who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space.)

2. For each **corporation**, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

3. In the case of a **trust**, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above.

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

4. For **partnerships**, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST
Colonial Properties Trust,	2101 6th Avenue North, Suite 750	92.5
an Alabama real estate investment trust	Birmingham, Alabama 35203	
Colonial Realty Limited Partnership		7.5%

Unit Holders

(Use additional sheets for more space.)

5. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: _____

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

6. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

Date of Contract: _____

Please specify any contingency clause related to the outcome of the consideration of the application.

6. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
7. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject rezone, future land use amendment, special exception, or variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein.

July 13, 2012
Date

Ed Wright
Owner, Agent, Applicant Signature

STATE OF ALABAMA
COUNTY OF JEFFERSON

Sworn to (or affirmed) and subscribed before me this 13th day of July, 2012, by Ed Wright, as Executive Vice President of Colonial Realty Limited Partnership

Stephanie Baine
Signature of Notary Public

Stephanie Baine
Print, Type or Stamp Name of Notary Public



Personally Known OR Produced Identification

Type of Identification Produced

For Use by Planning & Development Staff	
Date: _____	Application Number: _____

**COLONIAL TOWN PARK
(FKA COLONIAL PERIMETER CENTER)
PLANNED UNIT DEVELOPMENT
DEVELOPER'S COMMITMENT AGREEMENT**

ADDENDUM #3

(Approved on _____, 2012, by the Board of County
Commissioners of Seminole County, Florida)

The Colonial Town Park Planned Unit Development dated May 11, 1999, as amended on December 11, 2001 and April 13, 2010, is hereby amended as follows:

1. **I. Legal Description** - Exhibit "A" to the Colonial Town Park Planned Unit Development Developer's Commitment Agreement is hereby deleted in its entirety and replaced with the revised legal description attached hereto and incorporated herein as Exhibit "A".

2. **II. Statement of Basic Facts** is deleted in its entirety and replaced with the following:

II. Statement of Basic Facts

Total Acreage: 171.567 acres

3. **III. Revised Land Use Summary Table** is deleted in its entirety and replaced with the following:

III. Revised Land Use Summary Table

Parcel	Land Use	Comparable County Zoning	Building Square Feet	Acres	Rooms	Units	Gross Density	Net Density	Height (not to exceed)
A	Multi-Family	R-4		49.2		496	10.7	12.2	35'
B	Office (4 story)	OP	91,800	6.9					35'
C	Office/Bank (4 story)	OP	48,000	4.05					35'
D	Office (6 story)	OP	320,652	27.3					100'
E	Office (6 story)	OP		1.26					100'
F	Commercial, Sit Down Restaurant, Commercial Outparcel Hotel	C-1	128,500	20.8					35'
		*C-2		2.7	420				100'
G	Office/Bank Commercial, Sit Down Restaurant, Commercial Outparcel	OP	25,000	1.55					35'
		C-1	65,500	6.1					
H	Office (4-6 story)	OP	534,392	40.517					100'
I	Commercial Outparcel	C-1	10,000	4.25					35'
J	Office (4-6 story)	OP	38,156	3.18					100'
K	Office	OP		2.76					100'

	(4-6 story)								
N/A	Park & Ride	N/A	N/A	1					20'
GRAND TOTAL			1,162,000	171.567	420	496			
Commercial			204,000	31.15					
Office			1,058,000	87.517					
Hotel				2.7	420				
Multi-Family				49.2		496			
Park-and-Ride				1					
Open Space (inclusive of the 175 total acres)				43.75					

*Only relates to the use indicated

4. **PUD Master Plan** – The Master Plan to the Colonial Town Park Planned Unit Development Developer’s Commitment Agreement is hereby deleted in its entirety and replaced with the revised Master Plan attached hereto and incorporated herein as **Exhibit “B”**.

DONE AND ORDERED ON THE DATE FIRST WRITTEN ABOVE.

**BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA**

By: _____
Brenda Carey, Chairman

Exhibit "A"

Revised Colonial Town Park PUD Legal Description

Drawing name: \\25SURVEY\Jobs\NHD\Job\NHD\Job\NHD35_Marvey-Lot 9\DWG-Land\DT\NHD35_PUD\exhibit.dwg PD Exhibit Aug 14, 2012 7:54am by Mike Phillips

LEGAL DESCRIPTION:

THE NORTH 1/2 OF THE FOLLOWING DESCRIBED PROPERTY:

ALL OF BLOCKS D, E, F, N, O, P AND Q, TOGETHER WITH THE VACATED STREET BETWEEN BLOCK O AND P, AND THE VACATED STREET LYING BETWEEN BLOCKS D, E AND F AND BLOCKS N, O AND P (LESS RIGHT-OF-WAY OF S.R. 431), ALL IN THE PLAT OF THE TOWN OF PAOLA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 4, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

AND ALSO:

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE FOLLOWING DESCRIBED PROPERTY:

ALL OF BLOCKS D, E, F, N, O, P AND Q, TOGETHER WITH THE VACATED STREET BETWEEN BLOCK O AND P, AND THE VACATED STREET LYING BETWEEN BLOCKS D, E AND F AND BLOCKS N, O AND P (LESS RIGHT-OF-WAY OF S.R. 431), ALL IN THE PLAT OF THE TOWN OF PAOLA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 4, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

AND ALSO:

ALL IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND LESS THAT PART TAKEN FOR ROAD RIGHT IN LAW NO. 3421 BY EVIDENCE OF THE NOTICE OF LIS PENDENS IN EMINENT DOMAIN PROCEEDING RECORDED IN OFFICIAL RECORDS BOOK 415, PAGE 14, AND ORDER RECORDED IN OFFICIAL RECORDS BOOK 457, PAGE 503, ALL IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL NO. B - THE WEST 132 FEET OF THE NORTH 450 FEET OF THE WEST 1/2 OF THE WEST 7 1/2 CHAINS OF THE SOUTH 15 CHAINS OF THE SE 1/4 OF THE SE 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA.

(CONTINUED ON SHEET 2)

(SEE SHEET 6
FOR DESCRIPTION OF EXHIBIT)
SHEET 1 OF 6

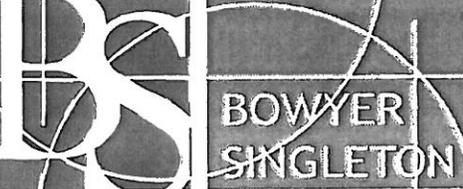
William D. Donley 08/14/12
WILLIAM D. DONLEY DATE
PROFESSIONAL SURVEYOR &
MAPPER LICENSE NUMBER 5381
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

EXHIBIT ONLY. THIS IS NOT A SURVEY.

EXHIBIT
-OF-
COLONIAL TOWNPARK PD

SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST

SEMINOLE COUNTY FLORIDA



BOWYER SINGLETON
DEVELOPMENT & TRANSPORTATION ENGINEERING
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BSA-CIVIL.COM
CERTIFICATE OF AUTHORIZATION No. LB 1221

PREPARED FOR:
COLONIAL PROPERTIES TRUST

DATE: 07/13/12
REV DATE:
SCALE 1" = N/A

DRAWN BY: MRP
CHECKED BY: WDD

LEGAL DESCRIPTION: (CONTINUED)

AND ALSO:

A PORTION OF THE SOUTH 1/2 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; THENCE S89°37'35" W, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 1868.79 FEET FOR A POINT OF BEGINNING, SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 190.00 FEET; THENCE, FROM A TANGENT BEARING OF S17°31'52" E, RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 241.44 FEET THROUGH A CENTRAL ANGLE OF 72°48'25"; THENCE, DEPARTING SAID CURVE, RUN S00°20'17" E, A DISTANCE OF 161.08 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 750.00 FEET; THENCE, FROM A TANGENT BEARING OF S28°33'31" E, RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 376.31 FEET THROUGH A CENTRAL ANGLE OF 28°44'54" TO THE POINT OF TANGENCY; THENCE S00°11'23" W, A DISTANCE OF 325.99 FEET; THENCE S89°48'37" E, A DISTANCE OF 310.57 FEET; THENCE S00°11'23" W, A DISTANCE OF 700.00 FEET; THENCE N89°48'37" W, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 690.57 FEET; THENCE S00°04'45" E, PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 894.26 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD #46A (PAOLA ROAD), AS DEPICTED ON THE RIGHT-OF-WAY MAP FOR STATE ROAD NO. 400 (INTERSTATE 4), SECTION 77160-2436, AS REVISED JULY 15, 1997; THENCE N89°48'37" W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 677.03 FEET; THENCE N80°09'40" W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 67.12 FEET; THENCE N89°48'37" W, ALONG SAID NORTH RIGHT-OF-WAY LINE (AS DEPICTED IN THE AFOREMENTIONED RIGHT-OF-WAY MAP FOR STATE ROAD NO. 400, SECTION 77160-2436, AS REVISED JULY 15, 1997 AND AS DEPICTED ON THE SEMINOLE COUNTY ENGINEERING DEPARTMENT RIGHT-OF-WAY MAP FOR GRANT LINE ROAD/KATIE STREET), A DISTANCE OF 389.28 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 4655.66 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 222.27 FEET THROUGH A CENTRAL ANGLE OF 02°44'07"; THENCE N47°47'42" W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 27.60 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF GRANT LINE ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 2756, PAGE 1090, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE, DEPARTING SAID NORTH RIGHT-OF-WAY LINE OF STATE ROAD #46A (PAOLA ROAD), RUN N00°02'39" E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1149.75 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1362.39 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1025.08 FEET TO THE POINT OF TANGENCY; THENCE N43°09'16" E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 601.81 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1502.39 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 95.03 FEET THROUGH A CENTRAL ANGLE OF 03°37'27" TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 31; THENCE, DEPARTING SAID CURVE AND SAID EAST RIGHT-OF-WAY LINE, RUN N89°37'35" E, ALONG SAID NORTH LINE OF THE SOUTHEAST 1/4, A DISTANCE OF 639.04 FEET TO THE POINT OF BEGINNING.

AND ALSO:

A PORTION OF THE SOUTH 1/2 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; THENCE S89°37'35" W, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 1050.35 FEET TO A POINT ON THE WESTERLY LINE OF THE LIMITED ACCESS RIGHT-OF-WAY LINE FOR STATE ROAD NO. 400 (INTERSTATE 4), SAID POINT ALSO BEING A POINT OF BEGINNING; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG SAID WESTERLY RIGHT-OF-WAY LINE; THENCE S25°31'00" W, A DISTANCE OF 326.40 FEET; THENCE S00°09'10" E, A DISTANCE OF 1393.00 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, RUN N89°48'37" W, A DISTANCE OF 99.87 FEET; THENCE N00°11'23" E, A DISTANCE OF 700.00 FEET; THENCE N89°48'37" W, A DISTANCE OF 310.57 FEET; THENCE N00°11'23" E, A DISTANCE OF 325.99 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A CENTRAL ANGLE OF 28°44'54" AND A RADIUS OF 750.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 376.31 FEET; THENCE DEPARTING SAID CURVE, RUN N00°20'17" W, A DISTANCE OF 161.08 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A CENTRAL ANGLE OF 72°48'25" AND A RADIUS OF 190.00 FEET; THENCE FROM A TANGENT BEARING OF S89°39'43" W, RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 241.44 FEET TO A POINT ON THE AFOREMENTIONED NORTH LINE OF THE SOUTHEAST OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST; THENCE DEPARTING SAID CURVE, RUN N89°37'35" E, ALONG SAID NORTH LINE, A DISTANCE OF 818.44 FEET TO THE POINT OF BEGINNING.

(CONTINUED ON SHEET 3)

(SEE SHEET 6
FOR DESCRIPTION OF EXHIBIT)
SHEET 2 OF 6

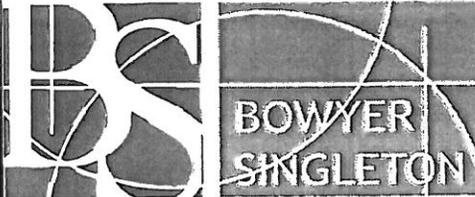
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EXHIBIT
-OF-
COLONIAL TOWNPARK PD

SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST

SEMINOLE COUNTY

FLORIDA



DEVELOPMENT & TRANSPORTATION ENGINEERING
PLANNING | SURVEYING & MAPPING

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CERTIFICATE OF AUTHORIZATION No. LB 1221

PREPARED FOR:
COLONIAL PROPERTIES TRUST

DATE: 07/13/12
REV DATE:

SCALE 1" = N/A

DRAWN BY: MRP
CHECKED BY: WDD

Drawing name: \\2SURVEY\Jobs\NHD\35 Meredy-Lot_9\DWG-Land\T\NHD35_PUD\exhibit.dwg PD Exhibit Jul 13, 2012 10:44am by: Mike Phillips

LEGAL DESCRIPTION: (CONTINUED)

AND ALSO:

PARCEL NO. 1 - BEGINNING AT A POINT 15 CHAINS NORTH OF THE SE CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, THENCE RUN WEST 10 CHAINS, THENCE RUN SOUTH 15 CHAINS, THENCE RUN EAST 198 FEET, THENCE RUN NORTH 540 FEET, THENCE RUN EAST TO THE EAST LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION, THENCE RUN NORTH TO THE POINT OF BEGINNING, LESS RIGHT OF WAY FOR STATE ROAD.

PARCEL NO. 2 - THE WEST 132 FEET OF THE NORTH 450 FEET OF THE WEST 1/2 OF THE WEST 7-1/2 CHAINS OF THE SOUTH 15 CHAINS OF THE SE 1/4 OF THE SE 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST.

AND ALSO:

THE SOUTH 540.00 FEET OF THE WEST 400.00 FEET OF THE EAST 462 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, LESS ROAD RIGHT-OF-WAY AND ALSO LESS THE SOUTH 360.00 FEET OF THE EAST 145.00 FEET;

AND ALSO:

A PORTION OF THE SOUTH 1/2 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN S89°48'37" E, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 1113.77 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N00°11'23" E, A DISTANCE OF 103.75 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 46-A FOR A POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN N00°08'15" W, A DISTANCE OF 256.25 FEET; THENCE S89°48'37" E, A DISTANCE OF 145.00 FEET; THENCE N00°08'15" W, A DISTANCE OF 180.00 FEET; THENCE S89°48'37" E, A DISTANCE OF 193.02 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 400; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG SAID WESTERLY RIGHT-OF-WAY LINE; THENCE S00°09'10" E, A DISTANCE OF 80.05 FEET; THENCE S89°49'32" E, A DISTANCE OF 50.85 FEET; THENCE S21°52'51" W, A DISTANCE OF 383.35 FEET TO A POINT ON THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE; THENCE N89°48'37" W, A DISTANCE OF 245.17 FEET TO THE POINT OF BEGINNING.

AND ALSO:

PARCEL NO. A - BEGINNING AT A POINT 15 CHAINS NORTH OF THE SE CORNER OF THE SE CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, THENCE RUN WEST 10 CHAINS, THENCE RUN SOUTH 15 CHAINS, THENCE RUN EAST 198 FEET, THENCE RUN NORTH 540 FEET, THENCE RUN EAST TO THE EAST LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION, THENCE RUN NORTH TO THE POINT OF BEGINNING, LESS RIGHT OF WAY FOR STATE ROAD, SEMINOLE COUNTY, FLORIDA.

LESS AND EXCEPT THAT PART TAKEN FOR ROAD RIGHT OF WAY BY THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3333 PG 659 AND CORRECTED IN OFFICIAL RECORDS BOOK 3368, PAGE 1777, AND QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 3344, PAGE 1548, ALL IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND LESS THAT PART TAKEN FOR ROAD RIGHT IN LAW NO. 3421 BY EVIDENCE OF THE NOTICE OF LIS PENDENS IN EMINENT DOMAIN PROCEEDING RECORDED IN OFFICIAL RECORDS BOOK 415, PAGE 14, AND ORDER RECORDED IN OFFICIAL RECORDS BOOK 457, PAGE 503, ALL IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL NO. B - THE WEST 132 FEET OF THE NORTH 450 FEET OF THE WEST 1/2 OF THE WEST 7 1/2 CHAINS OF THE SOUTH 15 CHAINS OF THE SE 1/4 OF THE SE 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA.

