

**SEMINOLE COUNTY GOVERNMENT
LAND PLANNING AGENCY/PLANNING & ZONING COMMISSION
AGENDA MEMORANDUM**

SUBJECT: Revisions to Red Bug Lake Village PUD/PCD Final Master Plan and Developer's Commitment Agreement(Harling Locklin and Associates)
(continued from November 7, 2001)

DEPARTMENT: Planning and Development **DIVISION:** Planning

AUTHORIZED BY: Matt West **CONTACT:** Amanda Smith ^{AS} **EXT.** 7339

Agenda Date <u>12/05/01</u>	Regular <input type="checkbox"/>	Consent <input type="checkbox"/>	Work Session <input type="checkbox"/>	Briefing <input type="checkbox"/>
	Public Hearing – 1:30 <input type="checkbox"/>	Public Hearing – 7:00 <input checked="" type="checkbox"/>		

MOTION/RECOMMENDATION:

1. Approve the revisions to the Red Bug Village PUD/PCD, property located north and south of Red Bug Lake Road and east of Dodd Road (50.3 acres).
2. Approve the revised Developer's Commitment Agreement for the Red Bug Lake Road PUD/PCD, subject to the elimination of the proposed additional Dodd Road access and other development conditions recommended by Planning Staff (listed below). (Harling Locklin & Associates, applicant)

(District #1, Maloy)

(Amanda Smith, Planner)

BACKGROUND:

The applicant, Hugh Harling, on behalf of Ardmore Properties, is requesting to amend the Final Master Plan and Developer's Commitment Agreement for the Red Bug Village PUD/PCD. The proposed revisions would change the use for a portion of a 9.71-acre tract on the northeast corner of Red Bug Lake Road and Dodd Road from office to commercial uses, and would provide for an additional access point from Dodd Road to this tract to allow for commercial uses within the office tract.

The PUD/PCD was originally approved in 1998 with a 60,000 square foot office building on the west end of the tract, and 46,550 square feet of commercial on the remainder. The proposed revision would delete the office use, and increase the commercial

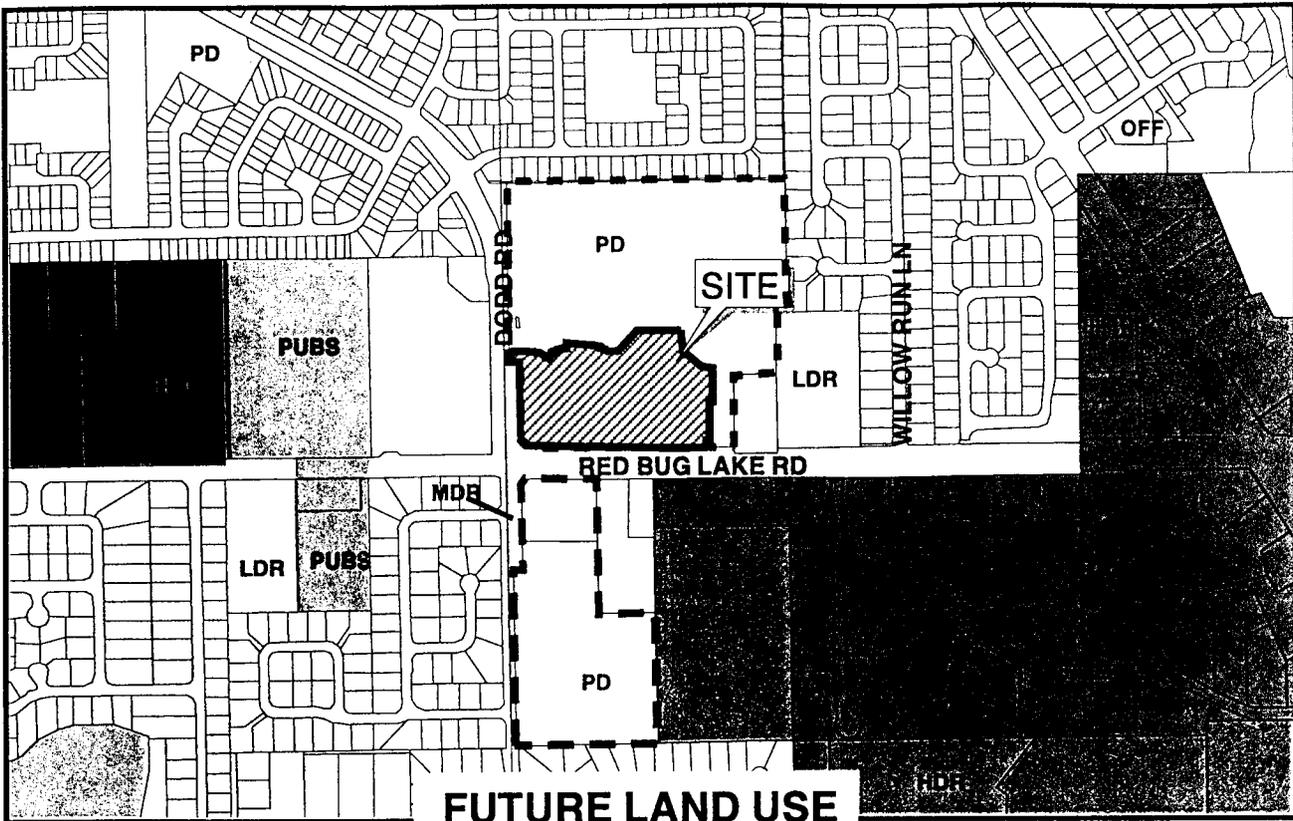
Reviewed by:	<u>SA</u>
Co Atty:	<u>SA</u>
DFS:	
Other:	<u>MW</u>
DCM:	
CM:	
File No. <u>Z2001-</u>	
<u>030</u>	

uses to 70,000 square feet. There is an existing commercial tract within the PUD/PCD located on 2.2 acres at the southeast corner of Red Bug Lake Road and Dodd Road. A Walgreen's drug store was constructed on this site.

Staff has no objections to the modification of uses from office to commercial on the tract. Staff recommends that the proposed additional access to the tract from Dodd Road not be approved. The tract has available access from major project access points immediately east of the tract and north of the tract, as well as a direct access from Red Bug Lake Road. Additionally, Development Review Staff have indicated that the proposed access does not meet the required separation of 330 feet from the existing entrance to the north or from the Dodd Road/ Red Bug Lake Road intersection. Staff believes that the approved access points are sufficient to serve this tract.

Staff also recommends that the following modifications be made to the proposed amended Developer's Commitment Agreement. These recommendations are not reflected in the attached proposed Commitment Agreement prepared by the applicant.

1. The Owner shall construct pedestrian connections from sidewalks within public rights-of-way to internal sidewalks to provide for pedestrian paths to building entrances.
2. There shall be a 10' wide foundation landscape buffer between parking lots and buildings.
3. No neon lights shall be utilized on buildings or signs.
4. The commercial tract north of Red Bug Lake Road shall provide a pedestrian connection to the existing apartment site.
5. No drive-thru businesses shall be permitted.
6. No outdoor amplification of sound shall be permitted.
7. All sides of buildings shall have similar architectural treatment and appearance. No side shall have the appearance of a loading/service area.
8. Roofs shall be hip, gable, or gambrel roofs.
9. Mechanical units, whether ground- or roof- mounted, shall be screened from view.
10. Development within Tract 2 shall comply with active/passive buffer standards where adjacent to Tract 1 (existing apartment site).



