ITEM #_____

SEMINOLE COUNTY GOVERNMENT
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION
AGENDA MEMORANDUM

SUBJECT: Savannah Park at Heathrow PUD Major Amendment

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

AUTHORIZED BY: Alison Stettner **CONTACT:** Austin Watkins EXT. 7440

Agenda Date 5/7/2008 **Regular** ☐ **Work Session** ☐ **Briefing** ☐
Special Hearing – 6:00 ☐ **Public Hearing – 7:00** ☒

MOTION/RECOMMENDATION:

1. **RECOMMEND APPROVAL** of the requested Major Amendment to the Savannah Park at Heathrow Planned Unit Development and recommend approval of the revised Final Master Plan and Addendum #1 to the Savannah Park at Heathrow PUD Developer's Commitment Agreement, for 9.85 ± acres, located on the west side of International Parkway, between Wilson Road and Wayside Drive, based on staff findings (Savannah Meridian Acquisition Group, applicant); or

2. **RECOMMEND DENIAL** of the requested Major Amendment to the Savannah Park at Heathrow Planned Unit Development and recommend approval of the revised Final Master Plan and Addendum #1 to the Savannah Park at Heathrow PUD Developer's Commitment Agreement, for 9.85 ± acres, located on the west side of International Parkway, between Wilson Road and Wayside Drive, (Savannah Meridian Acquisition Group, applicant); or

3. **CONTINUE** this item until a time and date certain

District 5 - Commissioner Carey

Austin Watkins, Senior Planner

BACKGROUND:
On June 8, 2004 the Board of County Commissioners adopted a Large Scale Future Land Use amendment and rezone for the Savannah Park at Heathrow PUD. The subsequent Final Master Plan and Developer's

Reviewed by:
Co Atty:
DFS:
OTHER:
DCM:
CM:

File No. Z2008-8

Commitment Agreement were approved by the Board on October 11, 2005. At this time, the applicant is requesting a Major Amendment to the Savannah Park at Heathrow PUD to allow for increased residential density and non-residential square footage within the Mixed Use Area portion of the PUD (hereinafter, the "Exchange").

Currently, the PUD allows for a maximum of 20 condominium units, 43,211 square feet of retail and 48,736 square feet of office uses within the Exchange. The applicant desires to increase the residential from 20 dwelling units to 60 dwellings units, increase the retail from 43,211 square feet to 43,534 square feet and increase the office from 48,736 square feet to 49,168 square feet. Pursuant to Section 30.453 (d) of the Seminole County Land Development Code, the applicant is requesting a reduction of 30 parking spaces from the required minimum number of parking spaces. The applicant is providing 460 parking spaces; the Land Development Code requires a minimum of 490 spaces.