(CONTINUED ON SHEET 4)

(SEE SHEET 6 FOR DESCRIPTION OF EXHIBIT)

SHEET 3 OF 6

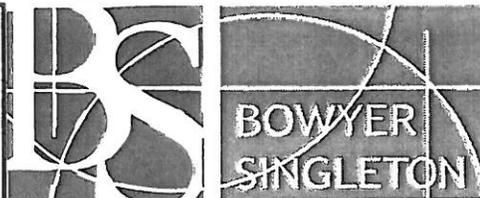
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EXHIBIT
-OF-
COLONIAL TOWNPARK PD

SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST

SEMINOLE COUNTY

FLORIDA



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BSA-CIVIL.COM

CERTIFICATE OF AUTHORIZATION No. LB 1221

PREPARED FOR:
COLONIAL PROPERTIES TRUST

DATE: 07/13/12
REV DATE:

SCALE 1" = N/A

DRAWN BY: MRP

CHECKED BY: WDD

Drawing name: \\2SURVEY\Jobs\NHO\35 Moreyo-Lot 9\DWG-Land\T\NHO35_PUDexhibit.dwg PD Exhibit Jul 13, 2012 10:45am by: Mike Phillips

LEGAL DESCRIPTION: (CONTINUED)

AND ALSO:

CERTAIN REAL PROPERTY LOCATED AND SITUATE IN SEMINOLE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

THAT PART OF THE SOUTH 1/2 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LYING EAST OF THE SANFORD GRANT LINE AND WEST OF INTERSTATE HIGHWAY NO. 4, LESS: BEGINNING AT A POINT 12.5 CHAINS WEST OF THE SE CORNER OF SAID SECTION 31, RUN N00°16'W PARALLEL WITH THE EAST LINE OF SAID SECTION 31, A DISTANCE OF 15 CHAINS, THENCE RUN WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 31, A DISTANCE OF 17.5 CHAINS, THENCE RUN S0°16'E, 2.5 CHAINS, THENCE RUN WEST 667.28 FEET TO THE WEST LINE OF THE SE 1/4 OF SAID SECTION 31, THENCE RUN S0°20'20" E ALONG SAID WEST LINE 12.5 CHAINS TO THE SOUTH 1/4 CORNER OF SAID SECTION 31, THENCE RUN EAST 1821.25 FEET TO THE POINT OF BEGINNING, LESS: THE SOUTHERLY 25 FEET THEREOF ADJACENT TO THE SOUTH LINE OF SAID SECTION 31 FOR THE RIGHT-OF-WAY FOR STATE ROAD SOUTH 46-A.

LESS AND EXCEPT THAT PART TAKEN FOR ROAD RIGHT OF WAY BY THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3204, PAGE 1298 AND THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3296, PAGE 1556 AND THE WATER RETENTION AREA RECORDED IN OFFICIAL RECORDS BOOK 3435, PAGE 135, ALL IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

AND LESS & EXCEPT

A PORTION OF THE SOUTH 1/2 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEGIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; THENCE N 00°12'49" W, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 25.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 46-A (PAYOLA ROAD) FOR A POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE OF THE SOUTHWEST 1/4, RUN N89° 48'38" W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 284.41 FEET TO A POINT OF THE EASTERLY RIGHT-OF-WAY LINE OF GRANT LINE ROAD EXTENSION, AS RECORDED IN OFFICIAL RECORDS BOOK 2756, PAGE 1090, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE, DEPARTING SAID NORTH RIGHT-OF-WAY LINE OF STATE ROAD 46-A (PAYOLA ROAD), RUN N 00°11'22" E, ALONG SAID GRANT LINE ROAD, A DISTANCE OF 45.00 FEET; THENCE N89°48'38" W, ALONG SAID GRANT LINE ROAD, A DISTANCE OF 139.46 FEET TO A POINT ON THE WEST LINE OF SANFORD GRANT; THENCE, DEPARTING SAID GRANT LINE ROAD, RUN N25°18'30" E, ALONG SAID WEST LINE, A DISTANCE OF 1280.77 FEET A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 450.00 FEET; THENCE FROM A TANGENT BEARING OF S85°21'45" E, RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 509.84 FEET THROUGH A CENTRAL ANGLE OF 84°54' 53" TO A POINT ON THE NORTH LINE OF THE SOUTH 825 FEET OF THE SOUTHEAST 1/4 OF SAID SECTION 31; THENCE, DEPARTING THE ARC OF SAID CURVE, RUN N 89°48'37" W, ALONG SAID NORTH LINE, A DISTANCE OF 389.18 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 31; THENCE, DEPARTING SAID NORTH LINE, RUN S00°12'49" E, ALONG SAID WEST LINE, A DISTANCE OF 800.02 FEET TO THE POINT OF BEGINNING.

(CONTINUED ON SHEET 5)

(SEE SHEET 6
FOR DESCRIPTION OF EXHIBIT)
SHEET 4 OF 6

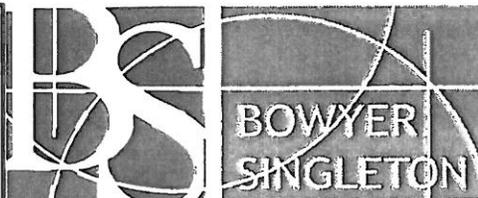
EXHIBIT ONLY. THIS IS NOT A SURVEY.

EXHIBIT
-OF-
COLONIAL TOWNPARK PD

SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST

SEMINOLE COUNTY

FLORIDA



DEVELOPMENT & TRANSPORTATION ENGINEERING
PLANNING | SURVEYING & MAPPING

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CERTIFICATE OF AUTHORIZATION NO. LB 1221

PREPARED FOR:
COLONIAL PROPERTIES TRUST

DATE: 07/13/12
REV DATE:

SCALE 1" = N/A

DRAWN BY: MRP

CHECKED BY: WDD

Drawing name: \\2SURVEY\Jobs\NHD\J35 Moreyo-Lot_9\DWG-LandDT\NHD35_PUD\exhibit.dwg PD Exhibit Jul 13, 2012 10:46am by: Mike Phillips

LEGAL DESCRIPTION: (CONTINUED)

TOGETHER WITH:

TEMP. ACCESS EASEMENT:

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; THENCE N 00°12'49" W. ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 825.02 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 825 FEET OF SAID SOUTHEAST 1/4; THENCE, DEPARTING SAID WEST LINE, RUN S89°48'37" E, ALONG SAID NORTH LINE, A DISTANCE OF 409.20 FEET FOR A POINT OF BEGINNING; THENCE, CONTINUE S89°48'37" E, ALONG SAID NORTH LINE, A DISTANCE OF 60.00 FEET; THENCE, DEPARTING SAID NORTH LINE, RUN S00°11'23" W, A DISTANCE OF 225.39 FEET; THENCE N89°48'55" W, A DISTANCE OF 60.00 FEET; THENCE N00°11'23" E, A DISTANCE OF 225.39 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW AS CONTAINED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3435, PAGE 135, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

SAID LANDS NOW PLATTED AS LOT 1, COLONIAL TOWN PARK, PLAT BOOK 61, PAGES 18-19, COLONIAL TOWNPARK, PLAT BOOK 72, PAGES 12-18 AND COLONIAL TOWNPARK REPLAT, PLAT BOOK 76, PAGES 42-49 ALL OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

LESS AND EXCEPT:

A PORTION OF LOT 9, COLONIAL TOWNPARK REPLAT AS RECORDED IN PLAT BOOK 76, PAGES 42-49, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA LYING IN SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT SOUTHEAST CORNER OF LOT 9 OF SAID COLONIAL TOWNPARK REPLAT; THENCE RUN N00°08'14" W ALONG THE EAST LINE OF SAID LOT 9, A DISTANCE OF 150.98 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE RUN N90°00'00" W, A DISTANCE OF 53.38 FEET; THENCE RUN S00°00'00" W, A DISTANCE OF 15.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 10.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY; THENCE RUN N90°00'00" W, A DISTANCE OF 155.18 FEET TO THE WEST LINE OF SAID LOT 9; THENCE RUN THE FOLLOWING FIVE (5) COURSES ALONG SAID WEST LINE OF LOT 9; THENCE N00°00'00" W, A DISTANCE OF 160.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 102.00 FEET AND A CENTRAL ANGLE OF 86°19'18"; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 153.67 FEET TO THE END OF SAID CURVE AND A POINT OF NON-TANGENCY; THENCE RUN N84°10'13" W, A DISTANCE OF 159.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 573.00 FEET, A CENTRAL ANGLE OF 02°56'43", A CHORD BEARING OF N87°47'40" W AND A CHORD DISTANCE OF 29.45 FEET; THENCE FROM A TANGENT BEARING OF N86°19'18" W, RUN WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 29.46 FEET TO THE END OF SAID CURVE; THENCE RUN N00°21'57" W, A DISTANCE OF 373.14 FEET TO THE NORTHWEST CORNER OF SAID LOT 9; SAID POINT ALSO BEING ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 31 AND THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 644.51 FEET TO THE NORTHEAST CORNER OF SAID LOT 9; SAID POINT LYING ON THE WESTERLY LIMITED ACCESS RIGHT OF WAY OF STATE ROAD 400 (INTERSTATE 4) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 77160, DATED MARCH OF 2007; THENCE RUN SOUTHERLY ALONG SAID WESTERLY LIMITED ACCESS RIGHT OF WAY OF STATE ROAD 400 AND THE EAST LINE OF SAID LOT 9, THE FOLLOWING TWO (2) COURSES: THENCE S25°31'56" W, A DISTANCE OF 325.99 FEET; THENCE RUN S00°08'14" E, A DISTANCE OF 337.24 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

TOTAL ACREAGE: 171.567 ACRES, MORE OR LESS.

(SEE SHEET 6
FOR DESCRIPTION OF EXHIBIT)
SHEET 5 OF 6

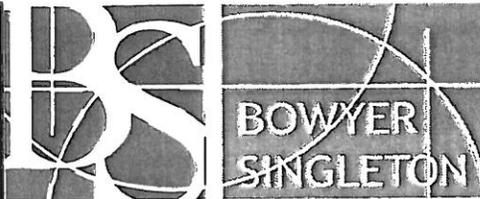
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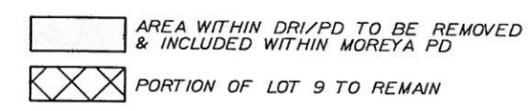
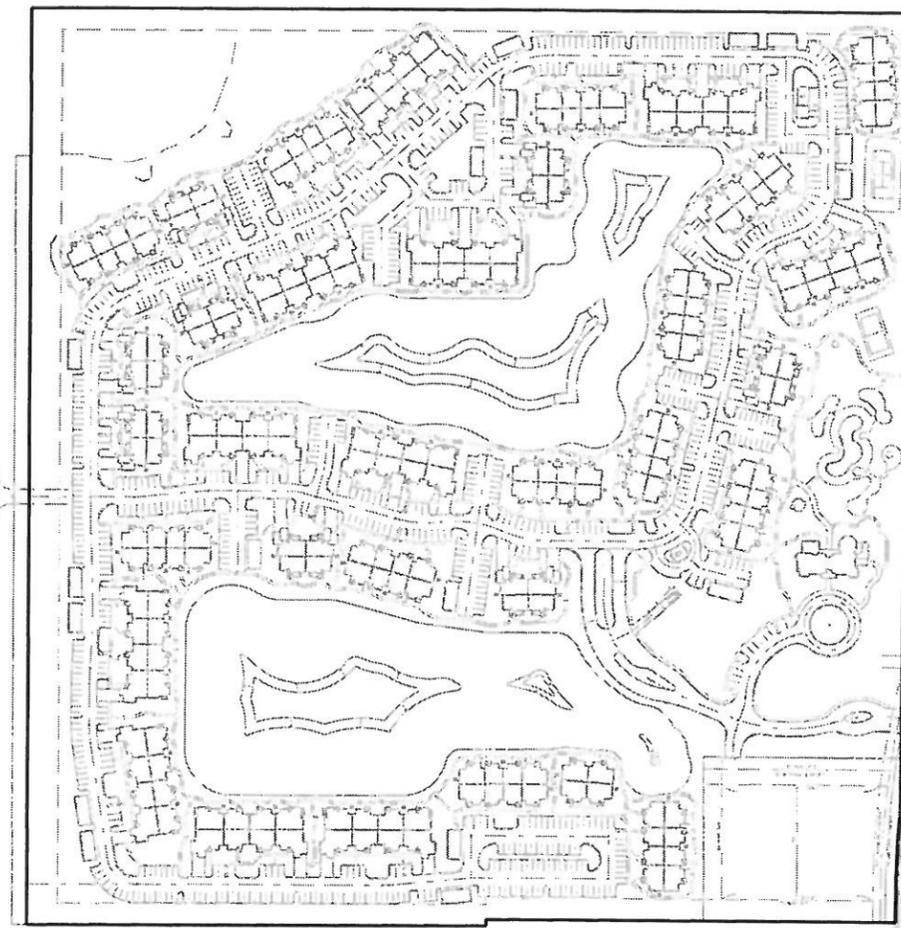
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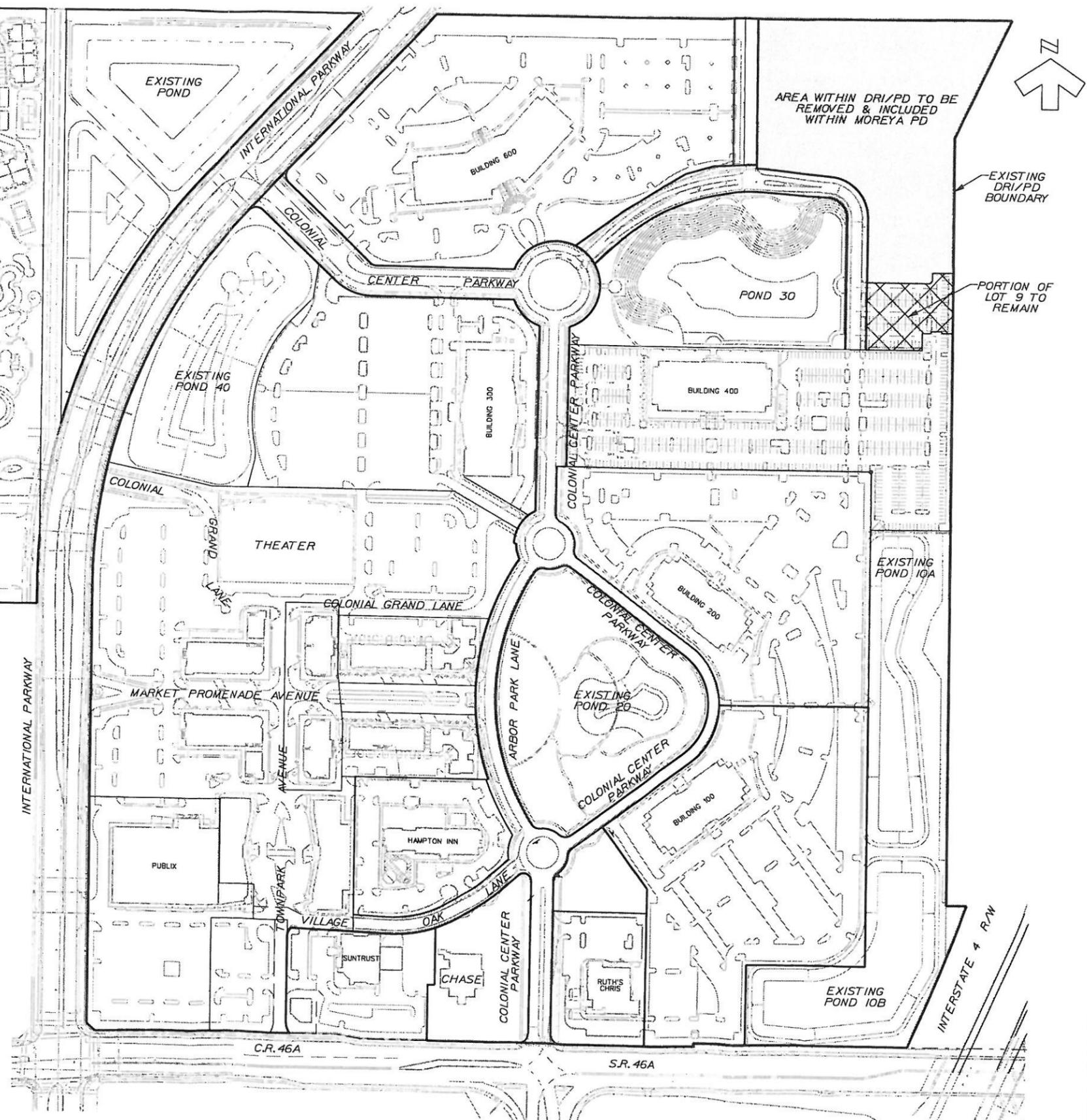


