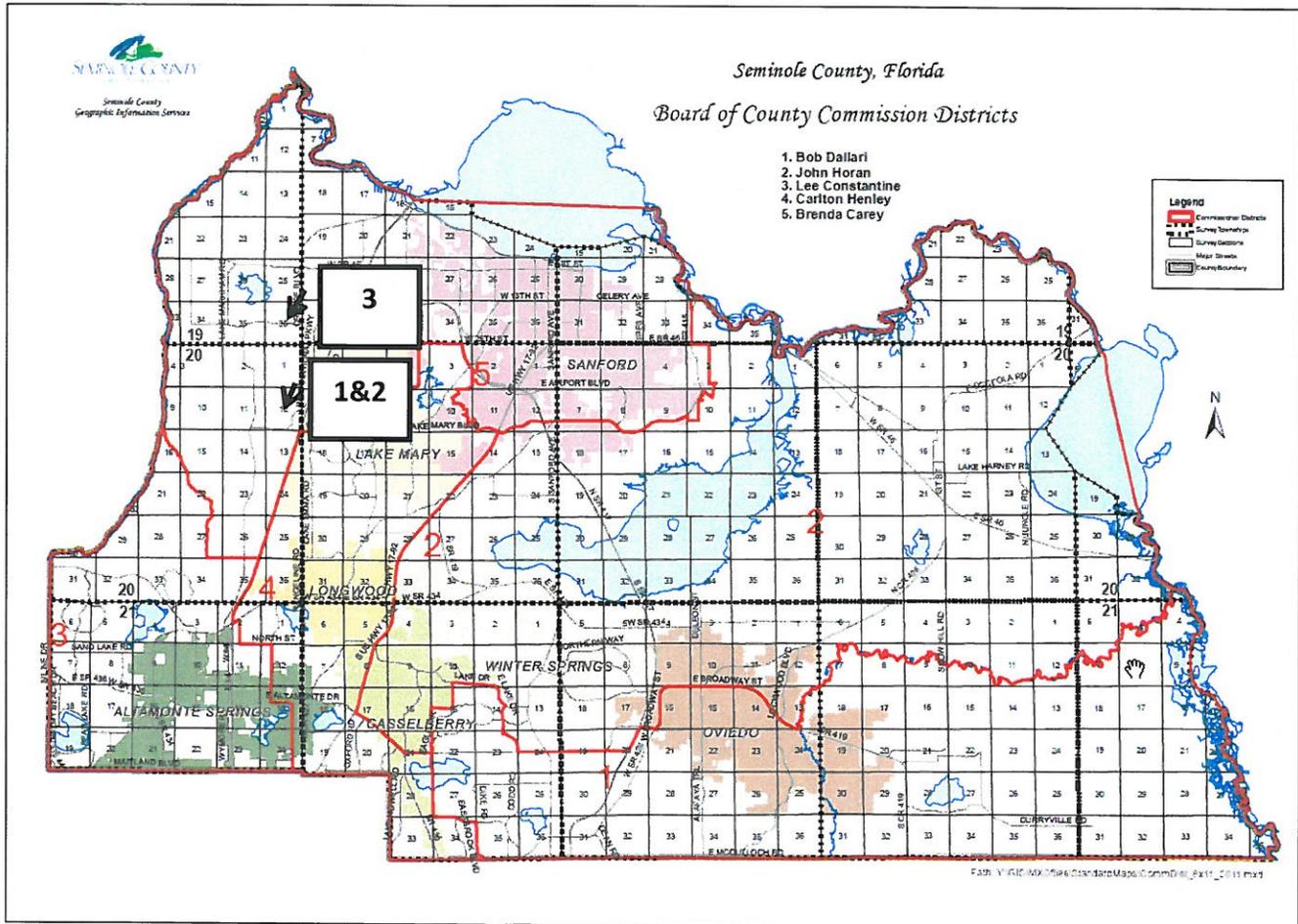


SEMINOLE COUNTY GOVERNMENT

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 01/02/2013



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	DR - SUBDIVISIONS	PROJ NO	12-05500018	TIME 9:00 AM
PROJECT NAME	HEATHROW CLUBHOUSE WEST - PSP	PROJECT MANAGER	BILL WHARTON (407) 665-7398	
APPLICANT	RICHARD SCOTT BATTERSON, P.E.	2300 MAITLAND CENTER PKWY	(407) 660-2120	
PROJECT DESC	PRELIMINARY SUBDIVISION PLAN FOR A 23 LOT PRIVATE GATED SUBDIVISION LOCATED ON 5.78 ACRES ZONED PUD			
LOCATION	WEST OF EXISTING COUNTRY CLUB & NORTH OF BRIDGEWATER DR			
PARCEL ID	12-20-29-300-001L-0000			
BCC DISTRICT	5-CAREY			

ITEM NO: 2	DR - SUBDIVISIONS	PROJ NO	12-05500019	TIME	9:20 AM
PROJECT NAME	HEATHROW RACQUET CLUB PSP	PROJECT MANAGER		BILL WHARTON	(407) 665-7398
APPLICANT	RICHARD SCOTT BATTERSON, P.E.	2300 MAITLAND CENTER PKWY		(407) 660-2120	
PROJECT DESC	MODIFY PREVIOUS PSP TO A PRIVATE GATED 8 LOT SUBDIVISION				
LOCATION	WEST OF EXISTING COUNTRY CLUB AND NORTH OF BRIDGEWATER DR				
PARCEL ID	12-20-29-300-0140-0000				
BCC DISTRICT	5-CAREY				

ITEM NO: 3	DR - SUBDIVISIONS	PROJ NO	12-05500001	TIME	11:00 AM
PROJECT NAME	PEARL LAKES ESTATES – PSP/FS	PROJECT MANAGER		JOY WILLIAMS	(407) 665-7399
APPLICANT	TAYLOR MORRISON OF FLORIDA INC	CHRIS TYREE		407-629-0077	
CONSULTANT	MADDEN, MOORHEAD & GLUNT, INC	CHAD MOORHEAD		(407) 629-8330	
PROJECT DESC	FINAL ENGINEERING SUBDIVISION APPROVAL FOR 69 SINGLE FAMILY HOMES ON 34.11 ACRES ZONED PUD				