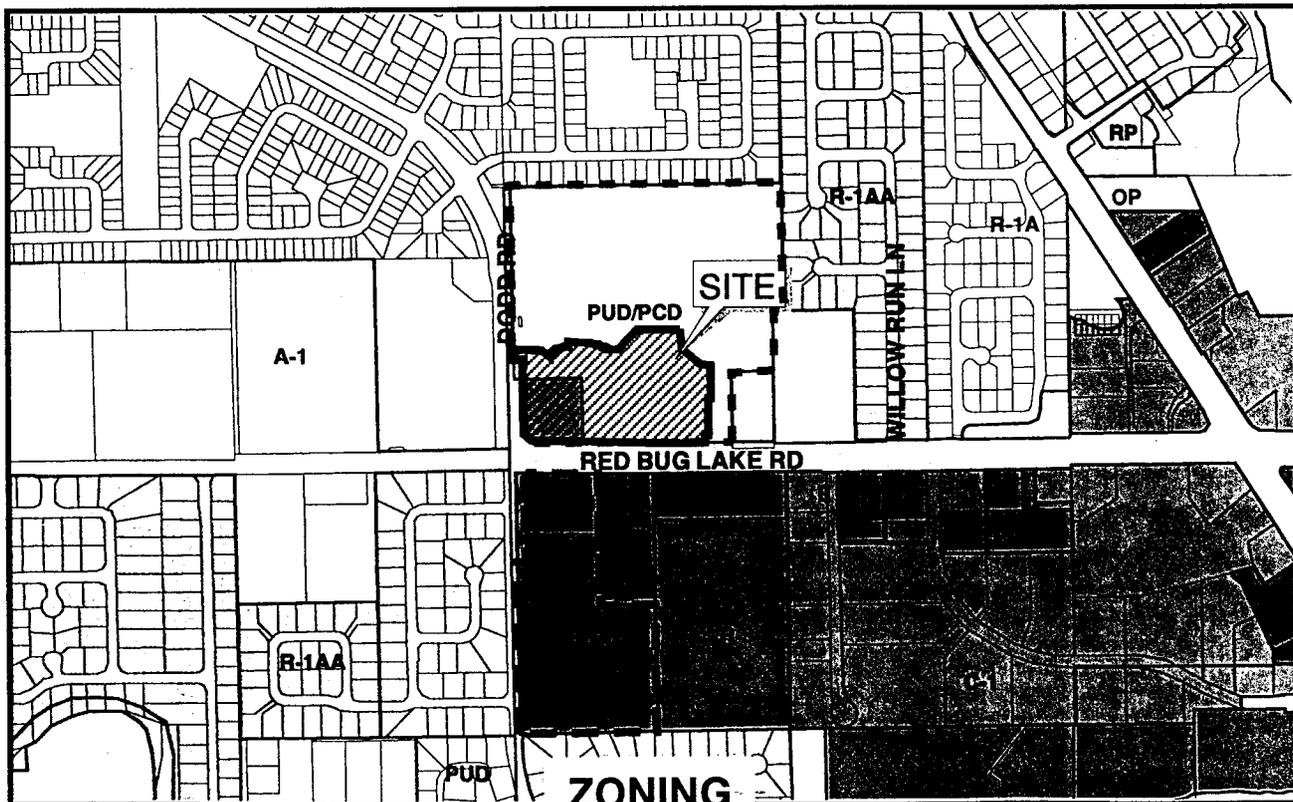
FUTURE LAND USE

Site
 Municipality
 COM
 LDR
 PD
 REC
 PUBS
 MDR
 HDR

 OFF

Applicant: Ardmore Properties Jerry Evans
 Physical STR: 24-21-30-300-0090-0000
 Gross Acres: 9.71 BCC District: 1
 Existing Use: Vacant Commercial
 Special Notes: Amendment to the Developers Commitment Agreement

	Amend/ Rezoning#	From	To
FLU			
Zoning	Z2001-030	PUD/PCD	PUD/PCD



ZONING

A-1
 C-1
 R-1A
 R-1AA
 PUD
 PCD
 R-3
 OP
 RP



Rezone No. Z2001-030

From: PUD/PCD

To: PUD/PCD

 Subject Property

 Parcelbase



February 1999 Color Aerials

SITE DATA:

NORTH A-SUBDIVISION			
TOTAL	NORTH	SOUTH	
TOTAL ACRES	30.30 AC	35.70 AC	14.80 AC
TOTAL MULTI-FAMILY DWELLING UNITS	288 DU	288 DU	N/A
GROSS RESIDENTIAL DENSITY	11.7 DU/AC	11.7 DU/AC	11.7 DU/AC
NET RESIDENTIAL DENSITY	14.8 DU/AC	14.8 DU/AC	14.8 DU/AC
TOTAL APPROVED COMMERCIAL	63,984 SF	48,360 SF	17,424 SF
TOTAL APPROVED OFFICE	108,777 SF	80,000 SF	108,777 SF
TOTAL PROPOSED COMMERCIAL	63,984 SF	83,848 SF	17,424 SF
TOTAL PROPOSED OFFICE	108,777 SF	N/A	108,777 SF

LANDSCAPE BUFFERS - FOR PROPOSED COMMERCIAL

ALL LANDSCAPE BUFFERS SHALL ADHERE TO THE SEMINOLE COUNTY LANDSCAPE REGULATIONS. COMMERCIAL TRACT 1 IN NORTH PROPERTY SHALL ALSO COMPLY WITH THE LAKE HARTY BY-VD. GATEWAY CORRIDOR OVERLAY STANDARDS OF THE SEMINOLE COUNTY LAND DEVELOPMENT CODE. BUFFER NOTED IN SECTION IV OF THE DEVELOPER'S COMPANION AGREEMENT. COMMERCIAL TRACT IN NORTH PROPERTY SHALL HAVE 300' OPEN SPACE. NO ADDITIONAL BUFFER BETWEEN COMMERCIAL AND MULTI-FAMILY SHALL BE REQUIRED.

SETBACKS - COMMERCIAL

FRONT	MIN 50' FROM ALL RIGHT-OF-WAYS
REAR	MIN 30' ADJACENT TO RESIDENTIAL
MIN 10' 50' ADJACENT TO RESIDENTIAL	
1 STORY BLDG	PASSIVE SIDES 15' BUFFER, 25' SETBACK
ACTIVE SIDES	25' BUFFER, 50' SETBACK
2 STORY BLDG	PASSIVE SIDES 15' BUFFER, 50' SETBACK
ACTIVE SIDES	50' BUFFER, 100' SETBACK

UTILITIES - FOR PROPOSED COMMERCIAL

CENTRAL SANITARY SEWER AND CENTRAL WATER TO BE PROVIDED BY SEMINOLE COUNTY.
 ESTIMATED WATER DEMAND TOTAL REQUIREMENT - 8,500 G.P.D.
 APPROVED NORTH PARCEL OFFICE & COMMERCIAL - 10,038 G.P.D.
 COMMERCIAL EST. 63,984 S.F. X 0.1 G.P.D./S.F. = 6,398 G.P.D.
 ESTIMATED SANITARY SEWER DEMAND TOTAL GENERATION - 8,500 G.P.D.
 APPROVED NORTH PARCEL OFFICE & COMMERCIAL - 10,038 G.P.D.
 COMMERCIAL EST. 63,984 S.F. X 0.1 G.P.D./S.F. = 6,398 G.P.D.

ESTIMATED TRANSPORTATION IMPACT

APPROVED OFFICE AND COMMERCIAL
 TOTAL AVERAGE WEEKDAY TRIPS - 2804A
 OFFICE/RESIDENCE EST. 80,000 S.F. - 801 TRIPS
 COMMERCIAL EST. 48,360 S.F. - 1893 TRIPS
 PROPOSED COMMERCIAL
 TOTAL AVERAGE WEEKDAY P.M. TRIPS - 2,878
 COMMERCIAL EST. 63,984 S.F. - 2,878 TRIPS
 (40.67 TRIPS/1000 SF LEASABLE SPACE)

PARKING

PARKING TO BE PROVIDED AS SPECIFIED BY SEMINOLE COUNTY LAND DEVELOPMENT CODE. PROPOSED CHANGE OF PARKING ONLY 2.3% OF OVERALL PUD
 APPROVED PARKING FOR ENTIRE PUD - 1407 SPACES
 APPROVED PARKING FOR OFFICE/COMMERCIAL - 472 SPACES
 PROPOSED PARKING FOR COMMERCIAL - 440 SPACES

PERMITTED USES FOR COMMERCIAL

PERMITTED COMMERCIAL USES: THOSE PERMITTED AND CONDITIONAL USES DESCRIBED IN THE C-1 (RETAIL COMMERCIAL) ZONING DISTRICT EXCLUDING FUNERAL HOMES, FURNITURE STORES, HARDWARE STORES, GASOLINE PUMPS AS AN ACCESSORY USE, LIVING QUARTERS IN CONJUNCTION WITH A COMMERCIAL USE AND SELF-SERVICE LAUNDRIES.

STORM DRAINAGE

MASTER STORM DRAINAGE DESIGN WILL NOT BE CHANGED FROM APPROVED PUD.

FIRE PROTECTION

FIRE PROTECTION WILL BE PROVIDED BY SEMINOLE COUNTY. FIRE FLOW WILL BE A MINIMUM OF 1,250 G.P.M. WITH 20 P.S.I. FIRE HYDRANTS SHALL BE LOCATED ACCORDING TO SEMINOLE COUNTY REGULATIONS.

FLOOD MAP

NO PORTION OF THE SITE IS FLOOD PRONE PER FLOOD INSURANCE RATE MAP PANEL #121712145 E. THE ENTIRE SITE IS IN ZONE "X".

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	11831	105.48	5°41'20"	57.15	S 62°19'50" W	101.52
C2	43299	86.70	11°13'30"	44.49	N 80°55'57" E	86.54
C3	17340	27.49	9°03'06"	17.50	S 44°17'04" W	24.75
C4	17800	92.34	31°07'21"	47.34	N 67°36'24" W	91.21