SITE DATA															
	EXISTING IMPROVEMENTS	ROADWAYS	IMPERVIOUS AREAS	PARKING AREAS	STREET	NUMBER OF BAY	PER RETAIL	RETAIL OWNERS	BUILDING NO.	PARKING CAPACITY	CHASE BANK	TOTAL PERMITTED TO DATE	TOTAL BUILDING AREA		
SITE AREA	49.63 AC.	22.85 AC.	9.15 AC.	8.39 AC.	12.1 AC.	2.15 AC.	1.8 AC.	2,683 AC.	33.62 AC.	178 AC.	14.25 AC.	0.79 AC.	200	160.45 AC.	1,157 AC.
OPEN SPACE	28.01 AC.	11.65 AC.	2.89 AC.	2.36 AC.	3.52 AC.	0.71 AC.	0.39 AC.	0.71 AC.	7.68 AC.	0.58 AC.	4.21 AC.	0.08 AC.	0.97	63.68 AC.	4,375 AC.
IMPERVIOUS AREA (PHASE 1)	N/A	0.71 AC.	6.3 AC.	6.02 AC.	N/A	N/A	N/A	N/A	1.2 AC.	1.22 AC.	0.71 AC.	N/A	15.45 AC.	15.99 AC.	
IMPERVIOUS AREA (PHASE 2)	N/A	3.21 AC.	N/A	N/A	N/A	1.41 AC.	1,972 AC.	8.07 AC.	N/A	N/A	N/A	1.03	15.69 AC.	11.90 AC.	
IMPERVIOUS AREA (PHASE 3)	N/A	0.72 AC.	N/A	N/A	5.30 AC.	N/A	N/A	N/A	N/A	8.83 AC.	N/A	N/A	14.85 AC.	22.55 AC.	
IMPERVIOUS AREA (PHASE 4)	N/A	1.27 AC.	N/A	N/A	3.28 AC.	1.45 AC.	N/A	17.87 AC.	N/A	N/A	N/A	N/A	23.87 AC.	27.50 AC.	

* 0.15 ACRES OF ADDITIONAL OPEN SPACE FOR THE SUNTRUST SITE IS ACCOUNTED FOR IN THE 11.65 ACRES OF COMMON AREA OPEN SPACE.
 ** 0.10 ACRES OF ADDITIONAL OPEN SPACE FOR THE HAMPTON INN SITE IS ACCOUNTED FOR IN THE 11.65 ACRES OF COMMON AREA OPEN SPACE.
 *** 1.24 ACRES OF ADDITIONAL OPEN SPACE FOR THE RETAIL PHASE 2 SITE IS ACCOUNTED FOR IN THE 11.65 ACRES OF COMMON AREA OPEN SPACE.
 **** 27.96 ACRES WAS APPROVED WITH THE PHASE 2 THEATER PLANS.

ENTITLEMENT MATRIX														
LAND USE	SQ. FT. / UNITS / AC.	PERMITS	REVISIONS	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6	PHASE 7	PHASE 8	PHASE 9	PHASE 10	REMAINING ENTITLEMENTS
OFFICE	105,000	N/A	N/A	155,000	155,000	200,276	N/A	154,500	N/A	39,200	N/A	18,374	4,339	160,371
COMMERCIAL	204,000	N/A	N/A	N/A	N/A	N/A	11,805	N/A	N/A	213,259	115,300	N/A	N/A	64
HOTEL	420 UN.	N/A	N/A	N/A	N/A	N/A	N/A	132	N/A	N/A	N/A	N/A	N/A	0 UN.
MULTIFAMILY	496 UN.	456	N/A	N/A	N/A	N/A	N/A	N/A	78	N/A	N/A	N/A	N/A	2 UN.
PARK AND RIDE	1 AC.	N/A	N/A	1 AC.	N/A	1 AC.								
OPEN SPACE	4,375 AC.	28.01	11.65	2.89	2.36	3.52	0.71	0.71	7.68	0.58	4.21	0.97	63.68 AC.	4,375 AC.

Ⓞ BASED ON CONVERSION OF 40 HOTEL UNITS TO 40 MULTIFAMILY UNITS IN ACCORDANCE WITH SECTION 11(g) OF THE COLONIAL TOWN PARK AMENDED & RESTATED DEVELOPMENT ORDER.
 Ⓞ BASED ON CONVERSION OF 248 HOTEL UNITS TO 32,240 S.F. COMMERCIAL UNITS IN ACCORDANCE WITH SECTION 11(g) OF THE COLONIAL TOWN PARK AMENDED & RESTATED DEVELOPMENT ORDER.



AUG 15 2012

REVISIONS	DATE	BY	DESCRIPTION

CONTRACTOR "AS-BUILT'S" herby state that these "As-Built's" were furnished to me by the contractor listed below. I, or an employee under my direct supervision, have reviewed these drawings to verify that they are in compliance with my knowledge of what was actually constructed. This statement is based upon site observations of the construction.

Contractor's Name: _____
 Engineer: _____
 Not valid without the signature and the original raised seal of a Florida Registered Engineer.

DATE	AUGUST 2012
DESIGNED	SHH
CHECKED	NPS
SCALE	1" = 150'
PROJECT NO.	N035/PD Amendment
FILE NAME	N035 PD-Amendment
SHEET	1 OF 1

SEMINOLE COUNTY GROWTH MANAGEMENT DEPARTMENT



PLANNING & DEVELOPMENT DIVISION
 1101 EAST FIRST STREET ROOM 2028
 SANFORD, FL 32771
 (407) 665-7441 PHONE
 (407) 665-7385 FAX

APPL # Z-2012-21
 PROJ # 12-20500014
 FLUA # _____

**APPLICATION TO THE SEMINOLE COUNTY
 PLANNING & ZONING COMMISSION / LOCAL PLANNING AGENCY AND BOARD OF COMMISSIONERS**

Applications to the Seminole County Planning & Zoning Commission / Local Planning Agency and Board of County Commissioners shall include **all applicable items listed in the Application Submittal Checklist**. No application will be scheduled for Development Review Committee (DRC) consideration until a complete application (including all information requested below) has been received by the Growth Management Department, Planning & Development Division.

APPLICATION SUBMITTAL CHECKLIST:

****THIS BOX FOR STAFF USE ONLY****

- ___ COPY OF PRE-APPLICATION REVIEW INFORMATION, IF APPLICABLE
- ___ PROPERTY OWNER PRINTOUT FROM PROPERTY APPRAISER'S WEBSITE
- ___ PROPERTY OWNER'S AUTHORIZATION FORM (ADDITIONAL DOCUMENTATION REQUIRED IF OWNER IS A TRUST OR CORPORATION)
- ___ OWNERSHIP DISCLOSURE FORM
- ___ SCHOOL IMPACT ANALYSIS (CONTACT SCHOOL BOARD FOR APPLICATION)
- ___ CONCURRENCY APPLICATION/DEFERRAL AFFIDAVIT AND FEE IF REQUIRED \$ _____
- ___ BOUNDARY SURVEY (2 COPIES)
- ___ ELECTRONIC LEGAL DESCRIPTION IN DIGITAL WORD FORMAT (COMPACT DISK OR EMAIL ONLY)
- ___ PUD/PCD FINAL MASTER/SITE PLAN REQUIRES A DRAFT DCA IN DIGITAL WORD FORMAT (COMPACT DISK OR EMAIL ONLY)
- ___ REZONING TO PUD, PCD, OP, RP, RM-2, RM-3, R-3, R-3A, R-4 AND MYRTLE STREET CONSERVATION VILLAGE REQUIRES 16 FULL-SIZE SETS OF SITE PLANS OR MASTER PLANS AND AN 11" X 17" PDF FILE (COMPACT DISK OR EMAIL ONLY)
- ___ APPLICATION FEE \$ _____

SIGNATURE OF STAFF PROJECT MANAGER CERTIFYING THAT THE APPLICATION IS SUFFICIENT

APPLICATION TYPE – PLEASE CHECK ALL THAT APPLY

- ___ LARGE SCALE FUTURE LAND USE AMENDMENT (LSFLUA) FROM: _____ TO: _____
- ___ SMALL SCALE FUTURE LAND USE AMENDMENT (SSFLUA) FROM: _____ TO: _____
- ___ PLANNED DEVELOPMENT AMENDMENT TO EXISTING PD (LS/SSFLUA) FROM: _____ TO: _____

[NOTE: ATTACHMENT "A" AND ALL SUPPORT MATERIALS MUST BE SUBMITTED FOR LAND USE AMENDMENTS ABOVE]

- ___ REZONING (WITHOUT SITE PLAN) FROM: _____ TO: _____
- REZONING TO PUD, PCD, OP, RP, RM-2, RM-3, R-3, R-3A, or R-4 FROM: A-1/PUD TO: PUD
- ___ PUD/PCD MAJOR AMENDMENT
- ___ PUD/PCD MINOR AMENDMENT
- ___ PUD FINAL MASTER PLAN
- ___ DEVELOPMENT OF REGIONAL IMPACT NOPC
- ___ MYRTLE STREET CONSERVATION VILLAGE

PROPERTY OWNER / AUTHORIZED AGENT INFORMATION		
	PROPERTY OWNER	AUTHORIZED AGENT *
NAME	Ed Wright, Executive Vice President, Colonial Realty, LP	Nicole P. Stalder, P.E. and M. Scott Stearns, P.E., Bowyer-Singleton & Associates, Inc.
IF THE OWNER IS A CORPORATION OR TRUST, GIVE THE <u>NAME AND TITLE</u> OF THE PERSON WHO CAN LEGALLY SIGN ON BEHALF OF THE CORPORATION AND PROVIDE DOCUMENTATION THAT THEY HAVE LEGAL AUTHORITY :		
ADDRESS	2101 6th Ave. North Suite 900 Birmingham, AL 35203	520 South Magnolia Ave. Orlando, Florida 32801
PHONE 1	205-250-8765	407-843-5120
PHONE 2		
FAX	205-250-8890	407-649-8664
E-MAIL	ewright@colonialprop.com	nstalder@bsa-civil.com sstearns@bsa-civil.com
If you have a consultant that is not listed on the application and you would like us to contact them directly and give them the DRC comments, provide their contact information on a separate sheet, otherwise any questions and/or comments will be directed to the property owner or authorized agent listed above.		

* Proof of property owner's authorization is required with submittal if signed by authorized agent.

NAME AND PHONE NUMBER OF PERSON WHO WILL POST PLACARD _____

PROJECT INFORMATION	
PROJECT NAME	Moreyra PUD
SITE ADDRESS	East side of International Pkwy, West and South of SR 417.
BCC DISTRICT	5 - Brenda Carey
EXISTING USE(S)	Vacant
PROPOSED USE(S)	Mixed Use - Multi-Family and Commercial
PROPERTY ID NUMBER(S)	31-19-30-300-0010-0000 and a portion of 31-19-30-509-0000-0090
SIZE OF PROPERTY	25.21 Acres acres
GENERAL LOCATION	East side of International Pkwy, West/South of SR 417
SOURCE OF WATER	Seminole County
SOURCE OF SEWER	Seminole County
RECLAIM PROVIDER	Seminole County

CONCURRENCY REVIEW MANAGEMENT SYSTEM (PLEASE CHECK ONE)

<p>I elect to defer the Concurrency Review that is required by Chapter 163, Florida Statutes, per Seminole County's Comprehensive Plan for the above listed property until a point as late as Site Plan and/or Final Engineering submittals for this proposed development plan. I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future. PCD Final Site Plan/PCD Final Site Plan Amendment may not defer.</p>		
<p>I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past (two years) as identified below: (Please attach a copy of the Certificate of Vesting or Test Notice.)</p>		
<p><u>TYPE OF CERTIFICATE:</u></p> <p>VESTING:</p> <p>TEST NOTICE:</p>	<p><u>CERTIFICATE NUMBER:</u></p> <p>CV- _____</p> <p>_____</p>	<p><u>DATE ISSUED:</u></p> <p>_____</p> <p>_____</p>
<p>X</p>	<p>Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the development order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.</p>	

By my signature hereto, I do hereby certify that the information contained in this application is true and correct to the best of my knowledge, and understand that deliberate misrepresentation of such information may be grounds for denial or reversal of this application and / or revocation of any approval based upon this application.

I hereby authorize County staff to enter upon the subject property at any reasonable time for the purposes of investigating and reviewing this request. I also hereby agree to place a public notice sign (placard) on the subject property at a location(s) to be determined by County staff.

I further acknowledge that Seminole County may not defend any challenge to my proposed future land use amendment / rezoning and related development approvals, and that it may be my sole obligation to defend any and all actions and approvals, which authorize the use or development of the subject property. Submission of this form initiates a process and does not imply approval by Seminole County or any of its boards, commissions or staff.

I further acknowledge that I have read the information contained in this application form pertaining to proposed amendments to the official zoning map, official Future Land Use map, and / or comprehensive plan and have had sufficient opportunity to inquire with regard to matters set forth therein and, accordingly, fully understand all applicable procedures and matters relating to this application.

I hereby represent that I have the lawful right and authority to file this application.


8/10/12

SIGNATURE OF AUTHORIZED APPLICANT*
DATE

* Proof of property owner's authorization is required with submittal if signed by someone other than the property owner.

Ed Wright, Executive Vice President

PRINT OR TYPE NAME

SEMINOLE COUNTY
APPLICATION & AFFIDAVIT

Ownership Disclosure Form

The owner of the real property associated with this application is a (check one)

- Individual Corporation Land Trust
 Limited Liability Company Partnership
 Other (describe): _____

1. List all **natural persons** who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space.)

2. For each **corporation**, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

3. In the case of a **trust**, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above.

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

4. For **partnerships**, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST
Colonial Properties Trust, an Alabama Real Estate Invst. Trust	2101 6th Ave. No., Suite 750. Birmingham, AL 35203	92.5
Colonial Realty Limited Partnership Unit Holders		7.5

(Use additional sheets for more space.)

5. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: _____

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

6. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

Date of Contract: _____

Please specify any contingency clause related to the outcome of the consideration of the application.

6. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
7. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject rezone, future land use amendment, special exception, or variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein.