LOCATION	NORTH OF SOUTH SYLVAN LAKE DR & EAST OF ORANGE BLVD				
PARCEL ID	36-19-29-300-0030-0000 & 36-19-29-300-003C-0000				
BCC DISTRICT	5-CAREY				

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.



DKC - 1-2-2012

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

12-05500018

APPLICANT INFORMATION

APPLICANT: Richard Scott Batterson, P.E. (Authorized Agent)		CONTACT: R. Scott Batterson
ADDRESS: 2300 Maitland Center Parkway - Suite 101		
CITY: Maitland	STATE: Florida	ZIP: 32751
PHONE: 407-660-2120	FAX: 407-875-8308	EMAIL: scott.batterson@ibigroup.com

CONSULTANT INFORMATION

ENGINEER/SURVEYOR: IBI Group (Florida), Inc.		CONTACT: R. Scott Batterson
ADDRESS: 2300 Maitland Center Parkway - Suite 101		
CITY: Maitland	STATE: Florida	ZIP: 32751
PHONE: 407-660-2120	FAX: 407-875-8308	EMAIL: scott.batterson@ibigroup.com

OWNER INFORMATION

IS OWNER'S AUTHORIZATION ATTACHED? YES NO

OWNER: Concert Heathrow, LLC		CONTACT: Peter Nanula
ADDRESS: 1 Coastal Oak		
CITY: Newport Coast	STATE: California	ZIP: 92657
PHONE: 206-774-2651	FAX:	EMAIL: pnanula@concertcapital.com

SUBDIVISION INFORMATION

PARCEL ID #: 12-20-29-300-001L-0000	
PROJECT NAME: Clubhouse West	
DESCRIPTION OF PROJECT: Subdivide existing vacant parcel into a 23 lot private (gated) subdivision.	
LOCATION: Vacant parcel west of the existing Heathrow country club and north of Bridgewater Drive.	
NUMBER OF LOTS: 23	TOTAL ACREAGE: 5.78
ZONING: PUD	FUTURE LAND USE: High Density PD