GENERAL NOTES

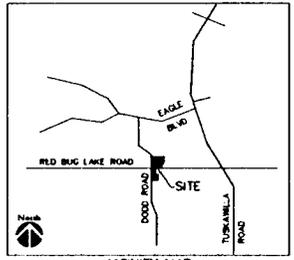
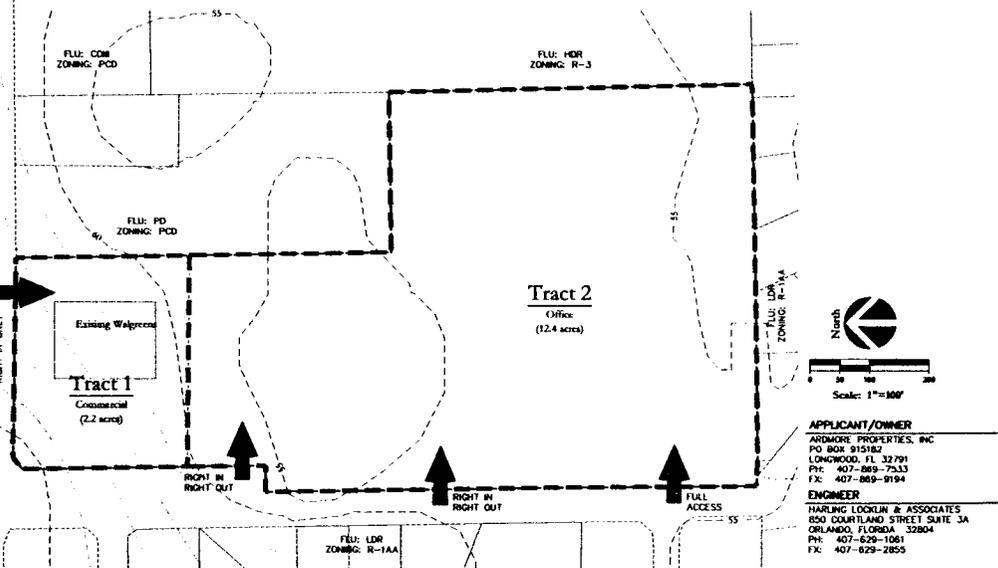
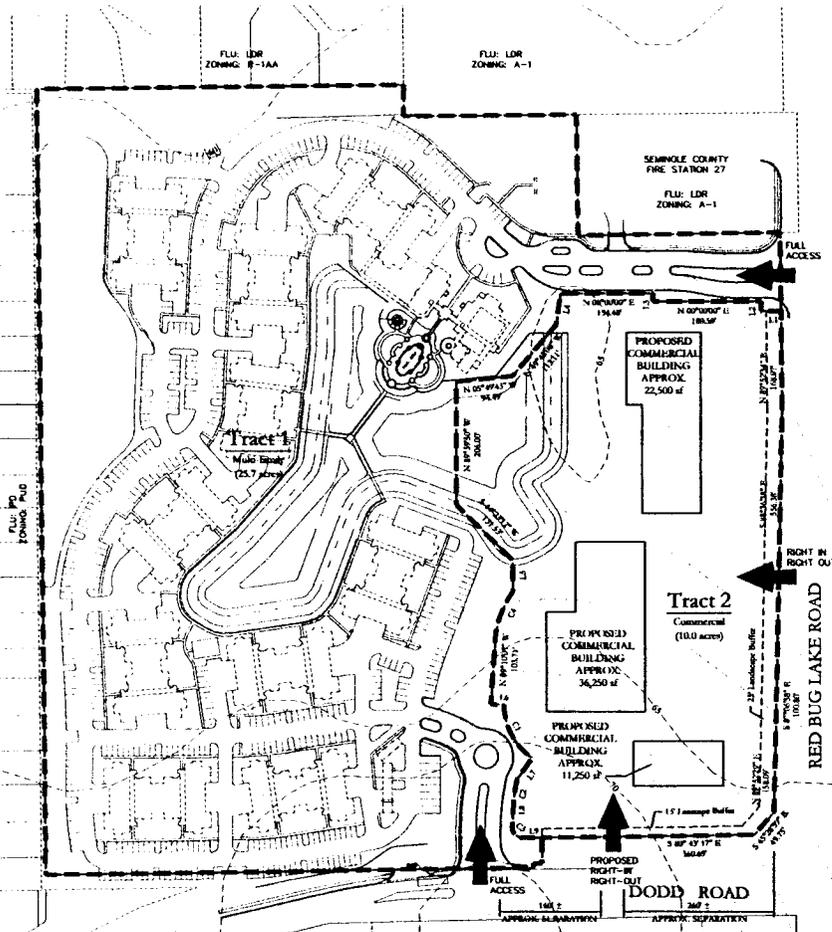
- THE PURPOSE OF THIS PLAN IS TO REQUEST A MODIFICATION TO AN APPROVED PUD MASTER PLAN. SPECIFICALLY, THE COMBINATION OF APPROVED COMMERCIAL (TRACT 3) AND APPROVED OFFICE (TRACT 2) INTO A SINGLE TRACT WITH COMMERCIAL USES, AND TO ADD AN ADDITIONAL RIGHT-IN RIGHT-OUT ACCESS TO THE WEST OF DODD ROAD.
- SITE DATA CALCULATIONS SHOWN ARE TO ILLUSTRATE THE IMPACTS OF REQUESTED CHANGE. TRIP CALCULATIONS ARE BASED ON SPECIAL RETAIL CENTERS AND GENERAL OFFICE CATEGORIES FROM THE SITE TRIP GENERATION MANUAL, 8TH EDITION.
- TOPOGRAPHY AND PARCEL INFORMATION BASED ON SEMINOLE COUNTY O.S.
- THE PROPOSED COMMERCIAL DEVELOPMENT SHALL SERVE NEIGHBORHOOD RETAIL DEMANDS IN ADDITION TO PASSENGER CUSTOMERS.
- ALL BUILDING SETBACKS AND PARKING BUFFERS, UNLESS NOTED, SHALL COMPLY WITH THE SEMINOLE COUNTY LAND DEVELOPMENT CODE.
- NO WETLANDS ARE LOCATED ON THE SITE.
- LIGHT FIXTURES WILL BE MOUNTED AT A MAXIMUM HEIGHT OF NO MORE THAN 14 FEET FEEL ABOVE GRADE.
- ALL FIRE HYDRANTS ON SITE WILL BE ON 12' MAINS AND WITHIN 500' OF BUILDINGS.

LINE TABLE

LINE	LENGTH	BEARING
L1	33.27	N 40°00'00" W
L2	16.30	N 80°00'00" E
L3	11.13	N 80°00'00" E
L4	31.38	N 82°05'55" W
L5	31.98	S 89°47'03" W
L6	22.81	S 40°00'00" W
L7	43.79	N 34°00'00" W
L8	32.72	S 89°17'20" W
L9	17.72	S 84°17'17" E

TRACTING PLAN

TRACT	USE	Max. # of DU	AREA	% OF SITE
NORTH PARCELS				
1	MULTI-FAMILY	288	25.7	51%
2	COMMERCIAL		14.8	29%
SOUTH PARCELS				
1	COMMERCIAL		2.2	9%
2	OFFICE		12.4	29%
TOTAL NORTH PARCELS				
36.7				
TOTAL SOUTH PARCELS				
14.6				
TOTAL				
51.3				
100%				



VICINITY MAP
N.T.S.



Scale: 1"=100'

APPLICANT/OWNER
 ARMORE PROPERTIES, INC
 PO BOX 915182
 LONGWOOD, FL 32791
 PH: 407-889-7533
 FX: 407-889-9194

ENGINEER
 TRAVING LOCKLIN & ASSOCIATES
 800 COURTLAND STREET SUITE 3A
 ORLANDO, FLORIDA 32804
 PH: 407-629-1061
 FX: 407-629-2855

Modification to Approved FMP
Red Bug Lake Road PCD/PUD
 at Red Bug Lake Road & Dodd Road
 Seminole County, Florida

Drawn by: sat
 Checked by: hsa
 File Name: 0109
 Scale: 1"=100'
 Date: June 29, 2011

Sheet	of	Total
1	1	1

HARLING LOCKLIN & ASSOCIATES, INC.
 Consulting Engineers, Planners, Surveyors
 400 Courthouse Plaza, Suite 100
 Orlando, FL 32801
 Phone: 407-241-8811
 Email: harling@harc.com

~~ZOM DEVELOPMENT, INC.~~
RED BUG LAKE ROAD PCD/PUD
RED BUG VILLAGE MODIFICATION

**FINAL MASTER PLAN DEVELOPER'S COMMITMENT AGREEMENT
COMMITMENTS, CLASSIFICATIONS AND DISTRICT DESCRIPTION**

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

I. LEGAL DESCRIPTION ENTIRE PARCEL

That portion of Section 24, Township 21 South, Range 30 East, Seminole County, Florida, described as follows:

Commence at the Southwest corner of the Northwest ¼ of said Section; thence North 89°52'29" East along the South line of the Northwest ¼ of Section 24, said South line being the occupied East-West center section line as shown on the Plat of Willa Springs Commercial Center, as recorded in Plat Book 29, Page 55 of the Public Record of Seminole County, for 1118.32 feet; thence North 01°17'43" East for 60.00 feet to the Northerly Right-of-Way line of Red Bug Lake Road and POINT OF BEGINNING. Thence along the Westerly and Northerly boundary of Seminole County, property known as Fire Station No. 27 the following two (2) courses: Continue North 00°17'43" East for 249.79 feet; thence North 89°52'29" East for 44.75 feet to the East line of the Southwest ¼ or the Northwest ¼ of aforesaid Section 24; thence North 01°16'16" West along said East line for 139.02 feet; thence South 89°52'29" West for 1348.31 feet to the Easterly Right-of-Way line of Dodd Road (lying 25.00 feet easterly of when measured at right angles to the West line of Section 24); thence along the Easterly Right-of-Way line of Dodd Road and the Northerly Right-of-Way line of Red Bug Lake Road the following courses; South 00°42'42" East for 323.78 feet; thence North 89°17'18" East for 43.00 feet; thence South 00°42'42" East for 360.69 feet; thence South 45°25'06" East for 49.75 feet; thence North 89°52'29" East for 58.09 feet; thence South 87°06'53" East for 100.80 feet; thence South 88°36'38" East for 556.36 feet; thence North 89°52'29" East for 301.66 feet to the POINT OF BEGINNING.

Containing 20.00 acres, more or less.