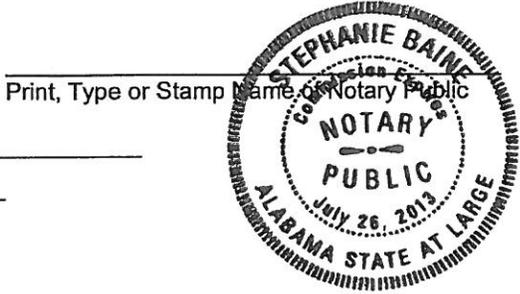
Date 8/10/12

Ed Wright
Owner, Agent, Applicant Signature

STATE OF ALABAMA
COUNTY OF JEFFERSON

Sworn to (or affirmed) and subscribed before me by Ed Wright, on this 10th day of August, 2012.
Owner, Agent, Applicant Name

Stephanie Baine
Signature of Notary Public



Personally Known OR Produced Identification _____
Type of Identification Produced _____

**SEMINOLE COUNTY APPLICANT AUTHORIZATION FORM
(ORIGINAL ONLY)**

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchaser (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I Ed Wright, the fee simple owner of the following
(Owner's Name)
described property (Provide Legal Description or Tax Parcel ID Number(s)) Please see attached
Legal Description.

_____ Nicole P. Stalder, P.E. and
hereby affirm that M. Scott Stearns, P.E. is hereby designated to act as my / our
authorized agent for the filing of the attached application for:

CIRCLE ONE: ~~Development Plan, Special Exception, Variance, Vacate, Special Event Permit, Temporary Use Permit;~~
~~Arbor Permit.~~ PUD Rezoning, Preliminary Master Plan,
Final Master Plan, Preliminary Subdivision Plan
and make binding statements and commitments regarding the request.

Ed Wright

Owner's Signature

I certify that I have examined the application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments and fees become part of the Official Records of Seminole County, Florida and are not returnable.

SWORN TO AND SUBSCRIBED before me this 10th day of August, 2012

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County ^{of ALABAMA AND JEFFERSON} ~~aforsaid~~ to take acknowledgments, personally appeared Ed Wright, who is personally known to me or who has produced _____ as identification and who executed the foregoing instrument and sworn an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 10th day of August, 2012.



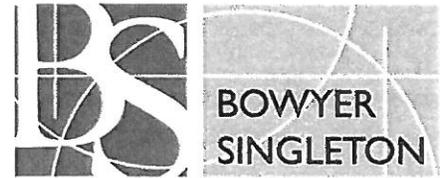
Stephanie Baine
Notary Public in and for the County and State
Aforementioned Jefferson ALABAMA
My Commission Expires: July 26, 2013

MOREYA PLANNED UNIT DEVELOPMENT JUSTIFICATION STATEMENT

Colonial Realty, LP (Colonial) is proposing Moreya Planned Unit Development (the Property), a 472 unit multi-family development with two commercial outparcels on approximately 25 acres located immediately north of the existing Colonial Town Park Development of Regional Impact (DRI). The Property is designated Higher Intensity Planned Development – Target Industry (HIP-TI) on the Seminole County Future Land Use Map, and the property will be rezoned to Planned Unit Development. Pursuant to the County's Comprehensive Plan, the HIP-TI future land use designation is meant to support a mixture of uses and combat urban sprawl by clustering economic development activities along growth corridors and near the regional road network. Housing is a key component in the HIP-TI mixture of uses and is meant to support the target industries by providing residential development in close proximity to the target industry employment centers. The residential uses should be functionally and physically integrated into projects, meaning they should support development, be located in close proximity and be linked to the non-residential portions of the development by internal mobility options.

There is a need for additional housing in the area to support the employment center that has developed in Colonial Town Park. In response, Colonial is proposing a high quality, multi-family residential development. The Moreya PUD project supports the goals of the County's HIP-TI future land use designation by providing needed ancillary housing on property that abuts the existing Colonial Town Park project. Colonial Town Park is a 171 acre mixed-use project that primarily offers target industry office space, as well as ancillary retail, including restaurants, shops, a movie theater, hotel rooms, banks and a grocery store. The Moreya PUD multi-family project will be functionally and physically integrated into the larger Colonial Town Park development by virtue of its location, which abuts Colonial Town Park, and through its direct vehicular and pedestrian connections that are proposed from the multi-family project that will tie into the existing roadways and sidewalks within Colonial Town Park. The Moreya PUD will also include two commercial outparcels that will offer additional ancillary retail to support the Colonial Town Park target industries and proposed residential units. Furthermore, because the proposed project supports Colonial Town Park, it should be considered in conjunction with the existing project; therefore meeting the County's HIP-TI Comprehensive Plan requirement that residential uses which are part of a mixed-use project represent less than 50% of the total square footage of such project.

**MOREYA PROPERTY
 PLANNED UNIT DEVELOPMENT
 SEMINOLE COUNTY, FLORIDA**



I. LEGAL DESCRIPTION

See Exhibit "A"

II. STATEMENT OF BASIC FACTS

Total Acreage: 25.21

III. LAND USE SUMMARY TABLE

Lot	Land Use	Comparable County Zoning	Acres	Units	Net Density (max.)	FAR (max.)	Height (not to exceed)
1	Multi-Family	R-3	22.51	472	21.0		50'
2	Commercial	C-2	1.2			0.35	35'
3	Commercial	C-2	1.5			0.35	35'
Grand Total			25.21				

IV. BUILDING AND LOT INFORMATION

Building restrictions and criteria for development shall be in accordance with the Land Development Code of Seminole County in effect as of the date of this Agreement except as otherwise stated in this Agreement.

For Lot 1, building setback and height requirements shall be in accordance with the R-3 Zoning classification except as follows: the minimum setback from parking pavement/curb to the property line is 5', the minimum setback from a garage building to the property line is 5', the minimum setback from a Carriage Building to the property line is 10' and the minimum setback from an Apartment Building to the property line is 25'. Building and structure height for Lot 1 shall not exceed 50'.

For Lot 1 adjacent to Lots 2 and 3, the minimum setback from an Apartment Building or Carriage Building to the boundary of Lots 2 and 3 is 5'. For Lots 2 and 3, all setback and lot requirements shall be in accordance with the C-2 Zoning classification except for when adjacent to Lot 1, in which event the minimum building setback is 20'.

Property along the south perimeter shall have no minimum setback required from the parking lot. Property along the northern property line and eastern property line shall have a minimum setback of 5'.

The County and the Developer agree that all facilities constructed on the Moreya Property shall either be platted or receive complete site plan review, as appropriate, in accordance with the provisions of the Land Development Code and this Agreement.

V. LAND USES

The Moreya Property PUD will be developed as a mixed-use development which includes Multi-Family and Commercial uses. The definitions of these uses are defined as follows:

Multi-Family: A group of attached residential units located on a parcel, lot, or tract. Examples include, but are not limited to one-, two-, or three-story apartment buildings, carriage homes, townhouses and condominiums and their customary accessory and personal service uses. Multi-Family Uses may include attached or detached garages or dwelling units over parking. For the purposes of this PUD, Carriage Home shall be defined as two or more dwelling units over a garage.

Commercial: Retail sales centers allowing all permitted and conditional uses as listed in the C-2 (Retail Commercial District) zoning classification of the Seminole County Land Development Code with a maximum FAR of 0.35.

VI. VEHICLE AND PEDESTRIAN CIRCULATION

Sidewalks: A pedestrian circulation system will be provided, giving access to all portions of the development and connecting to existing sidewalks adjacent to the development.

Access: Access locations are limited to those indicated on the Preliminary Master Plan and include a right-in/right-out to each Lot from International Parkway.

VII. OFF-STREET PARKING

Parking requirements for Lot 1 shall be in accordance with the approved parking study included as Exhibit "B" and are as follows: an average of 1.8 spaces per dwelling unit, based on the required parking spaces per unit type shown below and the proposed mix of unit types. Parking stalls shall have a minimum width of 9' and a minimum length of 18'.

Unit Type	Required Parking
1 bedroom unit	1.5 spaces
2 bedroom unit	2.0 spaces
3 bedroom unit	2.5 spaces

Parking requirements for Commercial Land Uses shall be in accordance with the C-2 Zoning classification of the Land Development Code.

VIII. LANDSCAPING AND BUFFERING

Buffers and setbacks will be provided for in accordance with the setback requirements described in this Agreement and as depicted on the attached Exhibit "C."

IX. OPEN SPACE AND RECREATION

Common open space areas shall be provided at an overall minimum rate of 25% for the Planned Unit Development. Wet retention areas may be counted as open space if amenitized in accordance with the design criteria of Section 30.1344 of the Land Development Code. Maintenance of the open space shall be funded by one or more property owners' associations.

Use of common areas shall be limited to open space, recreational amenities, stormwater management and utility facilities serving all residents of the development.

Open space may also include indoor facilities serving as recreational amenities. Recreational amenities may include clubhouse, resort style pool, sun/shade deck, car care center, dog park, bike trail connection, children's tot lot, and other site amenities listed on the Preliminary Master Plan.

X. FACILITY COMMITMENTS

Road Improvements: All off-site transportation improvements required to be constructed by the Developer in connection herewith shall meet the Florida Department of Transportation "Green Book" standards or the most current acceptable standard. All streets within Moreya PUD shall be private and maintained by the Property Owners Association. All on-site transportation improvements shall meet the Land Development Code standards, except in the event of a conflict with on-site transportation design criteria set forth in this Agreement, in which event the Agreement shall control.

Drainage Recharge and Water Quality: Drainage, water recharge and water quality requirements shall be in accordance with the Master Drainage Plan to be approved by the County and the St. Johns River Water Management District (SJRWMD), and any amendments thereto. Stormwater detention ponds and manmade lakes shall be designed to serve as an open space amenity to the Project and shall have bank slopes that are consistent with St. Johns River Water Management District (SJRWMD) criteria. The maintenance berm will be 10' at 10:1 without fencing. Wet bottom pond design may allow 4:1 unfenced or 3:1 fenced.

Compensating Storage:

Water and Sewer Facility Commitments: All construction within the Moreya Property shall be served by central water and wastewater treatment facilities. Unless otherwise agreed by the Developer and the County, such water and wastewater treatment facilities shall be provided by Seminole County as determined by existing and proposed utility agreements.

XI. SIGNAGE

Point of Sales Signs: Unless otherwise provided for in this Agreement, all point-of-sale signage shall comply with the Land Development Code of Seminole County.

Identification Signs: In addition to signage permitted by the Land Development Code, Moreya Property shall install one identification sign, viewable from Interstate 4. The sign will be similar in quality to the identification signs located in Colonial Town Park and shall not exceed 30' in height, maximum width of 12', 100 square feet in signage per sign face, a maximum of 2 faces, and an enclosed base for entire width of sign.

Construction Signs: No more than two (2) signs denoting the owners, architect, engineer, financial institution, or contractor may be erected on a parcel, lot, or tract of land under construction. The total copy area of both signs shall not exceed 100 square feet.

Traffic Control Signs: Traffic control signs (including regulatory, warning, identification, information, etc.) shall be in accordance with the requirements of the Manual of Uniform Traffic Control Devices in color, size, and installation. The Developer may install traffic control signs on decorative sign supports that conform to the standards applicable to the development of the Moreya Property, provided they meet the breakaway standards for safety and are consistent with

generally acceptable engineering practices and standards. The Developer shall furnish and maintain, or cause the Moreya Property Owners Association to furnish and maintain the sign supports and mounting hardware for all traffic control signs. In the event of damage, the County will only replace supports with standard u-channel type support until such time as the Developer or the Moreya Property Owners Association shall install the decorative sign supports without cost to the County.

Unique Signs: Unique signs, including, but not limited to, pylons, neon, flower beds, clock towers, and sign/sculpture, shall be permitted in the Moreya PUD subject to review and approval by the Current Planning Manager. However, any unique sign design shall count toward the overall sign allotment for any parcel, lot or tract.

Sales Trailer Temporary Signs: A temporary sales trailer and temporary signage shall be allowed for a time period of 6 months for pre-leasing use prior to the Certificate of Occupancy for the Clubhouse building. At such time as the Clubhouse building has a Certificate of Occupancy, all leasing activities will move from the sales trailer and the trailer and associated signage will be removed from the property.

Prohibited Signs: Outdoor advertising billboards, advertising products or businesses not connected with the Moreya Property shall not be permitted.

XII. OTHER COMMITMENTS

Maintenance: The Moreya Property Owners Association will be established at the time of the recording of the first plat in the development. The Association will maintain all common areas within the development, including buffers, master stormwater management areas outside public rights-of-way, landscaping and irrigation, all open space, parks, and recreation facilities.

Land Development Code Contingency: Development with the Moreya Property shall be in accordance with the requirements of the Land Development Code except in the event of a conflict between the Land Development Code and this Agreement, in which event this Agreement shall control.

EXHIBIT A

MOREYA PUD LEGAL DESCRIPTION

LEGAL DESCRIPTION:

A PORTION OF LOT 9, COLONIAL TOWNPARK REPLAT AS RECORDED IN PLAT BOOK 76, PAGES 42-49, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA AND THAT PORTION OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST LYING EAST OF INTERNATIONAL PARKWAY, SOUTH OF THE STATE ROAD 417/INTERNATIONAL PARKWAY INTERCHANGE AND WEST OF STATE ROAD 400 (INTERSTATE 4) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT SOUTHEAST CORNER OF LOT 9 OF SAID COLONIAL TOWNPARK REPLAT; THENCE RUN N00°08'14" W ALONG THE EAST LINE OF SAID LOT 9, A DISTANCE OF 150.98 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE RUN N90°00'00"W, A DISTANCE OF 53.38 FEET; THENCE RUN S00°00'00" W, A DISTANCE OF 15.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 10.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY; THENCE RUN N90°00'00" W, A DISTANCE OF 155.18 FEET TO THE WEST LINE OF SAID LOT 9; THENCE RUN THE FOLLOWING FIVE (5) COURSES ALONG SAID WEST LINE OF LOT 9; THENCE N00°00'00" W, A DISTANCE OF 160.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 102.00 FEET AND A CENTRAL ANGLE OF 86°19'18"; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 153.67 FEET TO THE END OF SAID CURVE AND A POINT OF NON-TANGENCY; THENCE RUN N84°10'13" W, A DISTANCE OF 159.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 573.00 FEET, A CENTRAL ANGLE OF 02°56'43", A CHORD BEARING OF N87°47'40" W AND A CHORD DISTANCE OF 29.45 FEET; THENCE FROM A TANGENT BEARING OF N86°19'18" W, RUN WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 29.46 FEET TO THE END OF SAID CURVE; THENCE RUN N00°21'57" W, A DISTANCE OF 373.14 FEET TO THE NORTHWEST CORNER OF SAID LOT 9; SAID POINT ALSO BEING ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE DEPARTING SAID WEST LINE OF LOT 9, RUN S89°38'03" W ALONG SAID SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 31 AND THE NORTH LINE OF TRACTS H, I AND LOT 8 OF THE AFOREMENTIONED COLONIAL TOWNPARK REPLAT, A DISTANCE OF 812.05 FEET TO THE NORTHWEST CORNER OF SAID LOT 8; SAID POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF INTERNATIONAL PARKWAY (140' RIGHT OF WAY) PER OFFICIAL RECORDS BOOK 2756, PAGE 1090 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA AND BEING ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1502.39 FEET, A CENTRAL ANGLE OF 17°00'34", A CHORD BEARING OF N31°00'51" E AND A CHORD DISTANCE OF 444.38 FEET; THENCE DEPARTING THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 31, FROM A TANGENT BEARING OF N39°31'08" E, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 446.02 FEET TO A POINT ON THE SOUTHERLY LIMITED ACCESS RIGHT OF WAY OF STATE ROAD 417 PER FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION 77470, DATED AUGUST OF 2009; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY OF INTERNATIONAL PARKWAY, RUN THE FOLLOWING EIGHT (8) COURSES ALONG SAID SOUTHERLY LIMITED ACCESS RIGHT OF WAY AS FOLLOWS: S67°29'25" E, A DISTANCE OF 5.82 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1508.39 FEET, A CENTRAL ANGLE OF 04°42'44", A CHORD BEARING OF N20°09'13" E AND A CHORD DISTANCE OF 124.02 FEET; THENCE FROM A TANGENT BEARING OF N22°30'35" E, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 124.06 FEET TO A POINT OF TANGENCY; THENCE RUN N17°47'51" E, A DISTANCE OF 118.22 FEET; THENCE RUN N40°40'32" E, A DISTANCE OF 13.03 FEET; THENCE RUN N85°39'28" E, A DISTANCE OF 186.21 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2192.64 FEET AND A CENTRAL ANGLE OF 10°58'03"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 419.71 FEET TO A POINT OF TANGENCY; THENCE RUN S83°22'29" E, A DISTANCE OF 240.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1196.00 FEET AND A CENTRAL ANGLE OF 20°31'36"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 428.47 FEET TO THE WESTERLY LIMITED ACCESS RIGHT OF WAY OF STATE ROAD 400 (INTERSTATE 4) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 77160, DATED MARCH OF 2007; SAID POINT LYING ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 647.31 FEET, A CENTRAL ANGLE OF 50°28'14", A CHORD BEARING OF S03°13'59" W AND A CHORD DISTANCE OF 551.94 FEET; THENCE DEPARTING SAID SOUTHERLY LIMITED ACCESS RIGHT OF WAY OF STATE ROAD 417 FROM A TANGENT BEARING OF S28°28'06" W, RUN SOUTHERLY ALONG SAID WESTERLY LIMITED ACCESS RIGHT OF WAY OF STATE ROAD 400 AND THE ARC OF SAID CURVE, A DISTANCE OF 570.20 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY THE FOLLOWING FOUR (4) COURSES: THENCE S22°00'08" E, A DISTANCE OF 66.24 FEET TO THE AFOREMENTIONED SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 31; THENCE RUN S89°38'03" W ALONG SAID SOUTH LINE AND SAID WESTERLY LIMITED ACCESS RIGHT OF WAY, A DISTANCE OF 127.25 FEET TO THE NORTHEAST CORNER OF THE AFOREMENTIONED LOT 9, COLONIAL TOWNPARK REPLAT; THENCE CONTINUE S25°31'56" W ALONG SAID WESTERLY RIGHT OF WAY AND THE EAST LINE OF LOT 9, COLONIAL TOWNPARK REPLAT, A DISTANCE OF 325.99 FEET; THENCE RUN S00°08'14" E, ALONG SAID WESTERLY RIGHT OF WAY AND THE EAST LINE OF SAID LOT 9, A DISTANCE OF 337.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,098,300.66 SQUARE FEET OR 25.21 ACRES MORE OR LESS.