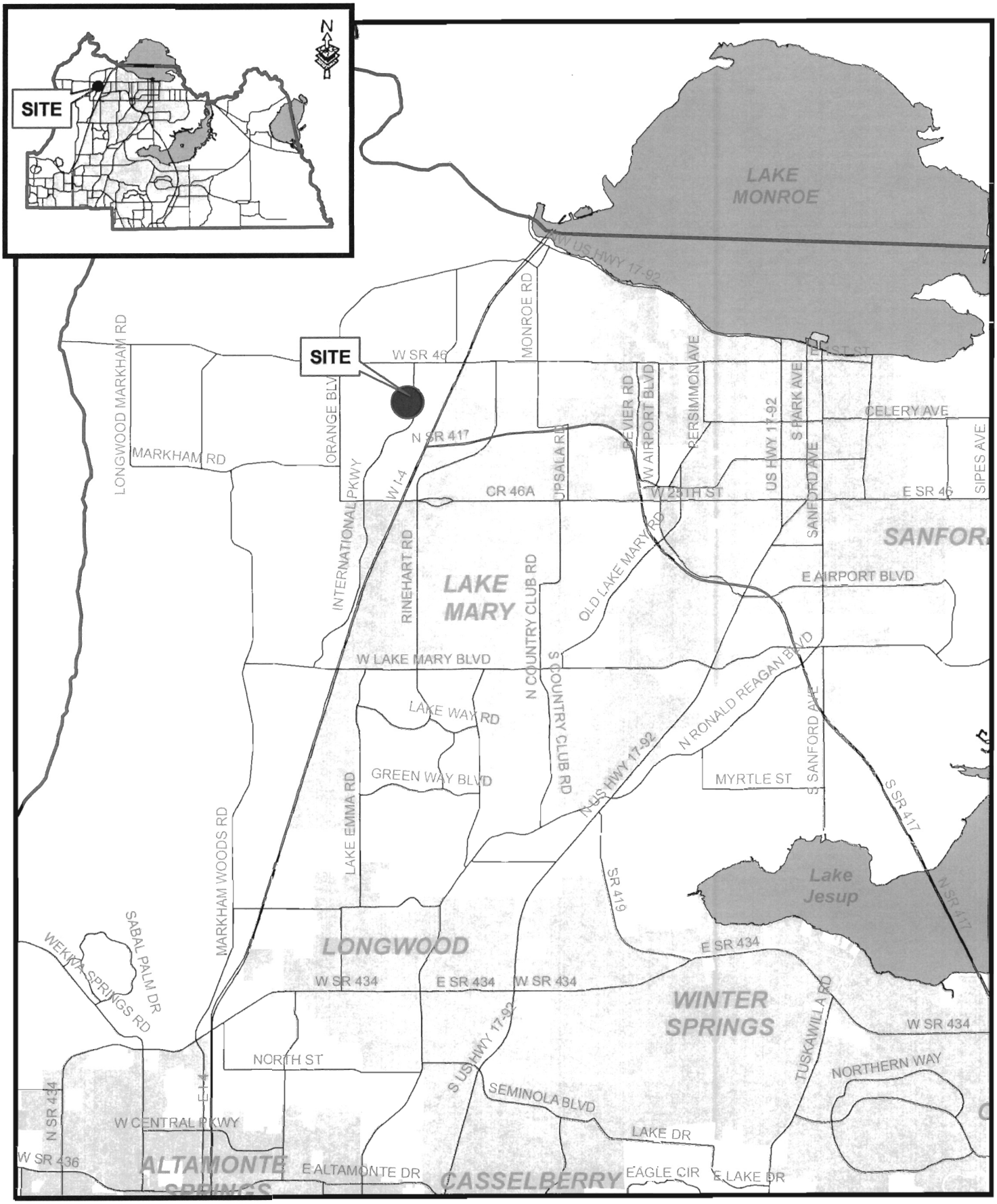
The applicant is requesting to increase the number of dwelling units from 20 to 60. The applicant will not be increasing the size of the building. Instead they will offer smaller sized units. Additionally, the Developer's Commitment Agreement limits the units to condominiums; the applicant desires to have the ability to rent the units as well as sell the units. The requested increase in commercial square footage is 323 square feet and the requested increase in office square footage is 432 square feet. The proposed increases represent less than a 1% increase from the originally approved square footage for each use.

The applicant desires to have the minimum parking requirements for the residential area of the Exchange reduced from 2 parking spaces per dwelling unit to 1.5 parking spaces per dwelling unit, per Section 30.453 (d) of the Seminole County Land Development Code. The applicant has submitted a parking study, in accordance with the Land Development Code. Staff has reviewed the parking study and determined that the reduction of 30 parking spaces or 1.5 parking spaces per dwelling unit will not create adverse impacts for the subject property or surrounding properties. Staff finds that the parking study demonstrates that the peak demand for all uses within the Exchange will not exceed the parking provided. The property contains 174 spaces for retail, 196 spaces for office and 90 spaces for residential. The retail and office parking provided meets the Land Development Code minimum parking standards, however the property is short by 30 parking spaces for the residential uses. The proposed uses peak at different hours of the day, allowing for shared parking between the facilities. Staff recommends approval of the requested deviation from the required parking standards.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the requested Major Amendment to the Savannah Park at Heathrow Planned Unit Development and recommends APPROVAL of the revised Final Master Plan and Addendum #1 to the Savannah park at Heathrow PUD Developer's Commitment Agreement, for 9.85 $\pm$ acres, located on the west side of International Parkway, between Wilson Road and Wayside Drive.

Attachments:
Location Map
Zoning and Future Land Use Map
Aerial Map
Revised Final Master Plan
Revised Building Elevations
Addendum #1 to the Savannah Park at Heathrow PUD DCA
Denial Development Order (applicable only if denied)
Savannah Park at Heathrow PUD Developer's Commitment Agreement
Applicant's Parking Study
School Capacity Analysis