And

Commence at the Southwest corner of the Northwest ¼ of said Section 24, thence North 89°52'59" East along the South line of the Northwest ¼ of Section 24, said South line being the occupied East-West center section line as shown on the Plat of Willa Springs Commercial Center as recorded in Plat Book 29, Page 55 of the Record of Seminole County, for 1118.32 feet; thence North 01°17'43" East for 60.00 feet to the Northerly Right-of-Way line of Red Bug Lake Road. Thence along the Westerly and Northerly boundary of Seminole County property know as Fire Station No. 27 the following (2) cou4rses: Continue North 00°17'43" East for 350.23 feet; thence North 89°52'29" East for 200.00 feet; thence North 00°17'43" East for 249.79 feet; thence North89°52'29" East for 44.75 feet to the East line of the Southwest ¼ of the Northwest ¼ of aforesaid Section 24; thence North 01°16'16" West along said East line for 130.02 feet to the POINT OF BEGINNING; thence continue North 01°16'16" West along aforesaid East line for 512.03 feet to the North line of the Southwest ¼ of the Northwest ¼ of Section 24; thence South 89°29'07" West along said North line for 1343.25 feet to the East line of the West 25.00 feet of said Southwest ¼ of the Northwest ¼ of the Northwest ¼ of Section 24; thence South 00°42'42" East along said East line for 502.82 feet; thence North 89°52'29" East for 1348.31 feet to the POINT OF BEGINNING.

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Containing 15.68 acres, more or less.

And

Commence at the West ¼ corner of said Section 24; thence South 89°24'43" East along the North line of the Southwest ¼ of aforesaid Section 24 for 83.02 feet; thence South 00°35'17" West for 71.00 feet to the Southerly Right-of-Way line of Red Bug Lake Road and POINT OF BEGINNING; thence South 89°24'43" East along Southerly Right-of-Way line for 330.05 feet thence South 00°35'17" West for 634.48 feet; thence South 89°18'21" East for 276.03 feet to the East line of the West ½ to the Northwest ¼ of aforesaid Section 24; thence South 00°42'24" West along said line for 613.94 feet to the South line of said West ½ of the Northwest ¼ to the Southwest ¼ of Section 24; thence North 89°26'28" West along said South line for 662.41 feet to the Easterly Right-of-Way line of Dodd Road, said line lying 25 feet Easterly of when measured at right angle to the West line of the Southwest ¼ of said Section 24; thence along said easterly Right-of-Way line the following courses; Run North 00°34'21" East parallel with the West line of the Southwest ¼ of Section 24 for 819.31 feet; thence South 89°25'29" East for 43.00 feet; thence North 00°34'21" East for 414.95 feet; thence North 45°34'49" East for 21.21 feet to the POINT OF BEGINNING.

Containing 14.58 acres, more or less.

DESCRIPTION – PROJECT PARCEL

That portion of Northwest ¼ of Section 24, Township 21, Range 30 East, Seminole County, Florida, described as follows:

Commence at the Southwest corner of the Northwest ¼ of said Section 24; thence North 89°52'29" East along the South line of the Northwest ¼ of Section 24 for 1118.22 feet; thence North 00°17'43" East for 60.00 feet to the Northerly Right-of-Way line of Red Bug Lake Road; thence South 89°52'34" West along said Northerly Right-of-Way line for 132.51 feet to the POINT OF BEGINNING; thence North 00°00'00" East for 33.27 feet; thence North 90°00'00" East for 16.30 feet; thence North 00°00'00" East for 180.50 feet; thence North 90°00'00" East for 13.32 feet; thence North 00°00'00" East for 154.48 feet; thence North 82°10'55" West for 51.58 feet; thence North 49°48'08" West for 113.11 feet; thence North 05°49'43" West for 94.49 feet; thence North 89°59'50" West for 206.00 feet; thence South 44°23'12" West for 131.53 feet; thence South 89°47'03" West for 51.98 feet to an intersection with a circular curve concaved southerly, having a radius of 170.00 feet, a chord bearing of North 70°36'26" West and a central angle of 31°07'21"; thence westerly along the arc of said curve for 92.34 feet to the point of tangency; thence North 86°10'07" West for 103.71 feet; thence South 00°00'10" West for 22.01 feet to an intersection with a circular curve concaved southeasterly, having a radius of 110.51 feet, a chord bearing of South 62°39'30" West and a central angle of 54°41'20"; thence southwestwardly along the arc of said curve for 105.48 feet; thence North 54°41'09" West for 43.79 feet to an intersection with a circular curve concaved southerly having a radius of 452.99 feet, a chord bearing of North 85°05'57" West and a central angle of 11°13'08"; thence Westwardly along the arc of said curve for 88.70 feet to the point of tangency; thence South 89°17'29" West for 35.72 feet to a point of curvature with a circular curve concaved Southeasterly having a radius of 17.50 feet and a central angle of 90°00'46"; thence Southwestwardly along the arc of said curve for 27.49 feet to the point of tangency; thence South 00°43'17" East for 17.72 feet to the easterly Right-of-Way line of Dodd Road; thence continue South 00°43'17" East along said easterly Right-of-Way line for 360.59 feet to the Northerly Right-of-Way line of Red Bug Lake Road; thence along said Northerly Right-of-Way line the following courses: run South 45°25'06" East for 49.75 feet; thence 89°East for 58.09 feet; thence South 87°06'53" East for 100.80 feet; thence South 88°36'38" East for 556.38 feet; thence North 89°52'34" East for 168.97 feet to the POINT OF BEGINNING.

Containing 10.035 acres, more or less

II. PROPERTY OWNERS

FLORIDA ADVENTIST HEALTH SYSTEMS/SUNBELT, INC.

JERRY EVANS, President (Contract Purchaser)
 ARDMORE PROPERTIES
 P.O. BOX 915182
 LONGWOOD, FL. 32791

III. STATEMENT OF BASIC FACTS
NORTH AND SOUTH PARCEL

	<u>Total</u>	<u>North</u>	<u>South</u>
Total Acreage:	50.30 Ac.	35.70 Ac.	14.60 Ac.
Total Multi-Family DU:	286 DU	286 DU	N/A
Gross Residential Density:	11.7 DU/Ac.	11.7 DU/Ac.	N/A
Net Residential:	14.6 DU/Ac.	14.6 Du/Ac.	N/A
Total Commercial:	63,984 S.F.	46,560 S.F. 70,000 S.F.	17,424 S.F.
Total Office	169,771 S.F. 109,771 S.F.	60,000 S.F. 0 S.F.	109,771 S. F.

IV. LAND USE – NORTH PARCEL

<u>Tract</u>	<u>Land Use</u>	<u>Acres</u>	<u>Units</u>
1	Multi-Family/Residential:	25.7 Ac.	286 DU
2	Office:	5.0 Ac.	60,000 S.F.
3	Commercial:	5.0 Ac. 10.0 Ac.	46,560 S.F. 70,000 S.F.
	Gross Residential Density:	11.7 DU/Ac.	11.7 DU/Ac.
	Net Residential Density:	14.6 DU/Ac.	14.6 DU/Ac.

V. BUILDING AND LOT RESTRICTIONS – NORTH PARCEL

- (a) Multi-Family Residential: Tract 1
 Multiple Family Uses Permitted: Those permitted uses described in the R-3 (Multiple Family Dwelling) Zoning District excluding public elementary schools.

Development shall comply with the R-3 (Multiple Family Dwelling) Zoning District Setback Standards except as noted:

- | | | |
|----|---|------|
| 1) | North Property Line Building Setback | 120' |
| 2) | East Property Line Building Setback | 120' |
| 3) | West Property Line Building Setback | 100' |
| 4) | Internal Landscape Buffers (Internal to Tracts) | 10' |

Note: The Clubhouse structure located in Tract 1 may be increased in height to forty (40) feet for architectural design purposes when approved by staff.

- (b) ~~Office: Tract 2~~
~~Office Uses Permitted: Those permitted, conditional and accessory uses described in the OP (Office Professional) Zoning District excluding elementary, middle and high schools.~~

~~Development shall comply with the OP (Office Professional) Zoning District Setback Standards and the Lake Mary Blvd. Gateway Corridor Overlay Standards except as noted:~~

- ~~1) Internal Landscape Buffers (internal to Tracts) 10'~~

- (c) Commercial: Tract 3
Commercial Uses Permitted: Those permitted and conditional uses described in the C-1 (Retail Commercial) Zoning District excluding funeral homes, furniture stores, hardware stores, gasoline pumps as an accessory use, living quarters in conjunction with a commercial use and self-service laundries.

Development shall comply with the C-1 (Retail Commercial) Zoning District Setback Standards and the Lake Mary Blvd. Gateway Corridor Overlay Standards except as noted:

- 1) Internal Landscape Buffers (Internal to Tracts) 10'

VI. VEHICLE AND PEDESTRIAL CIRCULATION SYSTEM – NORTH PARCEL

A. Sidewalk Systems

1. Developer will provide a sidewalk five (5) feet in width along the south side of the property frontage adjacent to Red Bug Lake Road and the West Side of the property frontage adjacent to Dodd Road.
2. Sidewalks will be provided internally within the North Parcel site Boundaries per the Seminole County Land Development Code Requirements.

B. Roads

1. All internal roads within the North Parcel shall be public except for roads located within Tract 1 (Multiple Family site) of the North Parcel which shall be private.
2. All roads shall adhere to Seminole County design and construction standards, unless otherwise noted.

C. Improvements to Existing Roads

1. Developer shall provide the following transportation improvements:

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2. Re-stripe Dodd Road north of Red Bug Lake Road to permit left turn storage lane to access Thunder Hollow Apartments.
3. Developer shall install a right turn deceleration lane along North Dodd Road adjacent to Tract 1 of the North Parcel.
4. Developer shall provide public access to the Seminole County Fire Station No. 27, from the adjacent project entrance roadway on the North Parcel and reconstruct/extend the median in Red Bug Lake Road.
5. Developer shall construct a left turn lane and a right turn deceleration lane along Red Bug road at the entrance to Tract 3 of the North Parcel. Developer shall replace painted separator adjacent to Tract 3 on Red Bug Lake Road with a raised concrete separator.
6. Developer shall install a pedestrian traffic signal for bicycle and pedestrian crossing at Dodd Road and St. Lucie Drive north of the subject site.
7. Developer shall support and contribute the developer's fair share for installation of a traffic signal at Red Bug Lake road and the Wood Creek Square Commercial Center.