GENERAL NOTES:

- 1. BEARINGS BASED ON NORTH LINE OF LOT 8, COLONIAL TOWNPARK REPLAT A RECORDED IN PLAT BOOK 76, PAGES 42-49 AS BEING S89°38'03"W.
- 2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
- 3. THIS IS NOT A BOUNDARY SURVEY.

William D. Donley 08/14/12
WILLIAM D. DONLEY DATE

(SEE SHEET 2 FOR SKETCH OF DESCRIPTION)
SHEET 1 OF 2

PROFESSIONAL SURVEYOR & MAPPER LICENSE NUMBER 5381
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

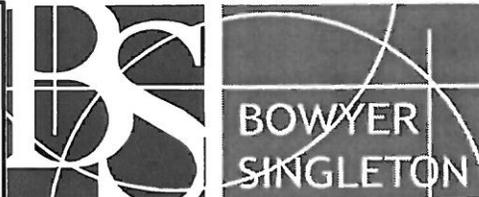
-OF-

MOREYA PD

SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST

SEMINOLE COUNTY

FLORIDA



DEVELOPMENT & TRANSPORTATION ENGINEERING
PLANNING | SURVEYING & MAPPING

520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
PHONE: 407.843.5120 FAX: 407.648.9104
BSA-CIVIL.COM
CERTIFICATE OF AUTHORIZATION No. LB 1221

PREPARED FOR:

COLONIAL PROPERTIES TRUST

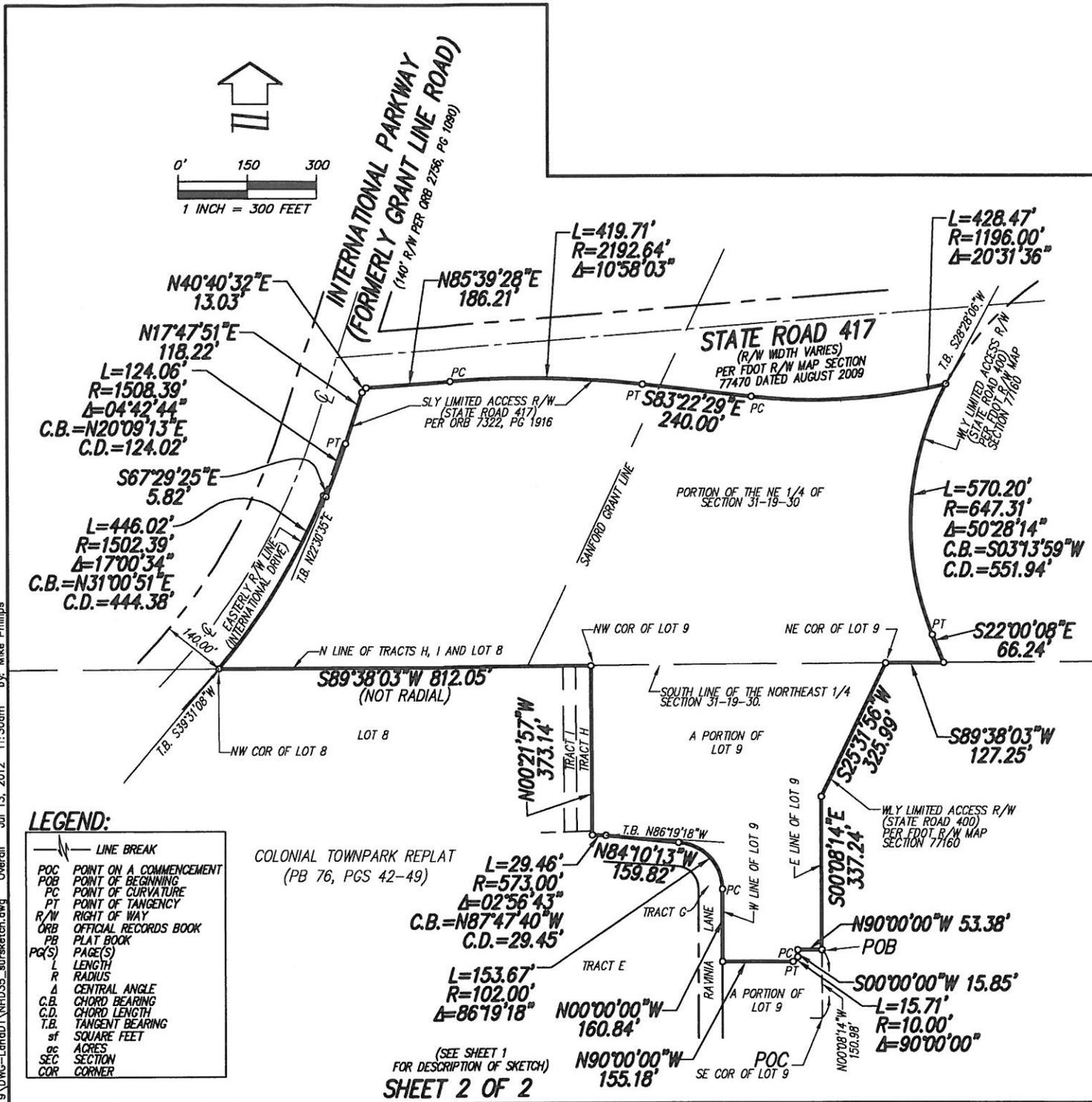
DATE: 07/12/12
REV DATE:

DRAWN BY: MRP

SCALE 1" = N/A

CHECKED BY: WDD

Drawing name: \\25SURVEY\Jobs\NHD\35 Moreya-Lot 9\DWG-Land\NHD35_aursketch.dwg Overall Jul 13, 2012 11:30am by: Mike Phillips



LEGEND:

	LINE BREAK
POC	POINT ON A COMMENCEMENT
POB	POINT OF BEGINNING
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
L	LENGTH
R	RADIUS
Δ	CENTRAL ANGLE
C.B.	CHORD BEARING
C.D.	CHORD LENGTH
T.B.	TANGENT BEARING
sf	SQUARE FEET
ac	ACRES
SEC	SECTION
COR	CORNER

COLONIAL TOWNPARK REPLAT
(PB 76, PGS 42-49)

$L=29.46'$
 $R=573.00'$
 $\Delta=02^{\circ}56'43''$
C.B.=N87°47'40"W
C.D.=29.45'

$L=153.67'$
 $R=102.00'$
 $\Delta=86^{\circ}19'18''$

(SEE SHEET 1
FOR DESCRIPTION OF SKETCH)

SHEET 2 OF 2

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
-OF-
MOREYA PD

SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST

SEMINOLE COUNTY FLORIDA

BOWLER SINGLETON

DEVELOPMENT & TRANSPORTATION ENGINEERING
PLANNING | SURVEYING & MAPPING

520 SOUTH MAGNOLIA AVENUE
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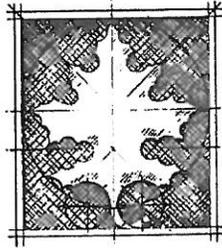
DATE: 07/12/12
REV DATE:

SCALE 1" = 300'

DRAWN BY: MRP
CHECKED BY: HDD

EXHIBIT B

COLONIAL APARTMENT PARKING STUDY



DIX. LATHROP
AND ASSOCIATES, INC.

Project: Colonial Grand at Moreya

Date: August 1, 2012

RE: Colonial Apartment Parking Study

The attached parking study was performed on three Colonial apartment communities in Seminole County, Florida. We wanted to determine what ratio of parking spaces is actually utilized during a time of day when seemingly, the most cars would be present.

We were given up-to-date occupancy information for each of the three sites. That occupancy ranged from 93% to 94%. The data was collected early Saturday and Sunday mornings by visiting the sites and counting spaces that were occupied. We then compared the spaces that were being utilized to the spaces that were provided for the sites. Detailed comparisons are included on the pages that follow. Here is a brief summary:

Colonial Grand at Town Park (456 Units)

965 spaces provided / 645 spaces utilized
2.1 spaces per unit provided / 1.5 spaces per unit provided

Colonial Village at Twin Lakes (460 Units)

928 spaces provided / 628 spaces utilized
2.0 spaces per unit provided / 1.5 spaces per unit provided

Colonial Grand at Heathrow (312 Units)

696 spaces provided / 420 spaces utilized
2.2 spaces per unit provided / 1.4 spaces per unit provided

The data showed that at a time when the most cars were present on site, the parking spaces being utilized were 1.4 – 1.5 spaces per unit instead of the 2.0 – 2.2 spaces per unit being provided.

T. Blake Gunnels
Dix.Lathrop & Associates, Inc.

Colonial Parking Study

Site: **Colonial Grand at Town Park - Saturday Sept. 25, 2010 - 7:00am**

Total Units	456
1 Bedroom	116
2 Bedroom	274
3 Bedroom	66

Current Occupancy Rate	95%
1 Bedroom	110
2 Bedroom	260
3 Bedroom	63

Parking Spaces	Provided:	Used:
Tandem	76	35
Garage		
Detached	68	57
Attached	88	88
Surface	733	465
Parking Ratio	2.1 Spaces	1.5 Spaces

Percentage of Garages 16%

Surface Spaces being Used 67%

* The parking study was based on property management's direction that the parking concentration is highest on Saturday and Sunday mornings.

Colonial Parking Study

Site: **Colonial Village at Twin Lakes**, Saturday Sept. 25, 2010 - 6:30am

Total Units	460
1 Bedroom	144
2 Bedroom	236
3 Bedroom	80

Current Occupancy Rate	93%
1 Bedroom	132
2 Bedroom	221
3 Bedroom	73

Parking Spaces	Provided:	Used:
Tandem	0	0
Garage		
Detached	72	64
Attached	0	0
Surface	856	564

Parking Ratio	2.0 Spaces	1.5 Spaces
Percentage of Garages	8%	
Surface Spaces being Used	68%	

* The parking study was based on property management's direction that the parking concentration is highest on Saturday and Sunday mornings.

Colonial Parking Study

Site: **Colonial Grand at Heathrow**, Saturday Sept. 25, 2010 - 7:30am

Total Units	312
1 Bedroom	104
2 Bedroom	152
3 Bedroom	56

Current Occupancy Rate	94%
1 Bedroom	100
2 Bedroom	140
3 Bedroom	54

Parking Spaces	Provided:	Used:
Tandem	0	0
Garage		
Detached	60	55
Attached	0	0
Surface	636	365

Parking Ratio	2.2 Spaces	1.4 Spaces
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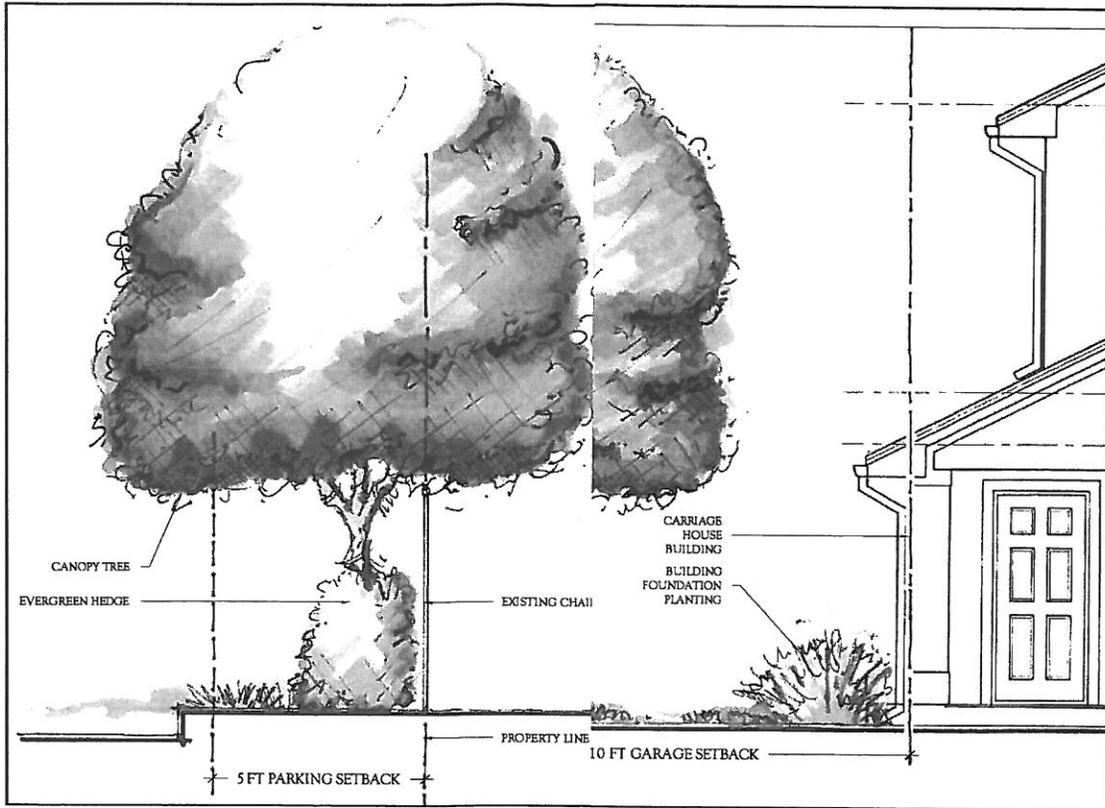
Percentage of Garages	9%
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Surface Spaces being Used	60%
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* The parking study was based on property management's direction that the parking concentration is highest on Saturday and Sunday mornings.