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 checked="" type="checkbox"/>

ARBOR

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

RECEIVED NOV 26 2012

FEES

- DEVELOPMENT PLAN** --- \$250.00 + \$5.00 PER LOT
- PRELIMINARY PLAN** --- \$1,000.00 + \$15.00 PER LOT (\$2,270.00 MAXIMUM FEE)
- FINAL ENGINEERING PLAN** --- \$3,500.00 + \$25.00 PER LOT (\$5,300.00 MAXIMUM FEE)
- FINAL PLAT ASSOCIATED WITH FINAL ENGINEERING** --- \$200.00*

*A PLAT SUBMITTED AS A SEPARATE REVIEW FROM THE FINAL ENGINEERING REQUIRES A \$200.00 FEE FOR EACH SUBMITTAL

- FINAL PLAT** --- (IF NO FINAL ENGINEERING IS REQUIRED) \$1,750.00 + \$25.00 PER LOT
- MINOR PLAT** ---- \$1,000.00 + \$75.00 PER LOT (MAXIMUM 4 LOTS/RESIDENTIAL – MAXIMUM 2 LOTS/COMMERCIAL)

CONCURRENCY REVIEW MANAGEMENT SYSTEM: (Please check one.)

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 subdivision plan review must include all required submittals as specified in Chapter 35, 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.

Applicant's Signature: *R. Batt* Date: 11/21/2012

OFFICIAL USE	
PROJECT #:	PLANNER ASSIGNED:

**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 Peter Nanula (Concert Heathrow, LLC), the fee simple owner of the following
(Owner's Name)
described property (Provide Legal Description or Tax Parcel ID Number(s))
12-20-29-300-001L-0000 and 12-20-29-300-0140-0000

hereby affirm that Richard Scott Batterson 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.


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 _____ day of _____, 20____.

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County
aforesaid to take acknowledgments, personally appeared _____, 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 ____ day of
_____, 20____.

SEE Attached -
Notary Public in and for the County and State
Aforementioned

My Commission Expires: _____

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of ORANGE

Subscribed and sworn to (or affirmed) before me

on this 19 day of November 2012

by (1) PETER NANULA

Name of Signer

proved to me on the basis of satisfactory evidence to be the person who appeared before me (.) (.)

(and

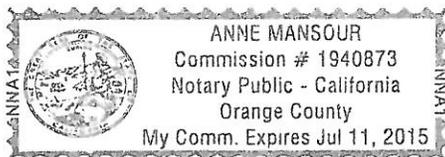
(2) _____

Name of Signer

proved to me on the basis of satisfactory evidence to be the person who appeared before me.)

Signature Anne Mansour

Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Further Description of Any Attached Document

Title or Type of Document: Seminole County Applicant authorization form.

Document Date: Nov 19, 2012 Number of Pages: 1

Signer(s) Other Than Named Above: _____

RIGHT THUMBPRINT OF SIGNER #1

Top of thumb here

RIGHT THUMBPRINT OF SIGNER #2

Top of thumb here



**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**

12-05500019

APPLICANT INFORMATION

APPLICANT: Richard Scott Batterson, P.E. (Authorized Agent)		CONTACT: R. Scott Batterson
ADDRESS: 2300 Maitland Center Parkway - Suite 101		
CITY: Maitland	STATE: Florida	ZIP: 32751
PHONE: 407-660-2120	FAX: 407-875-8308	EMAIL: scott.batterson@ibigroup.com

CONSULTANT INFORMATION

ENGINEER/SURVEYOR: IBI Group (Florida), Inc.		CONTACT: R. Scott Batterson
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CITY: Maitland	STATE: Florida	ZIP: 32751
PHONE: 407-660-2120	FAX: 407-875-8308	EMAIL: scott.batterson@ibigroup.com

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IS OWNER'S AUTHORIZATION ATTACHED? YES NO