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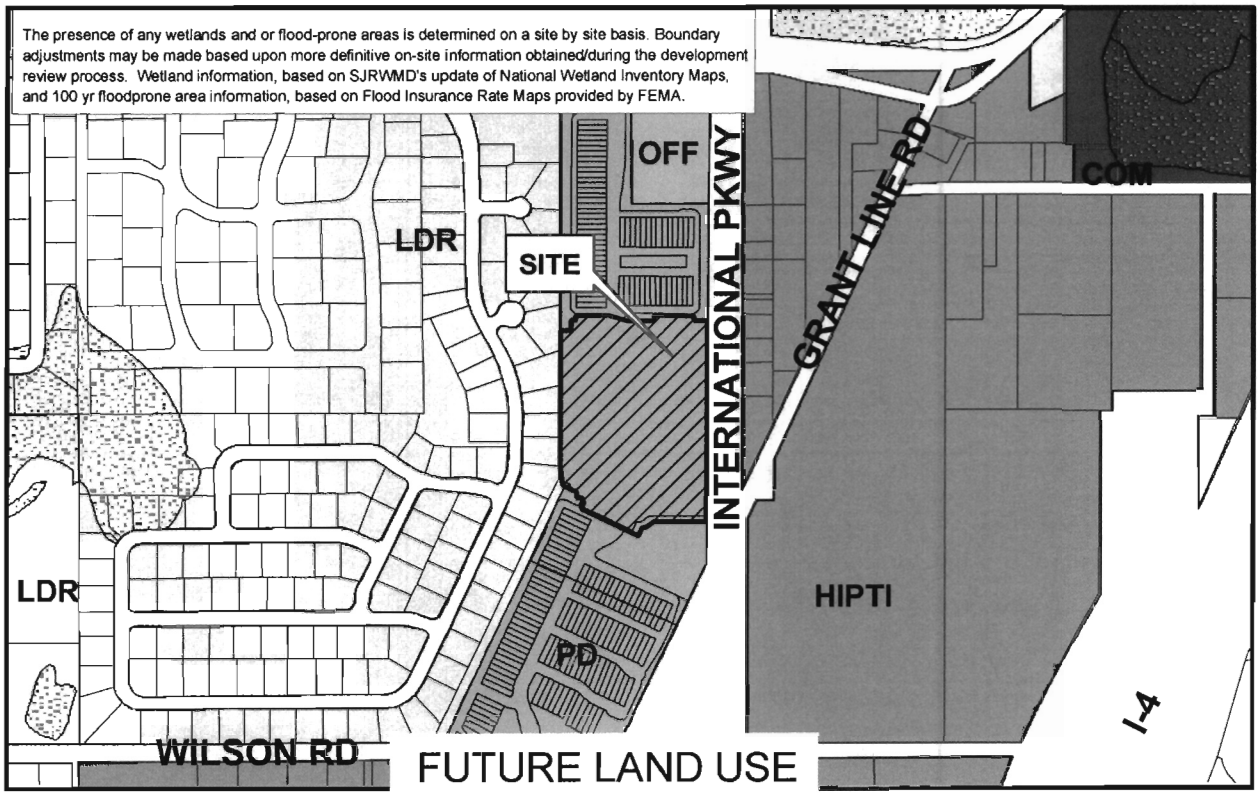
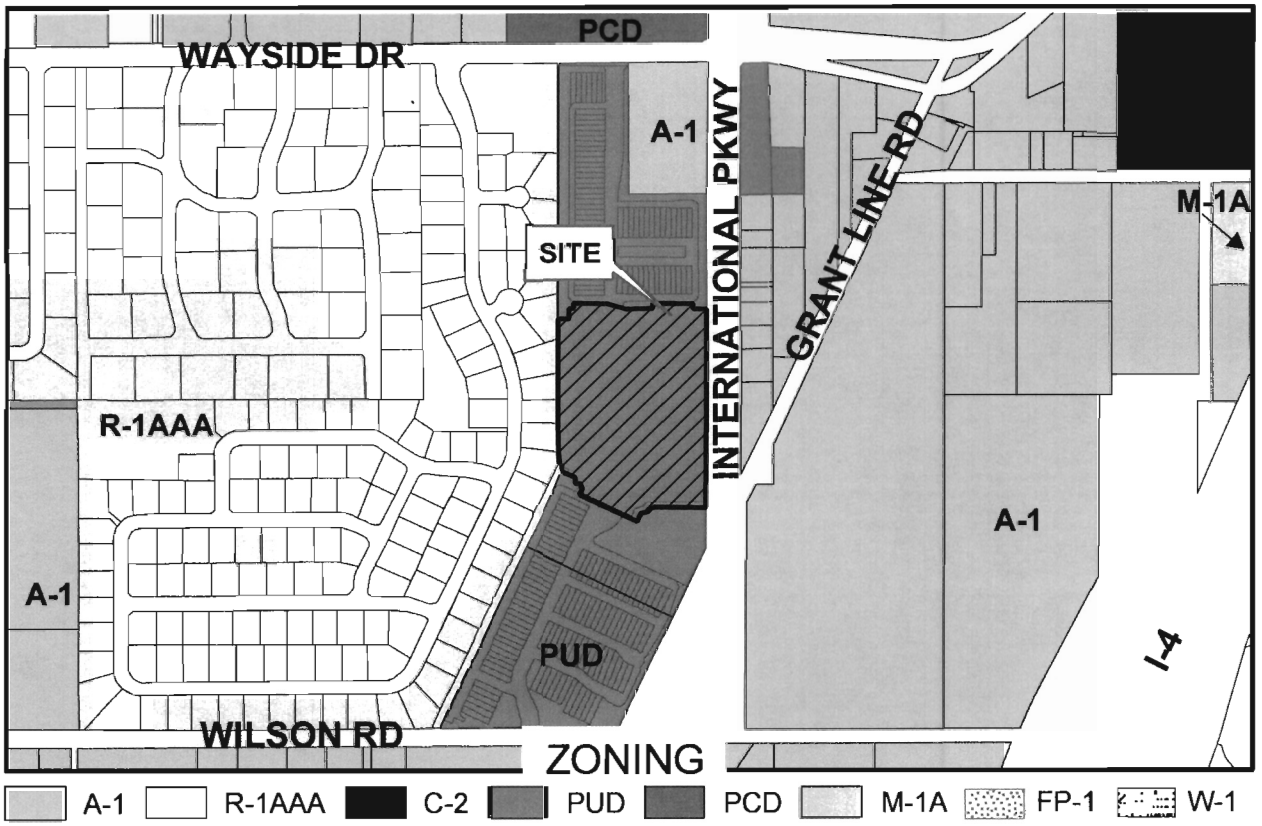