VII. LANDSCAPING AND BUFFERS – NORTH PARCEL

A. Landscaping

1. All landscaping shall adhere to the Seminole County Landscape Regulations. Tract 2 and Tract 3 of the North Parcel shall also comply with the Lake Mary Blvd. Gateway Corridor Overlay Standards of the Seminole County Land Development Code except where noted in Section V of this Agreement.
2. Tract 2 of the North Parcel shall not require compliance with Active Passive Buffer Setback Design Standards where abutting Tract 1 of the North Parcel.
3. Within Tract 1 of the North Parcel, canopy trees require in the fifty (50) landscape buffer, adjacent to existing residential development, shall consist of live oak trees a minimum of 4 inches in diameter at breast height (DBH). Sub-canopy trees shall consist of wax myrtles. Existing plant material shall be retained wherever possible.
4. The developer will coordinate the installation and construction of hardscape and landscape material the Dodd Road and Red Bug Lake Road right-of-way and will use materials compatible with the brick

entrance to Hollowbrook Subdivision north of the subject site (along Dodd Road.) The developer will replace the wooden portion of the entry wall located south of Biscayne Drive with materials compatible to the project theme.

- 5. The required plant material specified for the landscape buffer along the North and east property line of Tract 1 adjacent to the existing single-family residential developments will be installed prior to construction of the multi-family units.

VIII. OPEN SPACE – NORTH PARCEL

A. Open Space

Open space shall be provided at a minimum overall rate of 25% throughout the entire PUD/PCD. The minimum open space requirement for Tracts 2 and 3 of the North Parcel shall be 30 percent. The minimum open space requirements for Tract 1 of the North Parcel is 40%. Open space shall include lakes, landscape buffers, and passive and active recreational areas. Those tracts, which are permitted to utilize the lakes for retention purposes may be permitted to utilize a pro-rata share of the lake/retention areas to calculate open space requirements as defined by the Supplemental District Regulations of the Seminole County Land Development Code. The Pro-rata share for all sites shall be submitted in writing to and approved by the Planning Manger prior to final site plan approval for any site within the development.

North Parcel

Open Space Required	13.2 Acres
Open Space Provided	13.2 Acres

IX. FACILITY COMMITMENTS – NORTH PARCEL

A. Drainage and Water Quality:

The minimum impervious area for individual parcels in the PUD/PCD may be transferred between parcels at time of final site plan review provided that the project maintains an overall maximum of 70% impervious area. If the impervious area fro an individual parcel exceeds 70%, then a development order shall be executed by the County and the property owner transferring a percentage of their impervious area so that any new land purchaser will be able to monitor the remaining stormwater allocation, or as an alternative, the property owner shall provide the necessary retention capacity on site to accommodate the additional stormwater. In no case shall the impervious area exceed 80% within each individual site. The proportional share of the lake/retention amenity acreage may be allocated to individual parcels for purposes of the calculations noted above.

B. Water and Sewer

Potable water and sanitary sewer service will be provided to the site by Seminole County Utilities. The development will connect to the County's irrigation reuse system, if available.

X. OTHER COMMITMENTS – NORTH PARCEL

A. Site Parking Lot Lighting

- 1. Exterior lighting adjacent to residential areas shall comply with Section 30.1233 of the Active/Passive Miscellaneous Design Standards except as follows:
- 2. A maximum of ten (10) lighting fixtures shall be placed along the north and east property boundary of the North Parcel adjacent to the 50 foot landscape buffer bordering the existing single family residential developments known as Hollowbrook and Willow Oaks Subdivision.
- 3. Light fixtures shall be mounted at a maximum height of not more than fifteen (15) feet above grade.

B. Hours of Operation for Non-residential Uses:

- 1. North Parcel
 Restaurants: 7:00 a.m. to 11:00 p.m.
 Tennis Courts: 7:00 a.m. to 10:00 p.m.

C. Aquatic Weed Control

- 1. A lake maintenance contract with an environmental maintenance firm will be established to service the North Parcel. The lake/retention areas will be serviced at intervals required to meet best management practices.

D. Location of Signage

- 1. North Parcel
 Apartments: Dodd Road Entrance
 Red Bug Lake Road Entrance
 Commercial: Red Bug Lake Road Entrance
 Office: ~~Red Bug/Dodd Entrance~~
~~Dodd or Red Bug Lake~~

E. Maintenance: A property owner’s association shall be established to maintain all common areas within the North Parcel development including private roads, rights-of-ways, and all open space, recreational facilities and stormwater facilities.

F. Unless specifically addressed in this agreement, all development shall fully comply with all the codes and ordinances, including impact fee ordinances, in effect in Seminole County at the time of issuance of any permit.

G. Signage: Project development will comply with the Lake Mary Gateway Corridor Zoning Overlay Standards (Section 30.1068 Seminole County Land Development Code). No billboards will be permitted.

XI. LAND USE – SOUTH PARCEL

<u>Tract</u>	<u>Land Use</u>	<u>Acres</u>	<u>Units</u>
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DRAFT

1	Commercial	2.2 Ac.	17,424 S.F.
2	Office	12.4 Ac.	109,771 S.F.

XII. BUILDING AND LOT RESTRICTIONS – SOUTH PARCEL

- A. Commercial: Tract 1
Commercial Uses Permitted: Those permitted and conditional uses described in the C-1 (Retail Commercial) Zoning District excluding funeral homes, furniture stores, hardware stores, gasoline pumps as an accessory use, living quarters in conjunction with a commercial use and self-service laundries.

Development shall comply with the C-1 (Retail Commercial) Zoning District Setback Standards and the Lake Mary Blvd. Gateway Corridor Overlay Standards except as noted:

- 1) Internal Landscape Buffers (Internal to Tracts) 10'

- B. Office: Tract 2
Office Uses Permitted: Those permitted, conditional and accessory uses described in the OP (Office Professional) Zoning District excluding elementary, middle and high schools.

Development shall comply with the OP (Office Professional) Zoning District Setback Standards and the Lake Mary Blvd. Gateway Corridor Overlay Standards except as noted:

- 1) Internal Landscape Buffers (internal to Tracts) 10'

XIII. VEHICLE AND PEDESTRIAN CIRCULATION SYSTEM – SOUTH PARCEL

- A. Sidewalk Systems

1. Developer will provide a sidewalk five (5) feet in width along the south side of the property frontage adjacent to Red Bug Lake Road and the West Side of the property frontage adjacent to Dodd Road.

- B. Roads

1. All internal roads within the South Parcel shall be private.
2. All roads shall adhere to Seminole County design and construction standards, unless otherwise noted

- C. Improvements to Existing Roads

Developer shall provide the following transportation improvements:

1. South parcel access to Dodd road south of Red Bug Lake Road shall be permitted as follows:

Prior to four-lane improvements on Dodd Road, a full access point will be permitted.

After four-lane construction on Dodd Road, the County Engineer shall determine access.

XIV. LANDSCAPE AND BUFFERS – SOUTH PARCEL

A. Landscaping

1. All landscaping shall adhere to the Seminole County Landscape Regulations.

XV. OPEN SPACE – SOUTH PARCEL

A. Open Space

The minimum open space requirements for Tracts 1 and 2 of the South Parcel is 30 percent. Open space shall include lakes, landscape buffers, and passive and active recreational areas. Those tracts, which are permitted to utilize the lakes for retention purposes may utilize a pro-rata share of the lake/retention areas to calculate open space requirements as defined by the Supplemental District Regulations of the Seminole County Land Development Code. The pro-rata share for all sites shall be submitted in writing to and approved by the Planning Manager prior to final site plan approval for any site within the development.

South Parcel

Open Space Required	4.3 Acres
Open Space Provided	4.3 Acres

XVI. FACILITY COMMITMENTS – NORTH PARCEL

A. Drainage and Water Quality:

The minimum impervious area for individual parcels in the PUD/PCD may be transferred between parcels at time of final site plan review provided that the project maintains an overall maximum of 70% impervious area. If the impervious area for an individual parcel exceeds 70%, then a development order shall be executed by the County and the property owner transferring a percentage of their impervious area so that any new land purchaser will be able to monitor the remaining stormwater allocation, or as an alternative, the property owner shall provide the necessary retention capacity on site to accommodate the additional stormwater. In no case shall the impervious area exceed 80% within each individual site. The proportional share of the lake/retention amenity acreage may be allocated to individual parcels for purposes of the calculations noted above.

B. Water and Sewer

DRAFT

Potable water and sanitary sewer service will be provided to the site by Seminole County Utilities. The development will connect to the County's irrigation reuse system, if available.

C. Roads

Developer shall dedicate up to twenty-seven (27) feet of right-of-way along Dodd Road from Red Bug Lake Road to the south property line of the south parcel. Any additional right-of-way will be reserved for future road construction and associated stormwater management. If Seminole County has not advertised for construction the four laning of Dodd road from Howell Branch Road to Red Bug Lake Road by January of 2002, then subject to necessary impact fee credits calculated for the entire project (North and South Parcel), the developer shall construct Dodd Road from the Red Bug Lake Road transition area to the south property boundary as a four (4) lane cross-section as per applicable Seminole County Code requirements.