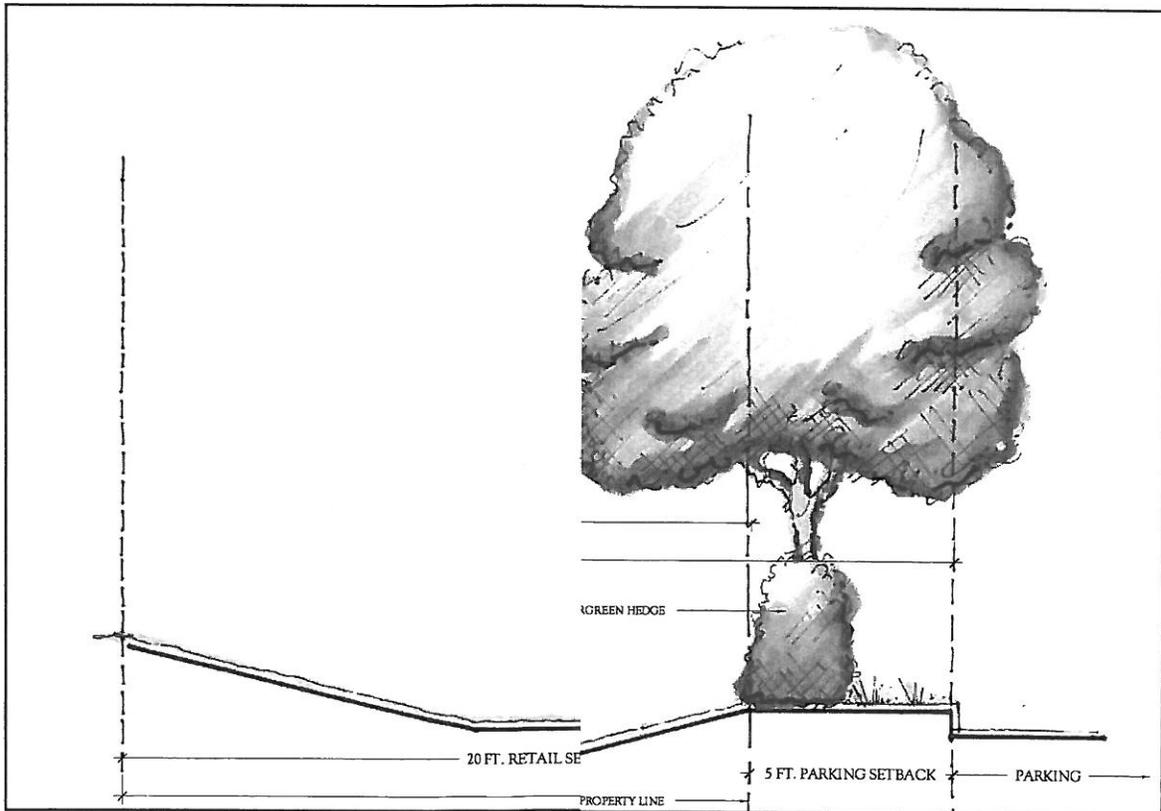
EXHIBIT C

BUFFER SECTIONS



PARKING BUFFER
SECTION A-A1 + SCALE: 1/2" = 1'-0"

CARRIAGE HOUSE BUFFER
SECTION C-C1 + SCALE: 1/2" = 1'-0"



OUTPARCKING BUFFER
SECTION SCALE: 1/2" = 1'-0"

August 14, 2012



Parcel: 31-19-30-300-0010-0000

Owner: COLONIAL REALTY LP

Property Address: INTERNATIONAL PKWY SANFORD, FL 32771

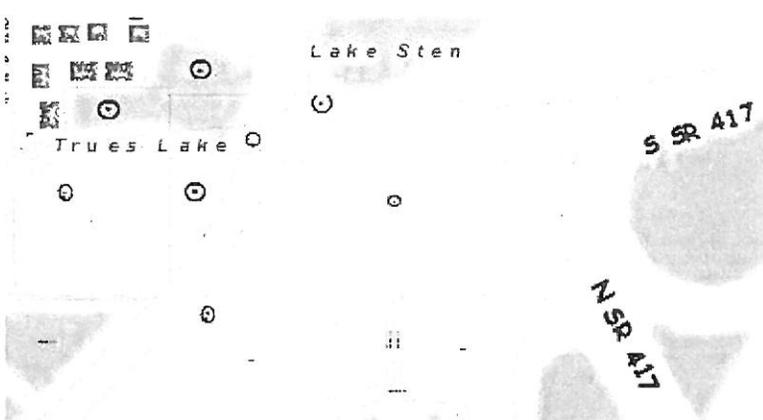
- [< Back](#)
- [< Previous Parcel](#)
- [Next Parcel >](#)
- [Save Layout](#)
- [Reset Layout](#)
- [New Search](#)

Parcel: 31-19-30-300-0010-0000

Value Summary

Property Address: INTERNATIONAL PKWY
 Owner: COLONIAL REALTY LP
 Mailing: 2101 6TH AVE N STE 900
 BIRMINGHAM, AL 35203
 Subdivision Name: [\[View Plat\]](#)
 Tax District: G1-AGRICULTURAL
 Exemptions:
 DOR Use Code: 61-GRAZING LAND

	2012 Working Values	2011 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$5,280,905	\$5,280,905
Land Value Ag	\$404,105	\$404,105
<u>Just/Market Value **</u>	\$5,280,905	\$5,280,905
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
Assessed Value	\$404,105	\$404,105



Tax Amount without SOH: \$5,338

2011 Tax Bill Amount \$5,338

Tax Estimator

Save Our Homes Savings: \$0

* Does NOT INCLUDE Non Ad Valorem Assessments

- Map
- Aerial
- Both
- Footprint
- +
-
- Extents
- Center
- Larger Map
- Dual Map View - External

Legal Description

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

Tax Details

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$404,105	\$0	\$404,105
Schools	\$404,105	\$0	\$404,105
Road District	\$404,105	\$0	\$404,105
SJWM(Saint Johns Water Management)	\$404,105	\$0	\$404,105
County Bonds	\$404,105	\$0	\$404,105

Sales

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
WARRANTY DEED	01/2005	05600	1667	\$5,125,000	Vacant	Yes
QUIT CLAIM DEED	11/2000	04247	1895	\$100	Vacant	No
QUIT CLAIM DEED	08/1999	03710	0128	\$1,709,400	Vacant	No
WARRANTY DEED	12/1996	03168	0284	\$870,000	Improved	No

SPECIAL WARRANTY DEED	03/1991	<u>02293</u>	<u>1207</u>	\$100	Improved	No
WARRANTY DEED	03/1988	<u>01939</u>	<u>0312</u>	\$1,650,000	Vacant	No
WARRANTY DEED	02/1986	<u>01712</u>	<u>1729</u>	\$957,000	Vacant	No
WARRANTY DEED	12/1979	<u>01265</u>	<u>1570</u>	\$133,300	Vacant	No

Find Comparable Sales within this Subdivision

Land

Method	Frontage	Depth	Units	Unit Price	Land Value
ACREAGE	0	0	16.000	304,920.00	\$1,920
SQUARE FEET	0	0	57,455.000	7.00	\$402,185

Building Information

Permits

Permit #	Type	Agency	Amount	CO Date	Permit Date

Extra Features

Description	Year Blt	Units	Value	Cost New



Parcel: 31-19-30-509-0000-0090

Owner: COLONIAL REALTY LP

Property Address: RAVINIA LN FL

- [< Back](#)
- [< Previous Parcel](#)
- [Next Parcel >](#)
- [Save Layout](#)
- [Reset Layout](#)
- [New Search](#)

Parcel: 31-19-30-509-0000-0090 Value Summary

Property Address: RAVINIA LN
 Owner: COLONIAL REALTY LP
 Mailing: 2101 6TH AVE N STE 750
 BIRMINGHAM, AL 35203
 Subdivision Name: COLONIAL TOWNPARK REPLAT
 Tax District: 01-COUNTY-TX DIST 1
 Exemptions:
 DOR Use Code: 1015-VACANT COMM-PUD

	2012 Working Values	2011 Certified Values
Valuation Method	Cost/Market	
Number of Buildings	0	
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$2,006,375	
Land Value Ag		
<u>Just/Market Value **</u>	\$2,006,375	
Portability Adj		
Save Our Homes Adj	\$0	
Amendment 1 Adj	\$0	
P&G Adj	\$0	
Assessed Value	\$2,006,375	

Trues Lake

N SR 417
 W I-4
 E I-4
 RAMP
 RAMP

Tax Amount without SOH: \$0

2011 Tax Bill Amount \$0

Tax Estimator

Save Our Homes Savings: \$0

* Does NOT INCLUDE Non Ad Valorem Assessments

- Map
 - Aerial
 - Both
 - Footprint
 - +
 -
 - Extents
 - Center
- Larger Map Dual Map View - External

Legal Description

LOT 9 COLONIAL TOWNPARK REPLAT PB 76 PGS 42 - 49

Tax Details

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$2,006,375	\$0	\$2,006,375
Schools	\$2,006,375	\$0	\$2,006,375
Fire	\$2,006,375	\$0	\$2,006,375
Road District	\$2,006,375	\$0	\$2,006,375
SJWM(Saint Johns Water Management)	\$2,006,375	\$0	\$2,006,375
County Bonds	\$2,006,375	\$0	\$2,006,375

Sales

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
SPECIAL WARRANTY DEED	11/2011	07663	1760	\$1,253,700	Vacant	No

Find Comparable Sales within this Subdivision

Land

Method	Frontage	Depth	Units	Unit Price	Land Value
SQUARE FEET	0	0	286,625.000	7.00	\$2,006,375

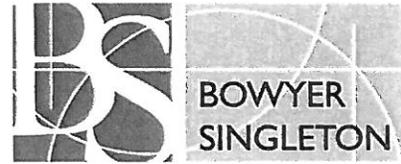
Building Information

Permits

Permit #	Type	Agency	Amount	CO Date	Permit Date

Extra Features

Description	Year Blt	Units	Value	Cost New



memo

Memo to: Joy Williams, Seminole County Planning & Development Division

From: Nicole P. Stalder, P.E., Bowyer-Singleton & Associates, Inc.

Copy to: Permit File

Subject: Agreement between Seminole County and Colonial Realty, LP
Request for Termination of Agreement

Date: August 15, 2012

File No.: NHD-35

Message: As part of the approval process for the proposed new development on the Moreya tract and a portion of Lot 9 of the Colonial Town Park development, Colonial is requesting that the Agreement between Colonial and Seminole County, which was executed on June 27, 2006 (a copy of which is attached), be terminated. Colonial has provided the right-of-way for the SR 417/International Parkway Ramp as required by the Agreement, but the contemplated development on the Moreya (BOMAR) tract and within the Colonial Town Park DRI is not supported by the current market conditions. Therefore, Colonial is requesting that the Agreement be terminated in order to allow the Moreya tract to be developed as now proposed. Please note that the Agreement was never executed by the City of Lake Mary, so only Colonial and Seminole County have to approve its termination.

Should you have any questions or require further information, please contact me at 407.843.5120 extension 3216.

*NPS:stm
NHD35/PD/MoreyaPUDRezoning/2000
Enclosures*

**AGREEMENT
BETWEEN SEMINOLE COUNTY,
COLONIAL REALTY LIMITED PARTNERSHIP
AND THE CITY OF LAKE MARY
RELATED TO COLONIAL CENTER HEATHROW**

THIS AGREEMENT is made and entered into this 27th day of JUNE, 2006, by and between, COLONIAL REALTY LIMITED PARTNERSHIP, a Delaware Limited Partnership duly authorized to conduct business in the State of Florida, hereinafter referred to as "COLONIAL", whose address is 2101 Sixth Avenue North, Suite 750, Birmingham, Alabama, 35203, the CITY OF LAKE MARY, a Florida municipal corporation, whose address is 100 N. Country Club Road, Lake Mary, Florida 32795, hereinafter referred to as the "CITY", and SEMINOLE COUNTY, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida 32771, hereinafter called the "COUNTY".

W I T N E S S E T H:

WHEREAS, the CITY and the COUNTY held a joint meeting on February 28, 2006 to discuss the annexation and land use into the CITY of certain properties known as Colonial Center Heathrow, formerly known as Heathrow International Business Center, wherein a consensus was built to develop an Agreement to resolve concerns; and

WHEREAS, COLONIAL owns or controls certain real property located in Seminole County, Florida, consisting of approximately 436 acres, formerly known as the Heathrow International Business Center Development and which is currently known as Colonial Center Heathrow (the "property"); and

WHEREAS, the property has been designated a Development of Regional Impact ("DRI") within the boundaries of Seminole County and the

City of Lake Mary; and

WHEREAS, the "THIRD AMENDED AND RESTATED DEVELOPMENT ORDER HEATHROW INTERNATIONAL BUSINESS CENTER (SEMINOLE COUNTY)", hereinafter "DRI Development Order", was executed on May 25, 2001 constituting approval of the DRI and incorporated by reference herein; and

WHEREAS, the DRI Development Order makes certain provisions regarding development of the property and imposes certain conditions and restrictions that run with the land pursuant to Section VI 2, recorded in Official Records Book 4091, Page 0109; and

WHEREAS, the COUNTY has a substantial interest in protecting the public interest within the COUNTY boundaries by regulating planning and growth management pursuant to Chapter 163 of the Florida Statutes and the Florida Administrative Code Chapter 9J-2, the Seminole County Land Development Code, the Seminole County Comprehensive Plan and all other applicable law and ordinances; and

WHEREAS, the "THIRD AMENDED AND RESTATED DEVELOPMENT ORDER HEATHROW INTERNATIONAL BUSINESS CENTER (LAKE MARY)", hereinafter ("DRI Development Order (LM)"), was executed on April 5, 2001 constituting approval of the DRI and incorporated by reference herein; and

WHEREAS, COLONIAL owns property north of 46A and east of International Parkway, and south of the BOMAR Tract, also known as the Colonial Town Park DRI; and

WHEREAS, COLONIAL and the COUNTY have expressed a common interest and goal to maximize the commercial/Class A office square footage in Colonial Town Park DRI to offset the loss of commercial/Class A office square footage in Colonial Center Heathrow; and

WHEREAS, COLONIAL has provided a Master Plan that depicts existing and future development for Colonial Center Heathrow; and

WHEREAS, certain portions of the Colonial Center Heathrow have recently been annexed into the City of Lake Mary pursuant to Chapter 171, Florida Statutes and by Ordinance Number 1192 on March 16, 2006 ("recently annexed property"); and

WHEREAS, other portions of the Colonial Center Heathrow have been annexed into the City of Lake Mary some years ago, which is now currently referred to as Heathrow International Business Center DRI; and

WHEREAS, COLONIAL now anticipates application to the CITY for a land use amendment to the recently annexed property; and

WHEREAS, the parties desire to keep the property consistent with DRI Development Orders executed between COLONIAL and the COUNTY and between COLONIAL and the CITY; and

WHEREAS, COLONIAL desires to develop a fee simple multi-family development consisting of 340 units on the annexed property; and

WHEREAS, pursuit of further development will constitute a substantial change and will require the DRI be amended through the Notice of Proposed Change process, in which all three parties have a stake;

NOW, THEREFORE, in consideration of the mutual covenants and promises by and between the parties hereto, and for other good and valuable consideration, each to the other provided, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

SECTION 1. COLONIAL'S RESPONSIBILITIES.

(a) With regard to the development of the BOMAR Tract, more particularly described as Tax Parcel ID: 31-19-30-300-0010-0000, COLONIAL will seek to add the BOMAR Tract to the Colonial Town Park DRI and pursue development of the property as a commercial/office site and build approximately 450,000 square feet of Class A office space on the same, which may include a commercial/hotel component. COLONIAL reserves the right to apply for an amendment to add residential as a secondary use in the future with the understanding that it may or may not be approved.