OWNER: Concert Heathrow, LLC		CONTACT: Peter Nanula
ADDRESS: 1 Coastal Oak		
CITY: Newport Coast	STATE: California	ZIP: 92657
PHONE: 206-774-2651	FAX:	EMAIL: pnanula@concertcapital.com

SUBDIVISION INFORMATION

PARCEL ID #: 12-20-29-300-0140-0000	
PROJECT NAME: Modified Preliminary Subdivision Plan for Racquet Club	
DESCRIPTION OF PROJECT: Modify the previously approved PSP to a private (gated) 8 lot subdivision.	
LOCATION: Vacant parcel west of the existing Heathrow country club and north of Bridgewater Drive.	
NUMBER OF LOTS: 8	TOTAL ACREAGE: 1.74
ZONING: PUD	FUTURE LAND USE: High Density PD

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 checked="" type="checkbox"/>

ARBOR

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

RECEIVED NOV 26 2012

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

An authorized applicant is defined as:

- The property owner of record: or
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I Peter Nanula (Concert Heathrow, LLC), the fee simple owner of the following
(Owner's Name)
described property (Provide Legal Description or Tax Parcel ID Number(s)) _____
12-20-29-300-001L-0000 and 12-20-29-300-0140-0000

_____ hereby affirm that Richard Scott Batterson 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.


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 _____ day of _____, 20____.

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared _____, 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 ____ day of _____, 20____.

SEE Attached
Notary Public in and for the County and State
Aforementioned

My Commission Expires: _____

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

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 Signature of Document Signer No. 1

 Signature of Document Signer No. 2 (if any)

State of California

County of Orange

Subscribed and sworn to (or affirmed) before me

on this 19 day of November 2012

by
(1) PETER NANOLA
Name of Signer

proved to me on the basis of satisfactory evidence to be the person who appeared before me (.) (.)

(and

(2) _____
Name of Signer

proved to me on the basis of satisfactory evidence to be the person who appeared before me.)

Signature Anne Mansour
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Further Description of Any Attached Document

Title or Type of Document: Seminole County Applicant

Document Date: Nov 19, 2012 Number of Pages: 1

Signer(s) Other Than Named Above: _____

RIGHT THUMBPRINT OF SIGNER #1
Top of thumb here

RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here



Parcel: 12-20-29-300-0140-0000

Owner: CONCERT HEATHROW LLC

Property Address: 150 TOURNAMENT DR HEATHROW, FL 32746

< Back Save Layout Reset Layout New Search

<p>Parcel: 12-20-29-300-0140-0000</p> <p>Property Address: 150 TOURNAMENT DR Owner: CONCERT HEATHROW LLC Mailing: 1200 BRIDGEWATER HEATHROW, FL 32746</p> <p>Subdivision Name: View Plat Tax District: 01-COUNTY-TX DIST 1 Exemptions: DOR Use Code: 34-RECREATIONAL FACILITY</p>	<p>Value Summary</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>2013 Working Values</th> <th>2012 Certified Values</th> </tr> </thead> <tbody> <tr> <td>Valuation Method</td> <td>Cost/Market</td> <td>Cost/Market</td> </tr> <tr> <td>Number of Buildings</td> <td>1</td> <td>1</td> </tr> <tr> <td>Depreciated Bldg Value</td> <td>\$314,474</td> <td>\$314,474</td> </tr> <tr> <td>Depreciated EXFT Value</td> <td>\$154,573</td> <td>\$154,573</td> </tr> <tr> <td>Land Value (Market)</td> <td>\$434,799</td> <td>\$434,799</td> </tr> <tr> <td>Land Value Ag</td> <td></td> <td></td> </tr> <tr> <td><u>Just/Market Value **</u></td> <td>\$903,846</td> <td>\$903,846</td> </tr> <tr> <td>Portability Adj</td> <td></td> <td></td> </tr> <tr> <td>Save Our Homes Adj</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Amendment 1 Adj</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Assessed Value</td> <td>\$903,846</td> <td>\$903,846</td> </tr> </tbody> </table> <p style="text-align: right;">Tax Amount without SOH: \$13,892 <u>2012 Tax Bill Amount</u> \$13,892 Tax Estimator Save Our Homes Savings: \$0</p> <p style="font-size: small;">* Does NOT INCLUDE Non Ad Valorem Assessments</p>		2013 Working Values	2012 Certified Values	Valuation Method	Cost/Market	Cost/Market	Number of Buildings	1	1	Depreciated Bldg Value	\$314,474	\$314,474	Depreciated EXFT Value	\$154,573	\$154,573	Land Value (Market)	\$434,799	\$434,799	Land Value Ag			<u>Just/Market Value **</u>	\$903,846	\$903,846	Portability Adj			Save Our Homes Adj	\$0	\$0	Amendment 1 Adj	\$0	\$0	Assessed Value	\$903,846	\$903,846
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Amendment 1 Adj	\$0	\$0																																			
Assessed Value	\$903,846	\$903,846																																			