XVII. OTHER COMMITMENTS – SOUTH PARCEL

A. Site Parking Lot Lighting

1. Exterior lighting adjacent to residential areas shall comply with Section 30.1233 of the Active/Passive Miscellaneous Design Standards except as follows:
2. Light fixtures shall be mounted at a maximum height of not more than fifteen (15) feet above grade.

B. Hours of Operation for Non-Residential Uses:

1. South Parcel
Drug Store: 7:00 a.m. to 11:00 p.m.
Liquor Store: 9:00 a.m. to 9:00 p.m.

C. Aquatic Weed Control

1. A lake maintenance contract with an environmental maintenance firm will be established to service the South Parcel. The lake/retention areas will be serviced at intervals required to meet best management practices.

D. Location of Signage

1. South Parcel
Commercial: Red Bug Lake Road/Dodd Entrance
Office: Dodd Road Entrance

E. Maintenance: A property owner's association shall be established to maintain all common areas within the South Parcel development including private roads, rights-of-ways, and all open space, recreational facilities and stormwater facilities.

DRAFT

- F. Unless specifically addressed in this agreement, all development shall fully comply with all the codes and ordinances, including impact fee ordinances, in effect in Seminole County at the time of issuance of any permit.
- G. Signage: Project development will comply with the Lake Mary Gateway Corridor Zoning Overlay Standards (Section 30.1068 Seminole County Land Development Code). No billboards will be permitted.

XVIII. OTHER COMMITMENTS

- A. Developer Definition: All of the real property which is the subject of this Agreement, with exception of Tract 1 of the North Parcel is owned by Adventist Health System/SunBelt, Inc. Said Tract 1 of the North parcel is owned by Zom Development, Inc. when the Term "Developer" is used herein, shall be taken or construed to mean either Adventist Health System/SunBelt, Inc. or Zom Development, Inc., when the reference is to particular real estate owned by either of such entities, or any subsequent owner of all of any portion of said lands. All obligations, liabilities, and responsibilities of the Developer in this Agreement shall be covenants running with the title to the subject real property, and shall be assumed by any successors and interest of either Adventist Health System/Sunbelt, Inc. or Zom Development, Inc. as to all or any portion of the subject real estate.
- B. Building Height Definition: When the term "Building Height" is used herein, it shall be taken or construed to mean "Building Height" as defined in Section 2.3 and Section 30.1347 of the Seminole County Land Development Code.
- C. Unless specifically addressed in this agreement, all development shall fully comply with all the codes and ordinances, including impact fee ordinances, in effect in Seminole county at the time of issuance of any permit.

Approved and Accepted

_____ Date: _____
 Adventist Health Systems/Sunbelt, Inc.

_____ Date: _____
 Zom Development, Inc.
 Jerry Evans, President Ardmore Properties, Inc

_____ Date: _____
 Daryl G. McLain
 Chairman, Board of County Commissioners

North/South Parcel
Submittal to Sem. County
 7/20/98 and 7/23/98

ZOM DEVELOPMENT, INC.
RED BUG LAKE ROAD PCD/PUD
DEVELOPER'S COMMITMENT AGREEMENT
 Date Approved by the Board of County
 Commissioners: August 11, 1998

I. Legal Description

See Exhibit A for Legal Description

II. Statement of Basic Facts
North and South Parcel

	<u>Total</u>	<u>North</u>	<u>South</u>
Total Acreage:	50.30 Ac.	35.70 Ac.	14.60 Ac.
Total Multi-Family Dwelling Units:	286 DU	286 DU	N/A
Gross Residential Density	11.7 DU/Ac.	11.7 DU/Ac.	N/A
Net Residential Density:	14.6 DU/Ac.	14.6 DU/Ac.	N/A
Total Commercial:	63,984 S.F.	46,560 S.F.	17,424 S.F.
Total Office:	169,771 S.F.	60,000 S.F.	109,771 S.F.

III. Land Use - North Parcel

<u>Tract</u>	<u>Land Use</u>	<u>Acres</u>	<u>Units</u>
1	Multi-Family/Residential	25.7 Ac.	286 DU
2	Office	5.0 Ac.	60,000 S.F.
3	Commercial	5.0 Ac.	46,560 S.F.
	Gross Residential Density	11.7 DU/Ac.	11.7 DU/Ac.
	Net Residential Density:	14.6 DU/Ac.	14.6 DU/Ac.

IV. Building and Lot Restrictions – North Parcel

(a) Multi-Family Residential: Tract 1

Multiple Family Uses Permitted: Those permitted uses described in the R-3 (Multiple Family Dwelling) Zoning District excluding public elementary schools.

Development shall comply with the R-3 (Multiple Family Dwelling) Zoning District Setback Standards except as noted:

- | | |
|--|------|
| 1) North Property Line Building Setback | 120' |
| 2) East Property Line Building Setback | 120' |
| 3) West Property Line Building Setback | 100' |
| 4) Internal Landscape Buffers (Internal to Tracts) | 10' |

Note: The Clubhouse structure located in Tract 1 may be increased in height to forty (40) feet for architectural design purposes when approved by staff.

(b) Office: Tract 2

Office Uses Permitted: Those permitted, conditional and accessory uses described in the OP (Office Professional) Zoning District excluding elementary, middle and high schools.

Development shall comply with the OP (Office Professional) Zoning District Setback Standards and the Lake Mary Blvd. Gateway Corridor Overlay Standards except as noted.

- | | |
|--|-----|
| 1) Internal Landscape Buffers (Internal to Tracts) | 10' |
|--|-----|

(c) Commercial: Tract 3

Commercial Uses Permitted: Those permitted and conditional uses described in the C-1 (Retail Commercial) Zoning District excluding funeral homes, furniture stores, hardware stores, gasoline pumps as an accessory use, living quarters in conjunction with a commercial use and self-service laundries.

Development shall comply with the C-1 (Retail Commercial) Zoning District Setback Standards and the Lake Mary Blvd. Gateway Corridor Overlay Standards except as noted:

- | | |
|--|-----|
| 1) Internal Landscape Buffers (Internal to Tracts) | 10' |
|--|-----|

V. Vehicle and Pedestrian Circulation System – North Parcel

A. Sidewalk Systems.

1. Developer will provide a sidewalk five (5) feet in width along the south side of the property frontage adjacent to Red Bug Lake Road and the West Side of the property frontage adjacent to Dodd Road.

2. Sidewalks will be provided internally within the North Parcel site boundaries per the Seminole County Land Development Code requirements.

B. Roads

1. All internal roads within the North Parcel shall be public, except for roads located within Tract 1 (Multiple Family site) of the North Parcel which shall be private.
2. All roads shall adhere to Seminole County design and construction standards, unless otherwise noted.

C. Improvements to Existing Roads

1. Developer shall provide the following transportation improvements:
2. Re-stripe Dodd Road north of Red Bug Lake Road to permit left turn storage lane to access Thunder Hollow Apartments.
3. Developer shall install a right turn deceleration lane along North Dodd Road adjacent to Tract 1 of the North Parcel.
4. Developer shall provide public access to the Seminole County Fire Station No. 27, from the adjacent project entrance roadway on the North Parcel and reconstruct/extend the median in Red Bug Lake Road.
5. Developer shall construct a left turn lane and a right turn deceleration lane along Red Bug Road at the entrance to Tract 3 of the North Parcel. Developer shall replace painted separator adjacent to Tract 3 on Red Bug Lake Road with a raised concrete separator.
6. Developer shall install a pedestrian traffic signal for bicycle and pedestrian crossing at Dodd Road and St. Lucie Drive north of the subject site.
7. Developer shall support and contribute the developer's fair share for installation of a traffic signal at Red Bug Lake Road and the Wood Creek Square Commercial Center.

VI. Landscaping and Buffers – North Parcel

A. Landscaping

1. All landscaping shall adhere to the Seminole County Landscape Regulations. Tract 2 and Tract 3 of the North Parcel shall also comply with the Lake Mary Blvd. Gateway Corridor Overlay Standards of the Seminole County Land Development Code except where noted in Section ~~X~~ of this Agreement.

IV
Jan 8-28-98

2. Tract 2 of the North Parcel shall not require compliance with Active/Passive Buffer Setback Design Standards where abutting Tract 1 of the North Parcel.
3. Within Tract 1 of the North Parcel, canopy trees required in the fifty (50) landscape buffer, adjacent to existing residential development, shall consist of live oaks trees a minimum of 4 inches in diameter at breast height (DBH). Sub-canopy trees shall consist of wax myrtles. Existing plant material shall be retained wherever possible.
4. The developer will coordinate the installation and construction of hardscape and landscape material along the Dodd Road and Red Bug Lake Road right-of-way and will use materials compatible with the brick entrance to Hollowbrook subdivision north of the subject site (along Dodd Road). The developer will replace the wooden portion of the entry wall located south of Biscayne Drive with materials compatible to the project theme.
5. The required plant material specified for the landscape buffer along the north and east property line of Tract 1 adjacent to the existing single-family residential developments will be installed prior to construction of the multi-family units.

VII. Open Space – North Parcel

A. Open Space

Open space shall be provided at a minimum overall rate of 25 percent throughout the entire PUD/PCD. The minimum open space requirement for Tracts 2 and 3 of the North Parcel shall be 30 percent. The minimum open space requirement for Tract 1 of the North Parcel is 40 percent. Open space shall include lakes, landscape buffers, and passive and active recreational areas. Those tracts, which are permitted to utilize the lakes for retention purposes may be permitted to utilize a pro-rata share of the lake/retention areas to calculate open space requirements as defined by the Supplemental District Regulations of the Seminole County Land Development Code. The pro-rata share for all sites shall be submitted in writing to and approved by the Current Planning Manager prior to final site plan approval for any site within the development.