(b) COLONIAL will process any and all applications necessary to increase the existing Class A office building stock and use of Colonial Town Park DRI by an additional 500,000 square feet of office space. The additional 500,000 square feet of office space does not include the addition of the BOMAR Tract, which will result in an additional 450,000 square feet of office space. The maximization of the existing Class A office building stock, adding the BOMAR Tract into the Colonial Town Park DRI, and the additional development of the BOMAR Tract development of approximately 450,000 square feet of Class A office space, will result in a total of approximately 950,000 square feet of additional office space in Colonial Town Park DRI. The net gain of office space would be approximately 757,038 square feet.¹

¹ (i.e. 950,000 square feet gain minus 192,962 square foot loss). The loss of 192,962 square feet of office in Colonial Center Heathrow was derived using the approved conversion matrix in the DRI Development Order, which provides that 1,000 square feet of office equals 1.762 multifamily units. Using the conversion ratio set forth in the DRI Development Order, an additional 340 multi-family units equates to a simultaneous decrease of approximately 192,962 square feet of office space ($340/1.762 = 192.96$ units \times 1,000 square feet = 192,962 square feet of office space).

(c) Within thirty (30) days of the execution of this Agreement by COLONIAL and the COUNTY, COLONIAL will record restrictive covenants for BOMAR and Colonial Town Park DRI tracts restricting development consistent with subsections 1(a) and 1(b) above. The form of said restrictive covenants will be subject to the approval of the COUNTY, such approval to not be unreasonably withheld. The restrictions shall include but are not necessarily limited to any change in the development plan from office space use will require advance written approval by the COUNTY, and that such restrictions run with the land in favor of the COUNTY. In conjunction with applications made pursuant to subparagraph 1(b), COLONIAL agrees to proceed with a DRI amendment to add the BOMAR tract into the Colonial Town Park DRI and designate the tracts as specified in 1(a) and 1(b) above. Any restrictive covenants approved under this section shall automatically terminate, without further action of either party, upon the execution and adoption of a zoning development order issued by the County consistent with this Agreement and otherwise consistent with the Land Development Code and all applicable statutes, laws and public policy. In the event that the County denies an application for a zoning development order in which the consistency with the restrictive covenants is disputed, the COUNTY shall provide notice to COLONIAL within 30 days of the Board meeting in which the denial was rendered as to the nature of the deficiency. All costs of recording said restrictive covenants will be borne solely by COLONIAL.

(d) Within sixty (60) days, adoption of a Resolution of Necessity and Notice to COLONIAL, as provided in Chapter 73, Florida Statutes, identifying property owned by COLONIAL as necessary for the

417/International Parkway ramp as depicted in Exhibit "A", COLONIAL shall transfer fee simple title of such parcels by warranty deed, free of all encumbrances to the COUNTY for the 417/International Parkway Ramp up to and as necessary for construction and no more than 1.695 acres. Such obligation is conditioned upon the size of the parcel not to exceed 1.695 acres and the ramp alignment and intersection to be constructed will be in substantial conformity with the preferred Preliminary 417 Interchange Site Plan Alternative 4, attached as Exhibit "A", providing for ingress and egress access between the 417 to International Parkway, possible locations illustrated in Exhibit "B", International Parkway/ SR 417 Interchange PD&E Study Alternative 4. The deed of conveyance shall contain a reversion provision providing that the 417/International Parkway Ramp project shall be put out for bid within twenty four (24) months from the date title is vested in the COUNTY or the adoption of the Resolution of Necessity and Notice pursuant to Chapter 73, Florida Statutes, whichever occurs later. In addition, the contract to begin construction must be awarded within twelve (12) months of the date the project was put out for bid. In any event, construction shall not be required to begin prior to State Fiscal Year 2011. Should the foregoing conditions not be met, such conveyance shall be subject to reversion at the sole determination of COLONIAL. COLONIAL shall give 90 days notice in writing to the COUNTY of its intent to exercise its right of reversion and the grounds therefore. If the defect is cured within that time, the reversion shall not occur.

(e) COLONIAL will not seek the annexation of all or any portion of Colonial Town Park DRI, including the BOMAR Tract, for a period of

ten (10) years from the effective date of this Agreement.

(f) COLONIAL agrees to develop the remaining tracts within Colonial Center Heathrow owned by COLONIAL and designated for office, retail and commercial, primarily for such purposes, consistent with the Land Development Code and all applicable codes and rules. COLONIAL reserves the right to pursue additional residential development within Colonial Center Heathrow as a secondary and ancillary use to the office, commercial and retail component, with the understanding that it may or may not be approved.

(g) The 9.1-acre Urban Park (Tract H) will remain an urban park until and/or unless the CITY, COUNTY and COLONIAL have further discussion and reach an amicable agreement with respect to the future use of this tract. No DRI amendments, no land use amendments, and no rezoning will be processed on this property inconsistent with its use as an urban park until such agreement is reached by all three parties.

SECTION 2. COUNTY'S RESPONSIBILITIES.

(a) The COUNTY acknowledges that the maximization of and additions to the Colonial Town Park DRI office square footage outlined in section 1(b) above is being offered to offset the loss of approximately 192,962 square feet of office space in Colonial Center Heathrow to accommodate the development of two (2) fee simple multi-family projects consisting of 340 total units.

(b) The COUNTY will not object to the conversion of those properties annexed into the CITY located within Colonial Center Heathrow (approximately 26 acres described in Exhibit "C") to a residential use, accommodating the development of two (2) multi-family fee simple

communities consisting of a maximum of 340 units for sale.

(c) The COUNTY acknowledges that the CITY has agreed to accept the segment of International Parkway extending from County Road 46-A to AAA Boulevard (the "Phase I Roadway") within ten days of the one year anniversary of the Annexation Effective Date (March 21, 2006) and the remainder of International Parkway less the Phase I Roadway (the Phase II Roadway") within ten days of the three year anniversary of the Annexation Effective Date (March 21, 2006), as provided in the City of Lake Mary's Ordinance No. 1192. Further, the COUNTY agrees that nothing herein shall obligate COLONIAL to make any improvements to International Parkway, beyond usual and customary maintenance, until said dedication to the CITY. The COUNTY will not provide any funding for any improvements to the road prior to or following the assignment of the International Parkway Agreement to the CITY.

(d) The COUNTY hereby assigns the existing Development Agreement Regarding International Parkway and Recreational Trail (hereinafter referred to as "International Parkway Agreement") dated September 19, 1996, to the CITY.

SECTION 3. LAKE MARY'S RESPONSIBILITIES.

(a) The CITY agrees to accept assignment of the International Parkway and Recreational Trail Agreement, dated September 19, 1996 (hereinafter "International Parkway Agreement"). The COUNTY will not agree to any future interlocal transfer of the roadway to the COUNTY unless it meets COUNTY standards. The CITY acknowledges that the COUNTY will not provide any funding for any improvements to the road prior to or following the assignment of the International Parkway Agreement to

the CITY.

(b) The CITY agrees to process any amendments to any development orders and developer commitment agreements and/or other documents deemed necessary to effectuate assignment of the International Parkway Agreement.

(c) The 9.1-acre Urban Park (Tract H) will remain an urban park until and/or unless the CITY, COUNTY and COLONIAL have further discussion and reach an amicable agreement with respect to the future use of this tract. No DRI amendments, no land use amendments, and no rezoning will be processed on this property inconsistent with its use as an urban park until such agreement is reached by all three parties.

(d) The CITY, in a good faith measure, agrees to adopt a resolution stating its intent not to annex any additional property west of Interstate 4 between Lake Mary Boulevard and State Road 46, for a period of ten (10) years. The CITY agrees further to enter into a Joint Planning Agreement with COUNTY for the express purpose of collaborative planning in this area of concern to both jurisdictions.

SECTION 4. EFFECTIVE DATE. This Agreement shall take effect immediately upon the execution of any two parties as it relates to those obligations of the parties to each other. Failure of a third party to execute this Agreement in a timely manner shall not render any portion of this Agreement void or inoperable as to the other two parties. This Agreement shall take effect as to the third party upon execution by the third party.

SECTION 5. ENTIRE AGREEMENT.

This document incorporates and includes all prior negotiations,

correspondence, conversations, agreements or understandings applicable to the matters contained herein, and the parties agree that there are no commitments, agreements or understandings concerning the subject matter of this Agreement that are not contained or referred to in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior representations or agreements, whether oral or written.

SECTION 6. NOTICES. Whenever any party desires to give notice unto the other, it must be given by written notice, sent by certified United States mail, with return receipt requested, addressed to the party for whom it is intended at the place last specified and the place for giving of notice shall remain such until it shall have been changed by written notice in compliance with the provisions of this Section. For the present, the parties designate the following as the respective places for giving of notice, to wit:

For COUNTY:

Planning and Development Department
1101 E. First St.
Sanford, FL 32773

For CITY:

City of Lake Mary
100 N. Country Club Road
Lake Mary, FL 32795

For COLONIAL:

Colonial Realty Limited Partnership
2101 Sixth Avenue North, Suite 750
Birmingham, AL 35203

SECTION 7. MODIFICATIONS, AMENDMENTS OR ALTERATIONS. No modification, amendment or alteration in the terms or conditions

contained herein shall be effective unless contained in a written document executed with the same formality and of equal dignity herewith.

SECTION 8. BINDING EFFECT. This Agreement shall be binding upon and inure to the benefit of the parties hereto and the successors in interest, transferees and assigns of the parties.

SECTION 9. ASSIGNMENT. This Agreement shall not be assigned by any of the parties without the prior written approval of the others.

SECTION 10. PUBLIC RECORDS LAW. COLONIAL acknowledges CITY's and COUNTY's obligations under Article 1, Section 24, Florida Constitution and Chapter 119, Florida Statutes, to release public records to members of the public upon request. COLONIAL acknowledges that CITY and COUNTY are required to comply with Article 1, Section 24, Florida Constitution and Chapter 119, Florida Statutes, in the handling of the materials created under this Agreement and that said statute controls over the terms of this Agreement.

SECTION 11. DISCLAIMER OF THIRD PARTY BENEFICIARIES. This Agreement is made for the sole benefit of the parties hereto and their respective successors and assigns and is not intended to and shall not benefit any third party. No third party shall have any rights hereunder or as a result of this Agreement or any right to enforce any provisions of this Agreement.

SECTION 12. TIME IS OF THE ESSENCE. Time is of the essence relative to all aspects of performance under the terms of this Agreement.

SECTION 13. DEFAULT/ATTORNEY'S FEES/WAIVER. If any party fails to perform any of the terms and conditions of this Agreement for a

period of thirty (30) days after receipt of written notice of such default from the other party, the party giving notice of default is entitled to seek specific performance of this Agreement. The parties each acknowledge that money damages may be an inadequate remedy for the failure of performance and that the party giving notice is entitled to seek an order requiring specific performance by the defaulting party. In the event that such an order is sought, each party shall be responsible for its own costs and expenses so incurred, including all attorneys fees, if applicable. Failure of any party to exercise its rights in the event of any breach by another party shall not constitute a waiver of such rights. No party shall be deemed to have waived any breach by another party unless such waiver is reduced to writing and executed by the waiving party. Such written waiver shall be limited to terms specifically contained therein. This paragraph shall not prejudice the right of any party to seek such additional remedy at law or equity for any breach hereunder.

SECTION 14. SEVERABILITY. If any one (1) or more of the covenants or provisions of this Agreement shall be held to be contrary to any express provision of law or contrary to the policy of express law, though not expressly prohibited, or against public policy, or shall for any reason whatsoever be held invalid then such covenants or provisions shall be null and void, shall be deemed separable from the remaining covenants or provisions of this Agreement, and shall in no way affect the validity of the remaining covenants or provisions of this Agreement.

SECTION 15. FURTHER ASSURANCES. In addition to the acts recited

in or set forth in this Agreement, the parties agree to perform or cause to be performed, in a timely manner, any and all further acts as may be reasonably necessary to implement the provisions of this Agreement, including but not limited to, the execution and/or recordation of further instruments.

SECTION 16. AUTHORITY TO ENTER INTO AGREEMENT. Each party hereto represents to the other that it has undertaken all necessary actions to execute this Agreement, and that it has legal authority to enter into this Agreement and to undertake all obligations imposed on it.

SECTION 17. CONSTRUCTION OR INTERPRETATION OF AGREEMENT. This Agreement is the result of negotiations between the CITY, COLONIAL and the COUNTY and all parties have contributed substantially and materially to the preparation of the Agreement. Accordingly, this Agreement shall not be construed or interpreted more strictly against one party than against another.

SECTION 18. HEADINGS. All sections and descriptive headings in this Agreement are inserted for convenience only and shall not affect the construction or interpretation hereof.

SECTION 19. GOVERNING LAW. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida and the parties consent to venue in the Circuit Court in and for Seminole County, Florida, as to State actions and the United States District Court for the Middle District of Florida as to Federal actions.

SECTION 20. CONFLICT OF INTEREST.

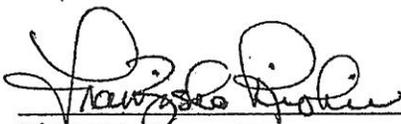
(a) All parties hereto agree that they will not engage in any action that would create a conflict of interest in the performance of

its obligations pursuant to this Agreement or which would violate or cause others to violate the provisions of Part III, Chapter 112, Florida Statutes, relating to ethics in government.

(b) All parties hereto hereby certify that no officer, agent or employee of the COUNTY has any material interest (as defined in Section 112.312(15), Florida Statutes, as over 5%) either directly or indirectly, in the business of COLONIAL to be conducted here, and that no such person shall have any such interest at any time during the term of this Agreement.

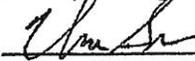
SECTION 21. INCORPORATION CLAUSE. The recitals contained within the "WHEREAS" clauses are hereby incorporated into the Agreement and are material terms of this Agreement.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement for the purposes stated herein.


Witness
FRANZISKA RIFKIN
Print Name

Witness
David Ayers
Print Name

COLONIAL REALTY LIMITED
PARTNERSHIP, a Delaware Limited
Partnership, by COLONIAL PROPERTIES
TRUST, an Alabama Declaration of
Trust, its general partner.

By: 
THOMAS GREEN
Print Name

Title: MARKET OFFICER

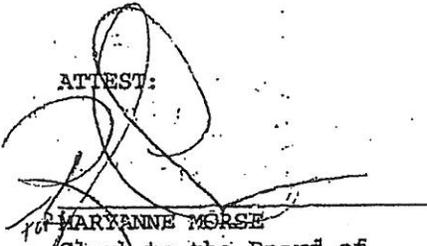
Date: JUNE 27, 2006

ATTEST:

CITY OF LAKE MARY

CAROL FOSTER, City Clerk

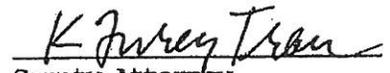
By: THOMAS C. GREENE, Mayor

ATTEST:


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

For the use and reliance
of Seminole County only.

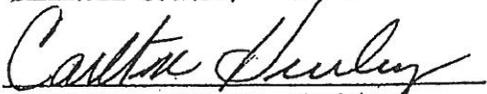
Approved as to form and
legal sufficiency.


County Attorney
KFT/ljp/lpk
6/26/06
P:\Users\kfuray-tran\Planning Agreements\Colonial finalcorrected.doc

- Attachments:
- Exhibit "A" - Preliminary 417 Interchange Site Plan Alternative 4
 - Exhibit "B" - International Parkway/SR 417 Interchange PD&E Study Alternative 4
 - Exhibit "C" - Property Description of Colonial Center Heathrow annexed properties

Date: _____

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: 
CARLTON D. HENLEY, Chairman

Date: 10-17-06

As authorized for execution by
the Board of County Commissioners
at their Oct. 10, 2006,
regular meeting.