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

Legal Description

SEC 12 TWP 20S RGE 29E BEG 341.62 FT N OF SW COR SEC 12 RUN WLY ALONG NLY R/W LAKE MARY BLVD 341.88 FT N 23 DEG 34 MIN 14 SEC W 596.54 FT N 520.90 FT E 700 FT S 49 DEG 39 MIN 03 SEC E 374.19 FT S 875 FT TO NLY R/W N 83 DEG 50 MIN 18 SEC W 199.92 FT S 06 DEG 09 MIN 42 SEC W 4 FT WLY ALONG NLY R/W 207.60 FT TO BEG

Tax Details

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$903,846	\$0	\$903,846
Schools	\$903,846	\$0	\$903,846
Fire	\$903,846	\$0	\$903,846
Road District	\$903,846	\$0	\$903,846
SJWM(Saint Johns Water Management)	\$903,846	\$0	\$903,846
County Bonds	\$903,846	\$0	\$903,846

Sales

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
CERTIFICATE OF TITLE	05/2012	<u>07762</u>	<u>0576</u>	\$100	Improved	No
CERTIFICATE OF TITLE	03/2011	<u>07549</u>	<u>0828</u>	\$100	Improved	No
SPECIAL WARRANTY DEED	03/2006	<u>06153</u>	<u>0965</u>	\$3,730,000	Improved	No
SPECIAL WARRANTY DEED	06/1996	<u>03087</u>	<u>1875</u>	\$2,930,200	Vacant	No

[Find Comparable Sales within this Subdivision](#)

Land

Method	Frontage	Depth	Units	Unit Price	Land Value
ACREAGE			2.160	10.00	\$15
ACREAGE			19.410	32,000.00	\$434,784

Building Information

#	Description	Year Built	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages
1	MASONRY PILASTER .	1986		1 8,321.00	CONCRETE BLOCK-STUCCO - MASONRY	\$314,474	\$722,929	Description A CANOPY 12 OPEN PORCH 29 FINISHED OPEN PORCH 12 UNFINISHED

Permits

Permit #	Type	Agency	Amount	CO Date	Permit Date
04733	Addition - Commercial	County	\$35,000		06/22/2012

Extra Features

Description	Year Bilt	Units	Value	Cost New
OVERRIDE	1986	3,727	\$40,177	\$40,177
OVERRIDE	1986	2	\$3,080	\$3,080
OVERRIDE	1986	1	\$1,540	\$1,540
OVERRIDE	1986	17,550	\$23,649	\$23,649
OVERRIDE	1986	20,454	\$15,749	\$15,749
OVERRIDE	1986	51,664	\$16,509	\$16,509
OVERRIDE	1986	792	\$1,600	\$1,600
OVERRIDE	1986	640	\$1,795	\$1,795
OVERRIDE	1986	1,728	\$2,661	\$2,661
OVERRIDE	1986	240	\$269	\$269
OVERRIDE	1986	696	\$1,560	\$1,560
OVERRIDE	1986	1,040	\$2,912	\$2,912
OVERRIDE	1986	64,528	\$27,102	\$27,102
OVERRIDE	1986	1,464	\$2,818	\$2,818
OVERRIDE	1986	40	\$3,920	\$3,920
OVERRIDE	1986	50	\$7,350	\$7,350
OVERRIDE	1986	12	\$1,882	\$1,882