North Parcel

Open Spaced Required	13.2 Acres
Open Spaced Provided	13.2 Acres

VIII. Facility Commitments – North Parcel

A. Drainage and Water Quality:

The minimum impervious area for individual parcels in the PUD/PCD may be transferred between parcels at time of final site plan review provided that the project maintains an overall maximum of 70% impervious area. If the impervious area for an individual parcel exceeds 70%, then a development order shall be executed by the County and the property owner transferring a percentage of their impervious area so that any new land purchaser will be able to monitor the remaining stormwater allocation, or as an alternative, the property owner shall provide the necessary retention capacity on site to accommodate the additional stormwater. In no case shall the impervious area exceed 80% within each individual site. The proportional share of the lake/retention amenity acreage may be allocated to individual parcels for purposes of the calculations noted above.

B. Water and Sewer:

Potable water and sanitary sewer service will be provided to the site by Seminole County Utilities. The development will connect to the County's irrigation reuse system, if available.

IX. Other Commitments – North Parcel

A. Site Parking Lot Lighting

1. Exterior lighting adjacent to residential areas shall comply with Section 30.1233 of the Active/Passive Miscellaneous Design Standards except as follows:
2. A maximum of ten (10) lighting fixtures shall be placed along the north and east property boundary of the North Parcel adjacent to the 50 foot landscape buffer bordering the existing single family residential developments known as Hollowbrook and Willow Oaks Subdivision.
3. Light fixtures shall be mounted at a maximum height of not more than fifteen (15) feet above grade.

B. Hours of Operation for Non-residential Uses:

1. North Parcel

Restaurants: 7:00 a.m. to 11:00 p.m.

Tennis Courts: 7:00 a.m. to 10:00 p.m.

C. Aquatic Weed Control

1. A lake maintenance contract with an environmental maintenance firm will be established to service the North Parcel. The lake/retention areas will be serviced at intervals required to meet best management practices.

D. Location of Signage

1. North Parcel

Apartments:	Dodd Road Entrance Red Bug Lake Road Entrance
Commercial:	Red Bug Lake Road Entrance
Office:	Red Bug/Dodd Entrance Dodd or Red Lake Bug

E. Maintenance: A property owner's association shall be established to maintain all common areas within the North Parcel development including private roads, rights-of-ways, and all open space, recreational facilities and stormwater facilities.

F. Unless specifically addressed in this agreement, all development shall fully comply with all the codes and ordinances, including impact fee ordinances, in effect in Seminole County at the time of issuance of any permit.

G. Signage: Project development will comply with the Lake Mary Gateway Corridor Zoning Overlay Standards (Section 30.1068 Seminole County Land Development Code). No billboards will be permitted.

X. Land Use - South Parcel

<u>Tract</u>	<u>Land Use</u>	<u>Acres</u>	<u>Units</u>
1	Commercial	2.2 Ac.	17,424 S.F.
2	Office	12.4 Ac.	109,771 S.F.

XI. Building and Lot Restrictions – South Parcel

A. Commercial: Tract 1

Commercial Uses Permitted: Those permitted and conditional uses described in the C-1 (Retail Commercial) Zoning District excluding funeral homes, furniture stores, hardware stores, gasoline pumps as an accessory use, living quarters in conjunction with a commercial use and self-service laundries.

Development shall comply with the C-1 (Retail Commercial) Zoning District Setback Standards and the Lake Mary Blvd. Gateway Corridor Overlay Standards except as noted:

1. Internal Landscape Buffers (Internal to Tracts) 10'

B. Office: Tract 2

Office Uses Permitted: Those permitted, conditional and accessory uses described in the OP (Office Professional) Zoning District excluding elementary, middle and high schools.

Development shall comply with the OP (Office Professional) Zoning District Setback Standards except as noted:

1. Internal Landscape Buffers (Internal to Tracts) 10'

XII. Vehicle and Pedestrian Circulation System – South Parcel

A. Sidewalk Systems.

1. Developer will provide a sidewalk five (5) feet in width along the north side of the property frontage adjacent to Red Bug Lake Road and the West Side of the property frontage adjacent to Dodd Road.

B. Roads

1. All internal roads within the South Parcel shall be private.
2. All roads shall adhere to Seminole County design and construction standards, unless otherwise noted.

C. Improvements to Existing Roads

Developer shall provide the following transportation improvements:

1. South parcel access to Dodd Road south of Red Bug Lake Road shall be permitted as follows:
 - ♦ Prior to four-lane improvements on Dodd Road, a full access point will be permitted.
 - ♦ After four-lane construction on Dodd Road, the County Engineer shall determine access.

XIII. Landscaping and Buffers – South Parcel

A. Landscaping

1. All landscaping shall adhere to the Seminole County Landscape Regulations. Tract 1 of the South Parcel shall also comply with the Lake Mary Blvd. Gateway Corridor Overlay Standards of the Seminole County Land Development Code except where noted in Section XI of this Agreement.

XIV. Open Space – South Parcel

A. Open Space

The minimum open space requirement for Tracts 1 and 2 of the South Parcel is 30 percent. Open space shall include lakes, landscape buffers, and passive and active recreational areas. Those tracts, which are permitted to utilize the lakes for retention purposes may utilize a pro-rata share of the lake/retention areas to calculate open space requirements as defined by the Supplemental District Regulations of the Seminole County Land Development Code. The pro-rata share for all sites shall be submitted in writing to and approved by the Current Planning Manager prior to final site plan approval for any site within the development.

South Parcel

Open Spaced Required	4.3 Acres
Open Spaced Provided	4.3 Acres

XV. Facility Commitments – South Parcel

A. Drainage and Water Quality

The minimum impervious area for individual parcels in the PCD may be transferred between parcels at time of final site plan review provided that the project maintains an overall maximum of 70% impervious area. If the impervious area for an individual parcel exceeds 70%, then a development order shall be executed by the County and the property owner transferring a percentage of their impervious area so that any new land purchaser will be able to monitor the remaining stormwater allocation, or as an alternative, the property owner shall provide the necessary retention capacity on site to accommodate the additional stormwater. In no case shall the impervious area exceed 80% within each individual site. The proportional share of the lake/retention amenity acreage may be allocated to individual parcels for purposes of the calculations noted above.

B. Water and Sewer

Potable water and sanitary sewer service will be provided to the site by Seminole County Utilities. The development will connect to the County's irrigation reuse system, if available.

C. Roads

Developer shall dedicate up to twenty-seven (27) feet of right-of-way along Dodd Road from Red Bug Lake Road to the south property line of the south parcel. Any additional right-of-way will be reserved for future road construction and associated stormwater management. If Seminole County has not advertised for construction the four laning of Dodd Road from Howell Branch Road to Red Bug

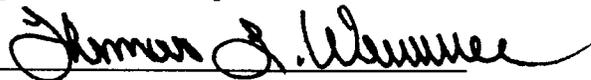
XVII. Other Commitments

- A. Developer Definition: All of the real property which is the subject of this Agreement, with the exception of Tract 1 of the North Parcel is owned by Adventist Health System/SunBelt, Inc. Said Tract 1 of the North parcel is owned by ZOM Development, Inc. When the Term 'Developer' is used herein, it shall be taken or construed to mean either Adventist Health System/SunBelt, Inc. or ZOM Development, Inc., when the reference is to particular real estate owned by either of such entities, or any subsequent owner of all of any portion of said lands. All obligations, liabilities, and responsibilities of the Developer in this Agreement shall be covenants running with the title to the subject real property, and shall be assumed by any successors and interest of either Adventist Health System/SunBelt, Inc. or ZOM Development, Inc. as to all or any portion of the subject real estate.

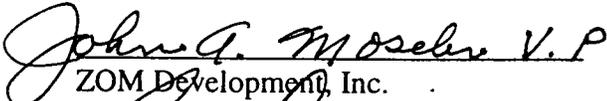
- B. Building Height Definition: When the term "Building Height" is used herein, it shall be taken or construed to mean "Building Height" as defined in Section 2.3 and Section 30.1347 of the Seminole County Land Development Code.

- C. Unless specifically addressed in this agreement, all development shall fully comply with all the codes and ordinances, including impact fee ordinances, in effect in Seminole County at the time of issuance of any permit.

Approved and Accepted


Adventist Health Systems/Sunbelt, Inc.

Date: 8-27-98


ZOM Development, Inc.