EXHIBIT "A"

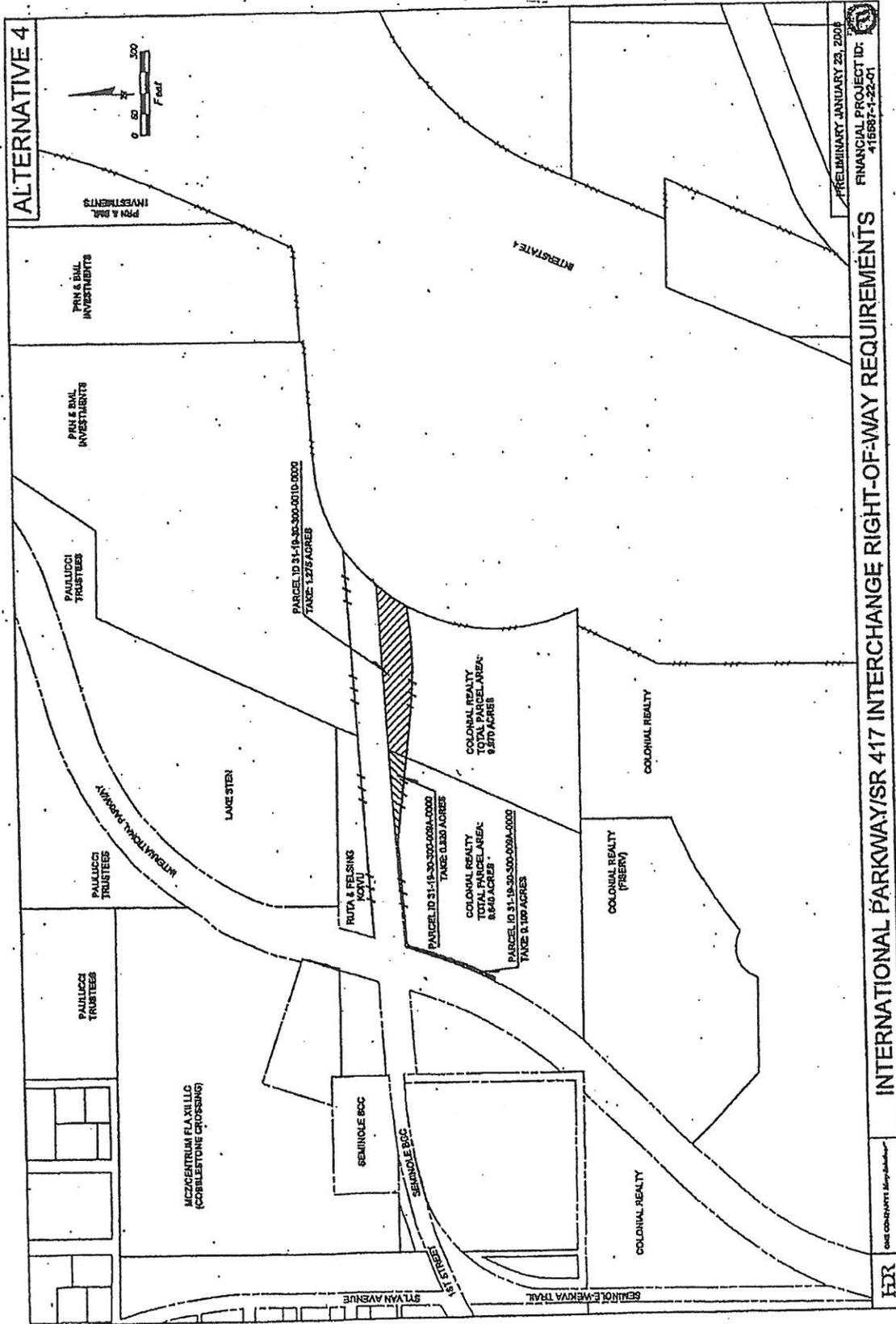
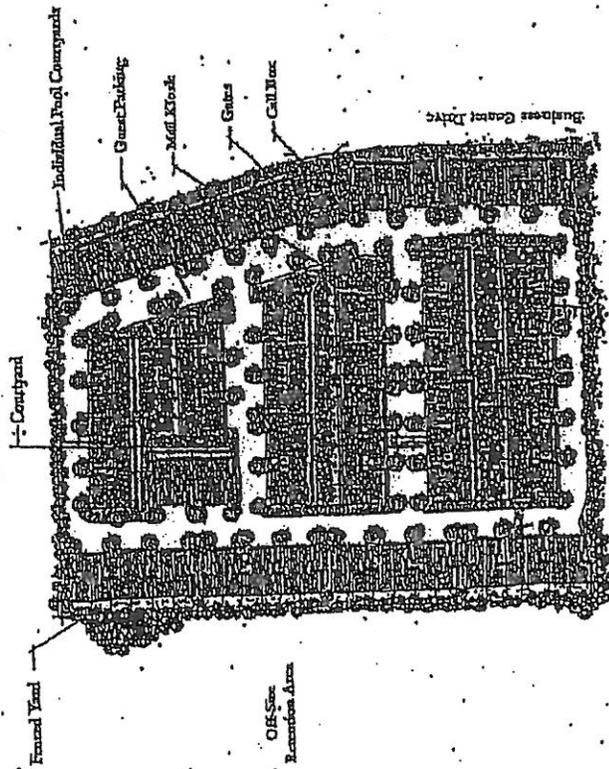


EXHIBIT "C"

Colonial Center Heathrow Conceptual Site Plan

Prepared For:
Colonial Properties Trust and Coscan Homes L.L.C.
Lake Mary, Florida
Trinity

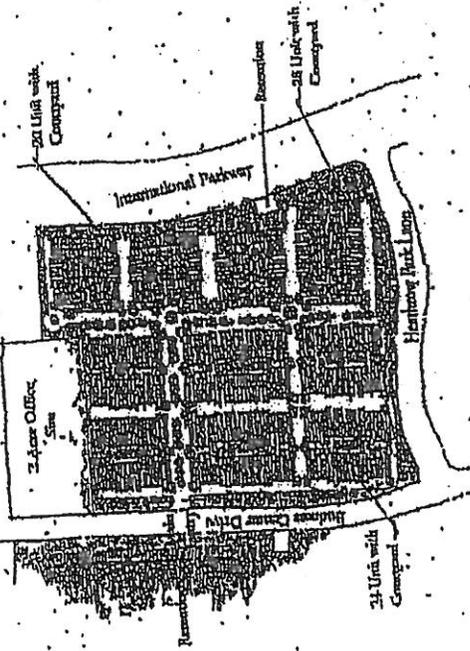


Tabular Data:
Site Area +/- 12 Ac.
Total number of Townhomes 108 Units
Density 9.0 Un./Ac.

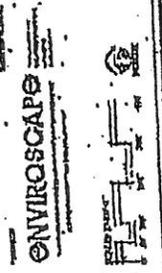


EXHIBIT C CONTINUED

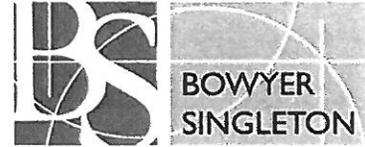
Colonial Center Heathrow
Conceptual Site Plan
Prepared For
Colonial Properties Trust and Coscan Homes LLC
Lake Mary, Florida
Lot 8



Tabular Data:
Site Area: 14.3 Ac.
Total Number Of Units: 232 Units
Density: 16.2 Un./Ac.



Letter of Transmittal



Date: August 15, 2012
 To: Seminole County Planning & Development Division
 1101 East First Street, Room 2028
 Sanford, Florida 32771

Complete Job No. NHD-35
 Project Name: Colonial Village at TownPark
 (aka Moreya Property)

Attn: Ms. Joy Williams

Re: Application for PUD Rezoning

We are transmitting the following:

- Construction Documents Initial Submittal Permit/PA No.
 Other Survey(s) Application No.

RECEIVED AUG 16 2012

Transmitted via:

- US Mail Hand Delivery FedEx
 Pick Up Other: Phone Number # 407.665.7441

Copies	Date	Description
1	08/10/12	Application for PUD Rezoning
1	08/10/12	Colonial Properties Trust Check No. 9243 for \$5,300
1	08/10/12	Ownership Disclosure Form
1	08/10/12	Agent Authorization Form
1	08/15/12	PUD Justification Statement
1	08/15/12	PUD Zoning Document with Legal Description, Parking Study, Buffer Sections
1	08/14/12	Conceptual Design Package
1	08/15/12	PUD Preliminary Master Plan (Full Size)
2	08/14/12	Boundary, Topographic, and Tree Survey (Full Size, Signed & Sealed)
1	08/15/12	Memo -- Agreement to be Terminated with copy of Agreement
1	08/15/12	CD containing all Submittal Items

These are transmitted:

- For Approval For Your Use As Requested
 For Review and Comment Approved as Noted For Bids Due
 Returned for Corrections Approved as Submitted Other:

Message: If you have any questions or require additional information, please contact our office at 407.843.5120 extension 3216.

Copies: Ed Wright, Colonial Properties Trust
 Ken Marshall, Colonial Properties Trust
 James Johnston, Shutts & Bowen
 Brian Hutt, GMB
 Blake Gunnells, Dix Lathrop
 Ron Morell, Forum Architecture
 M. Scott Stearns P.E., Bowyer-Singleton & Associates, Inc.
 Permit File

Signed: 
 Nicole P. Stalder, P.E., LEED AP
 Senior Project Manager

12-06000055



SEMINOLE COUNTY GROWTH MANAGEMENT
PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET ROOM 2028
SANFORD, FL 32771
(407) 665-7441 PHONE (407) 665-7385 FAX
www.seminolecountyfl.gov/gm

SMALL SITE PLAN LESS THAN 2,500 SF: YES NO DREDGE & FILL: YES NO

APPLICANT INFORMATION

APPLICANT: Garden Grove Apartments, Ltd.	CONTACT: Marc Gauthier
ADDRESS: 700 W. Morse Blvd., Ste. 220	
CITY: Winter Park	STATE: FL ZIP: 32789
PHONE: 407-741-8666	FAX: 407-643-2554 EMAIL: m.gauthier@atlantichousing.com

CONSULTANT INFORMATION

ENGINEER: Madden, Moorhead + Glunt, Inc.	CONTACT: David A. Stokes, P.E.
ADDRESS: 431 E. Horatio Ave., Ste. 260	
CITY: Maitland	STATE: FL ZIP: 32751
PHONE: 407-629-8330	FAX: 407-629-8336 EMAIL: dstokes@madden-eng.com

OWNER INFORMATION

Is Owner's Authorization Attached? YES NO

OWNER: Same as applicant	CONTACT:
ADDRESS:	
CITY:	STATE: ZIP:
PHONE:	FAX: EMAIL:

SITE INFORMATION

PARCEL ID #: 19-21-30-300-0320-0000
PROJECT NAME: Garden Park
DESCRIPTION OF PROJECT: 120 unit multi family development
INTENDED USE OF PROPERTY: multi-family
LOCATION: west side of 17-92, north of Obrien Rd.
ZONING: PUD FUTURE LAND USE: Comm TOTAL ACREAGE: 6.1 BCC DISTRICT:

UTILITIES

WATER PROVIDER: Seminole County	SEWER PROVIDER: Seminole County
IS PROPERTY SERVED BY WELL? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
IS PROPERTY SERVED BY SEPTIC? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	FEE ATTACHED: YES <input type="checkbox"/> NO <input type="checkbox"/>

ARBOR

ARE ANY TREES BEING REMOVED? YES <input type="checkbox"/> NO <input type="checkbox"/>	
ARBOR PERMIT APPLICATION ATTACHED: YES <input type="checkbox"/> NO <input type="checkbox"/>	FEE ATTACHED: YES <input type="checkbox"/> NO <input type="checkbox"/>

ADDITIONAL SITE INFORMATION

IMPERVIOUS SURFACE AREA :					
BUILDING AREA:		EXISTING:	1.9	NEW:	1.0
PAVEMENT AREA:		EXISTING:	1.03	NEW:	2.04
IF DREDGE & FILL, HOW MANY CUBIC YARDS OF FILL IS PROPOSED? fill ± 19,000 cy					

FEES

SMALL SITE PLAN OR FILL:	\$200.00
DREDGE & FILL:	\$650.00
REGULAR SITE PLAN : <i>Sq. ft. of all NEW Impervious Surfaces (rounded to 2 decimal points)</i>	
To calculate regular site plan application fee, please use the formula below or the fee calculator http://www.seminolecountyfl.gov/gm/pd_calc.asp	Fee Amount: \$ 3,648.44
$\Sigma \quad \$1000+ \left[\frac{132,422 \text{ s.f. New Impervious}}{1000} \right] \times \$20 = \text{Fee Amount}$	

CONCURRENCY REVIEW MANAGEMENT SYSTEM: (Please check one.)

<http://www.seminolecountyfl.gov/gm/devrev/concurrency.asp>

I elect to defer the Concurrency Review determination for the above listed property until a point as late as Final Engineering Submittal. (Minor Plat and Final Engineering require Concurrency Test Review.) I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future.

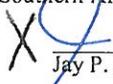
I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued and unexpired Certificate of Vesting or prior Concurrency determination as identified below: (Please attach a copy of the Certificate of Vesting or Prior Test/Concurrency Notice.) Vesting Certificate/Test Notice Number: _____ Date issued: _____

Concurrency Application and appropriate fee is attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the development order and full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management Monitoring System.

I understand that the application for site plan review must include all required submittals as specified in Chapter 40, Part 4, of the Seminole County Land Development Code. Submission of incomplete plans may create delays in review and plan approval. The review fee provides for two plan reviews. Additional reviews will require an additional fee.

Garden Grove Apartments, Ltd., a Florida limited partnership
 By: SAS Garden Grove Apartments Managers, L.L.C., a Florida limited liability company, its general partner
 By: Southern Affordable Services, Inc., a Florida not-for-profit corporation, its sole member

Applicant's Signature: _____

By:  Jay P. Brock, Executive Vice President

8/2/12
Date

OFFICIAL USE	
PROJECT #:	PLANNER ASSIGNED:



SEMINOLE COUNTY GROWTH MANAGEMENT
 PLANNING & DEVELOPMENT DIVISION
 1101 EAST FIRST STREET ROOM 2028
 SANFORD, FL 32771
 (407) 665-7441 PHONE (407) 665-7385 FAX

CHECKLIST FOR SITE PLAN REVIEW

Applicant's Initial **APPLICATION SUBMITTAL CHECKLIST** *Staff's Initial*

<u>N/A</u>	Dated copy of School Impact Analysis submitted to the School Board (Residential Projects Only) <i>(Senior Housing)</i>	
<input checked="" type="checkbox"/>	Transmittal Letter	
<input checked="" type="checkbox"/>	Completed Application	
<input checked="" type="checkbox"/>	Fee-Check# <u>2000027</u>	Amount: <u>3,648.44</u>
<input checked="" type="checkbox"/>	Concurrency Application	
<input checked="" type="checkbox"/>	Fee-Check# <u>2000027</u>	Amount: <u>800.00</u>
<u>Submitted during PSP review</u>	Arbor Application	
	Fee-Check# _____	Amount: _____
	Health Department Fees	
	Fee-Check# _____	Amount: _____
<input checked="" type="checkbox"/>	Complete sets of Site Plan (12 folded copies)	
<input checked="" type="checkbox"/>	Landscape plans <input type="checkbox"/> attached	
<input checked="" type="checkbox"/>	Lighting plans <input type="checkbox"/> attached, (if applicable)	
<input checked="" type="checkbox"/>	Irrigation plans <input type="checkbox"/> attached	
<input checked="" type="checkbox"/>	Stormwater Calculations (2 copies)	
<input checked="" type="checkbox"/>	Soils Report (2 copies) (if applicable)	
<input checked="" type="checkbox"/>	Lift Station Calculations (2 copies) (if applicable)	
<u>Submitted under separate cover by GMB</u>	Traffic and Engineering Report (2 copies)	
	Staff's Signature: _____	
	Date: _____	

FOR OFFICIAL USE

PROJECT#: _____ PLANNER: _____