Applicant: Savannah Meridian Acquisition Group
Physical STR: 30-19-30-300-0410-0000
Gross Acres: 9.85 +/- BCC District: 5
Existing Use: mixed use
Special Notes:

	Amend/ Rezone#	From	To
FLU	--	--	--
Zoning	Z2008-08	PUD	PUD

N



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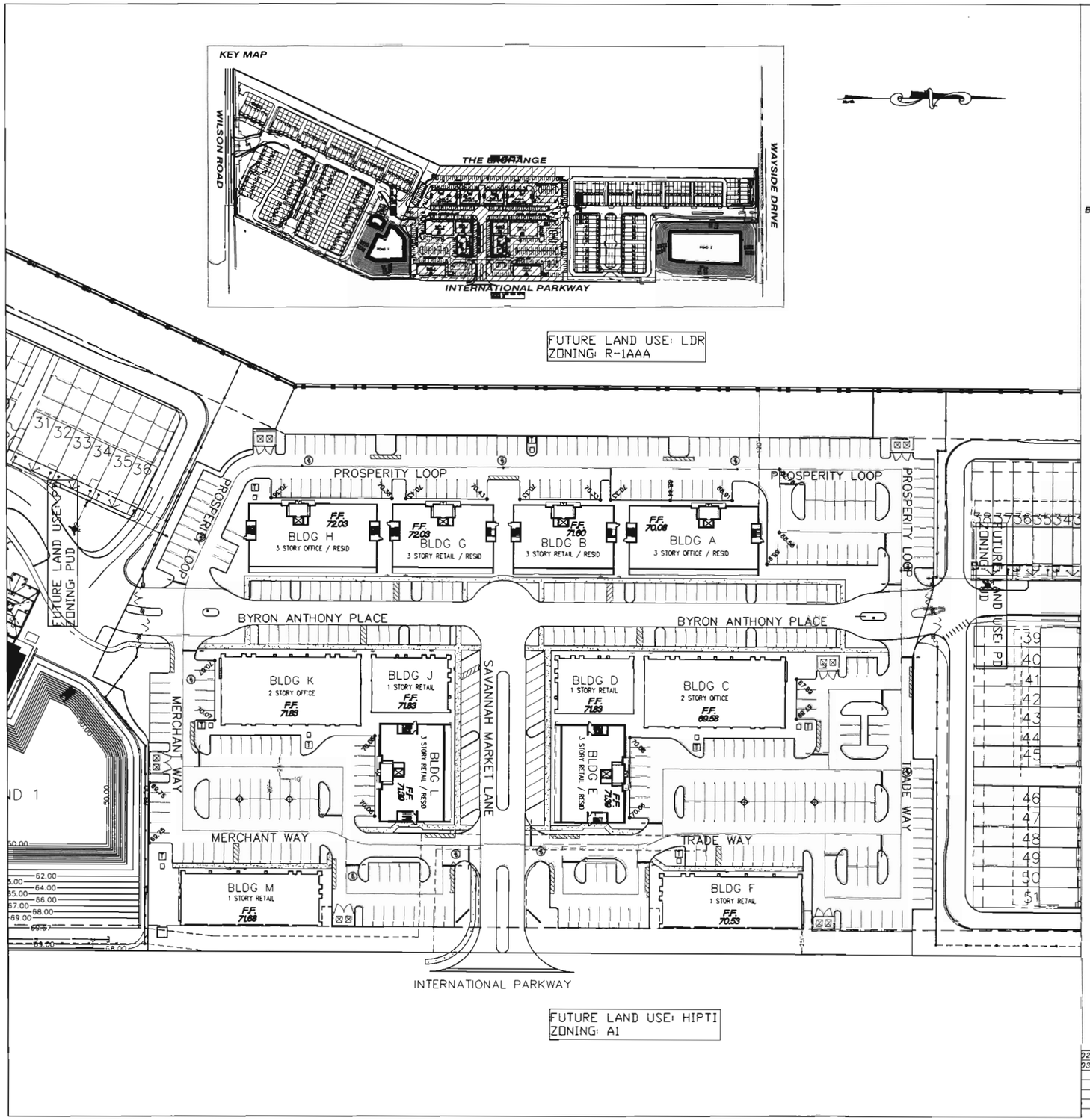
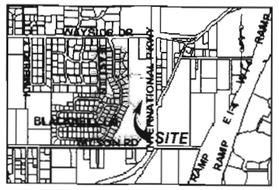
Rezone No: Z2007-08
From: PUD To: PUD
Parcel
Subject Property