Date: 8-19-98

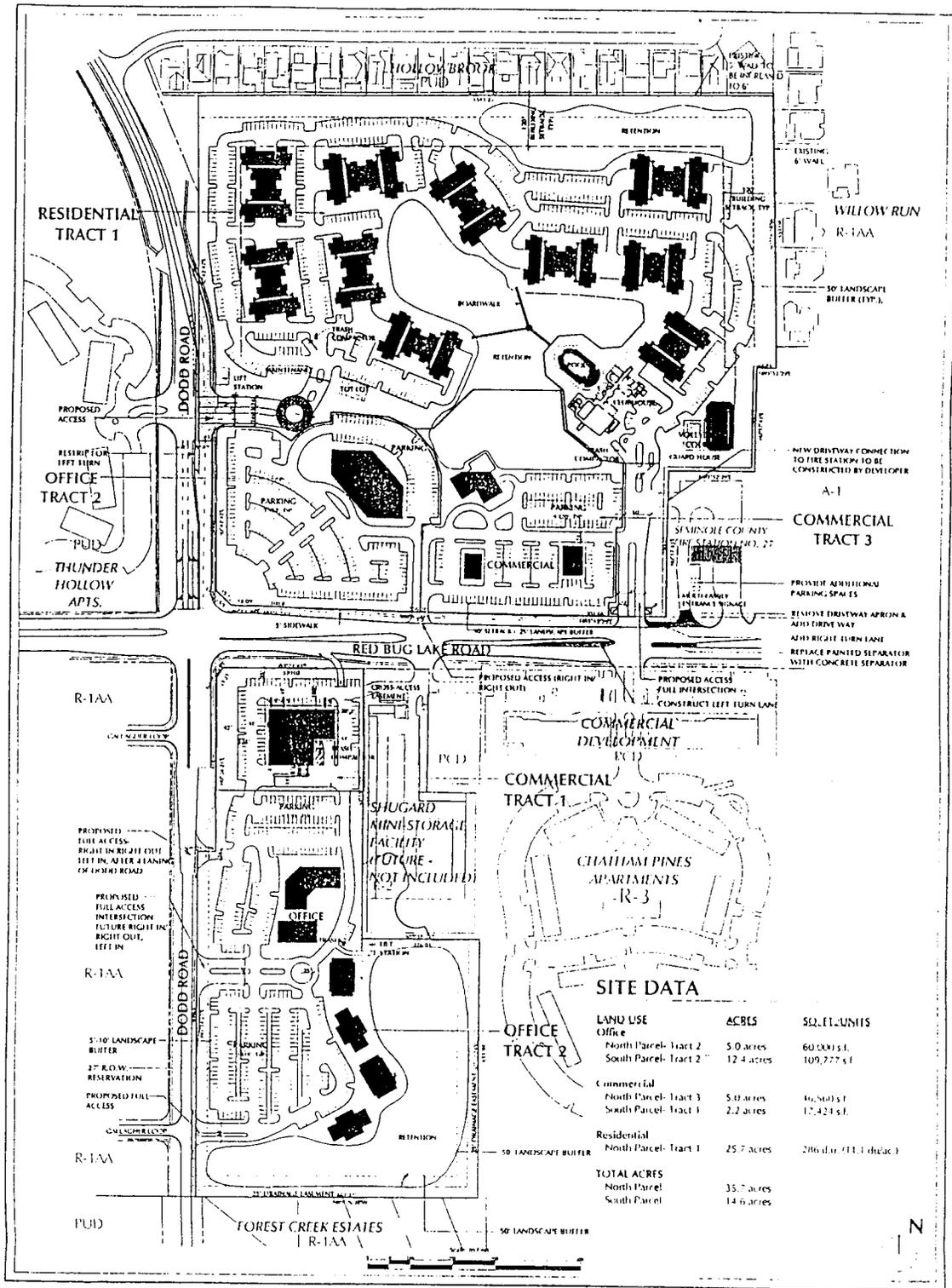

Board of County Commissioners,
Seminole County, Florida

Date: 9/2/98

Lake Road by January of 2002, then subject to necessary impact fee credits calculated for the entire project (North and South Parcel), the developer shall construct Dodd Road from the Red Bug Lake Road transition area to the south property boundary as a four (4) lane cross-section as per applicable Seminole County Code requirements.

XVI. Other Commitments – South Parcel

- A. Site Parking Lot Lighting
 - 1. Exterior lighting adjacent to residential areas shall comply with Section 30.1233 of the Active/Passive Miscellaneous Design Standards except as follows:
 - 2. Light fixtures shall be mounted at a maximum height of not more than fifteen (15) feet above grade.
- B. Hours of Operation for Non-Residential Uses:
 - 1. South Parcel
 - Drug Store: 7 a.m. to 11 p.m.
 - Liquor Store: 9 a.m. to 9 p.m.
- C. Aquatic Weed Control
 - 1. A lake maintenance contract with an environmental maintenance firm will be established to service the South Parcel. The lake/retention areas will be serviced at intervals required to meet best management practices.
- D. Location of Signage
 - 1. South Parcel
 - Commercial: Red Bug Lake Road/Dodd Intersection
 - Office: Dodd Road Entrance
- E. Maintenance: A property owner's association shall be established to maintain all common areas within the south parcel development including private roads, rights-of-ways, and all open space, recreational facilities and stormwater facilities.
- F. Unless specifically addressed in this agreement, all development shall fully comply with all the codes and ordinances, including impact fee ordinances, in effect in Seminole County at the time of issuance of any permit.
- G. Signage: Project development will comply with the Lake Mary Gateway Corridor Zoning Overlay Standards (Section 30.1068 Seminole County Land Development Code). No billboards will be permitted.



FINAL MASTER PLAN
RED BUG LAKE ROAD/ DODD ROAD PROPERTY

7000 DEVELOPMENT, INC. 1950 Summit Park Drive, Suite 300 Orlando, Florida 32810 Telephone: (407) 634-6100

SMITH SEITZ ENGINEERS & ARCHITECTS

211 East Lake Street, Suite 1000, Tampa, Florida 33601 Telephone: (813) 222-1100 Fax: (813) 222-1101 Email: smse@smse.com

SHEET 1 OF 7

P
A
C

P.A.C. LAND DEVELOPMENT CORPORATION
A REAL ESTATE DEVELOPMENT COMPANY

730 BONNIE BRAE STREET
WINTER PARK, FLORIDA 32789
TELEPHONE (407) 628-3065 FAX (407) 645-0112

November 26, 2001

Mr. Richard Harris, Chairman
Seminole County Local Planning Agency
190 Canterclub Trail
Longwood, Florida 32779

Re: Red Bug Village
MSCW No. 01105.10

Dear Mr. Harris:

P.A.C. Land Development Corporation is asking that the current application from Ardmore Properties for the Rezoning & Land Use Amendment for the Red Bug Village, Project No. 01-20000020 be denied. This request is based on our prior involvement with the original comprehensive plan amendment and rezoning of this property for Adventist Health Care Systems (Florida Hospital), and for the fact that P.A.C. Land Development Corporation is the developer and owner of the existing Shadow Creek Apartments multifamily residential community north of the proposed commercial center.

Originally, the proposed development plan for the property included medical commercial, hospital and professional and medical office. The revised plan that was approved in 1998 by the Board of County Commissioners for the northeast quadrant included the following:

Office: 5.0 acres/60,000 sq.ft.
Commercial: 5.0 acres/46,560 sq.ft.
Residential: 25.7 acres/286 units

At the time of the previous rezoning, the site was subject to a tremendous amount of public comment. Numerous presentations, as well as public comments, were received by the commissioners. At the time of the previous approval, a site plan was presented showing a 5-story office building and 3-4 free standing restaurants located on the commercial 5 acres. I believe it was also represented that the five story office building would in fact be a satellite hospital and/or medical complex managed by Florida Hospital. In addition, the homeowners in the area expressed concerns over a "strip shopping center"; however, the neighbors accepted the concept of several "free standing restaurants such as a Pebbles Restaurant."

Today, the north half of the parcel includes the existing multi-family residential community. However, the submittal before you does not provide enough specific information to evaluate the proposed application as it relates to the previously approved concept. It is unclear what if any landscape areas are proposed adjacent to the building or how the common boundary with the residential community will be screened and buffered. **AGAIN, FOR THE RECORD, THE PUBLIC AT THE PREVIOUS PUBLIC HEARING WERE ADAMANT THAT THIS CORNER DOES NOT END UP LOOKING LIKE THE STRIP CENTER ACROSS THE STREET.** It was even represented at the previous commission hearings that a strip shopping center would never happen here.

P.A.C. Land Development Corporation, nor the surrounding neighborhood, wants a strip shopping center in front of its multimillion-dollar investment. In addition, we are formally requesting a 6' high "brick" wall and a 25' landscape buffer to be installed between the two uses no matter what is approved on the subject

property. In addition, all dumpsters, electrical panels and loading docks must be enclosed with "brick walls" so that the residents of the existing communities cannot see or smell them.

Also, the application includes an excessive number of parking spaces. Based on the Seminole County Land Development Code, thirty-two (32) spaces, the difference between required and proposed, could be eliminated to provide for additional open space, larger planting islands within the parking area, or wider buffers adjacent to the roads or surrounding uses. Again, the plan as submitted does not provide any of the required specific site information by which to evaluate the merits of this project. Internal circulation and walkway connections to Red Bug Lake Road and Dodd Road cannot be evaluated. Additionally, the proposed right-in/right-out on Dodd Road is unnecessary and problematic for the existing full access on Dodd Road that will jointly serve the proposed commercial uses along with the existing residential use.

We certainly appreciate this opportunity to provide this response and again request that this application be denied due to the lack of information as required by the Land development Code. Also, we are adamantly opposing any type of "strip shopping center" at this site. Upon review of this letter, we are available to meet with you and any other member of the local Planning Agency to discuss our position in more detail.

Sincerely,

P.A.C. Land Development Corp.

Thomas L. Cavanaugh
President

TLC/db

Enclosures

Cc: Commissioner Dick Van Der Weide, Chairman
Commissioner Grant Maloy
Commissioner Randall Morris
Commissioner Carlton Henley
Commissioner Daryl McLain
Thomas Mahoney, Vice-Chairman-P&Z/LPA Commission
Ben Tucker
Paul Tremel
Grey Wilson
Alan Peltz
Mark George
Don Fisher, Planning and Development Director
Matt West, Planning Division Manager
Amanda Smith, Planner
Jim Sellen - Miller Sellen
Tom Boyco - Red Bug Coalition - via fax: (407) 366-9911
Ted Seager - Hollowbrook Homeowner's Association
Jerry Evans - Evans Properties
Neil Frazee - Miller Sellen