12-05500001

**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**

APPLICANT INFORMATION

APPLICANT: Taylor Morrison of Florida, Inc.	CONTACT: Chris Tyree
ADDRESS: 151 Southhall Lane, Ste. 200	
CITY: Maitland	STATE: FL ZIP: 32751
PHONE: 407-629-0077	FAX: 407-670-1448 EMAIL: ctyree@taylormorrison.com

CONSULTANT INFORMATION

(ENGINEER) SURVEYOR: Madden, Moorhead + Glunt, Inc.	CONTACT: Chad Moorhead
ADDRESS: 431 E. Horatio Ave., Ste. 260	
CITY: Maitland	STATE: FL ZIP: 32751
PHONE: 407-629-8330	FAX: 407-629-8336 EMAIL: chad@madden-eng.com

OWNER INFORMATION

IS OWNER'S AUTHORIZATION ATTACHED? YES NO

OWNER: SAME AS APPLICANT	CONTACT:
ADDRESS:	
CITY:	STATE: ZIP:
PHONE:	FAX: EMAIL:

SUBDIVISION INFORMATION

PARCEL ID #:	36-19-29-300-0030-0000
	36-19-29-300-003C-0000
PROJECT NAME:	Pearl Lake Estates
DESCRIPTION OF PROJECT:	single family residential
LOCATION:	Orange Blvd. / S. Sylvan Lake Dr.
NUMBER OF LOTS:	69
TOTAL ACREAGE:	34.11
ZONING:	PUD
FUTURE LAND USE:	PD

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 checked="" 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"/>

FEES

- DEVELOPMENT PLAN** --- \$250.00 + \$5.00 PER LOT
 - PRELIMINARY PLAN** --- \$1,000.00 + \$15.00 PER LOT (\$2,270.00 MAXIMUM FEE)
 - FINAL ENGINEERING PLAN** --- \$3,500.00 + \$25.00 PER LOT ^(69 Lots) (\$5,300.00 MAXIMUM FEE) = \$ 5,225.00
 - FINAL PLAT ASSOCIATED WITH FINAL ENGINEERING** --- \$200.00*
- *A PLAT SUBMITTED AS A SEPARATE REVIEW FROM THE FINAL ENGINEERING REQUIRES A \$200.00 FEE FOR EACH SUBMITTAL
- FINAL PLAT** --- (IF NO FINAL ENGINEERING IS REQUIRED) \$1,750.00 + \$25.00 PER LOT
 - MINOR PLAT** ---- \$1,000.00 + \$75.00 PER LOT (MAXIMUM 4 LOTS/RESIDENTIAL – MAXIMUM 2 LOTS/COMMERCIAL)

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 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 subdivision plan review must include all required submittals as specified in Chapter 35, 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.

Applicant's Signature:  Date: 11/14/12
 Sang Lee, Vice President

OFFICIAL USE	
PROJECT #:	PLANNER ASSIGNED:

SEMINOLE COUNTY GOVERNMENT

Florida's Natural Choice

Economic & Community Development Services

Application for Concurrency Review

Application for Concurrency Review (Fee is \$250 or \$800)

* Indicates required information

APPLICANT INFORMATION

* Applicant Name: Taylor Morrison of Florida, Inc.

* Mailing Address: 151 Southhall Lane, Ste. 200

* City: Maitland

* State: FL

* Zip: 32751

* Phone Number: 3213977523

Fax Number:

Email: ctyree@taylormorrison.co

OWNER INFORMATION Same as above

* Owner Name: Taylor Morrison of Florida, Inc.

* Mailing Address: 151 Southhall Lane, Ste. 200

* City: Maitland

* State: FL

* Zip: 32751

* Phone Number: 3213977523

Fax Number:

Email: ctyree@taylormorrison.co

PROJECT INFORMATION

* Project/Subdivision Name: Pearl Lake Estates

* Property Address: 2050 Orange Blvd

* City: Sanford

* State: FL

* Zip: 32771

Please list all Tax Parcel ID numbers for all properties included in this proposal/request.

* Tax Parcel I.D. #1: 36-19-29-300-0030-0000 Look up your Parcel

Tax Parcel I.D. #2: 36-19-29-300-003C-0000 Look up your Parcel

Tax Parcel I.D. #3: Look up your Parcel

Tax Parcel I.D. #4: Look up your Parcel

APPLICATION INFORMATION

* This application:
 is submitted in conjunction with a development
 is an inquiry only (Non-Binding) (Site Determination)

TYPES OF FINAL DEVELOPMENT ORDERS

If submitted with a development application, select the type of development order applicable below:

Concurrency Review is: Required

Unless Applicant provides an Affidavit of Prior Vesting / Concurrency Certificate

Single-Family Subdivision Platting

FOR SEMINOLE COUNTY SCHOOLBOARD USE ONLY

PROVISION OF PUBLIC FACILITIES / SERVICE TO SCHOOL SITE

This proposal:

- Is for new development / construction
 Replaces current use of a
 Is for construction of an expansion
 Replaces a past use of a

* A Signed and Sealed Traffic Impact Study is:

Land uses which require a traffic study regardless of size are convenience stores, gasoline stations, banks, and fast food restaurants.

DELIVERED OR MAILED : study prepared pursuant to previous methodology review meeting with County Engineer. Select the type below, if listed:

NOT REQUIRED: since this application is specifically for:

* Utility Service Provision:

a) Water Service (Utility Provider): Served by Seminole County

Not Served.

b) Sewer Service (Utility Provider): Served by Seminole County

Not Served.

c) Landscape Irrigation System:

Will this project use Potable Water for Landscape Irrigation?

- No
 Yes over an irrigated landscape area of square feet.

At an applicable rate of inches/week, and gpd.

A Water and Sewer Demand Estimate Prepared By a Certified Engineer is:

DELIVERED OR MAILED.

NOT INCLUDED: I understand that Seminole County will make an estimate of water and demand based upon the information in this application, but that I am solely responsible for assurance of accuracy of demand calculations for the purpose of paying connection fees. If sufficient data to provide an accurate demand calculation is not provided, applicant's engineer will need to meet with the County Environmental Services Division prior to completing a utility agreement and payment of fees to determine a final demand calculation.

PROJECT SIZE AND PHASING:

Below, clearly identify past or existing uses or structures, if applicable, and propose development/construction. Credit for prior uses can only be given if the information is clear and complete. (Note: Sizes, types, and number of units as filled out below and as indicated on the plan shall be assumed as maximums for estimating project demand and the Certificate of Concurrency is conditioned upon and only valid for such maximums provided on this application)

PHASE Number of Phases (if applicable)	NUMBER OF ACRES	SPECIFIC USE (S)	BUILDING GROSS SQUARE FEET NUMBER OF UNITS / LOTS
<i>Example: Phase 1</i>	<i>15</i>	<i>Single Family</i>	<i>95 Units</i>
1	34.11	Single Family	69

CERTIFICATION

I hereby certify that the information contained herein is true and correct and that I am either the true owner of the subject property, or am authorized to act on behalf of the true owner(s) in all respects on this matter, pursuant to proof and authorization submitted with the corresponding development application or attached hereto. I hereby represent that I have the lawful right and authority to file this application.

I understand that submission of the form initiates a process and does not imply approval by Seminole County. I further understand that issuance of a Certificate of Concurrency will require successful completion of Development Review and payment of Facility Reservation Fees, and that likewise no development order will be issued except upon successful completion of this Concurrency Review. I further understand that "Inquiry Only" Review will result in no Certificate of Concurrency being issued and therefore no binding assurance of future capacity, and that a new Concurrency Review application will be required in conjunction with the first final development order applies for on this property.

I have read and agree with the statements above.

Submit