N

Winter 2006 Color Aerials

filename: L:/pl/projects/p&z/GIS/staff_report_pkgs2008/site_aerials/Z2008-008 adaer 02/20/08





LOCATION MAP
NOT TO SCALE

BUILDING LEGEND

BUILDING	BUILDING USE	1ST FLOOR AREA	2ND FLOOR AREA	3RD FLOOR AREA
A	OFFICE	7,100 sf	–	–
	RESIDENTIAL	N/A	7,170 SF	7,170 SF
B	RETAIL	5,360 sf	–	–
	RESIDENTIAL	N/A	5,556 SF	5,556 SF
C	OFFICE	8,883 SF	8,601 SF	–
D	RETAIL	4,211 SF	–	–
E	RETAIL	5,187 SF	–	–
	RESIDENTIAL	N/A	5,400 SF	5,400 SF
F	RETAIL	7,009 SF	–	–
G	RETAIL	5,360 SF	–	–
	RESIDENTIAL	N/A	5,556 SF	5,556 SF
H	OFFICE	7,100 SF	–	–
	RESIDENTIAL	N/A	7,170 SF	7,170 SF
J	RETAIL	4,211 SF	–	–
K	OFFICE	8,883 SF	8,601 SF	–
L	RETAIL	5,187 SF	–	–
	RESIDENTIAL	N/A	5,400 SF	5,400 SF
M	RETAIL	7,009 SF	–	–
TOTAL OFFICE BY FLOOR		31,966 SF	17,202 SF	–
TOTAL RETAIL BY FLOOR		43,534 SF	49,168 SF	–

OPEN SPACE

OPEN SPACE REQUIRED
REQUIRED OPEN SPACE = 25% OF TOTAL SITE AREA.
TOTAL SITE AREA = 9.85 ACRES
TOTAL OPEN SPACE REQUIRED = 9.85 X 0.25 = 2.48 ACRES

OPEN SPACE PROVIDED
TOTAL SITE AREA = 9.85 ACRES
– INTERNAL ROADWAY AND PARKING = 5.11 ACRES
– REQUIRED BUFFER AREAS = 0.24 ACRES
– COMMERICAL BUILDINGS = 1.88 ACRES
– UPCOMMON AREAS LESS THAN 15' IN WIDTH, NOT AMENITIZED WITH SIDEWALK = 0.09 ACRES

USABLE OPEN SPACE
9.85 ACRES – 5.11 ACRES – 0.24 ACRES – 1.88 ACRES – 0.09 ACRES = 2.53 ACRES OR 25.68%

PERMITTED USES

NORTH RESIDENTIAL AREA
TOWNHOUSE UNITS, SINGLE FAMILY HOMES, OCCUPATIONS AND HOME OFFICES.

SOUTH RESIDENTIAL AREA
TOWNHOUSE UNITS, SINGLE FAMILY HOMES, HOME OCCUPATIONS AND HOME OFFICES

MIXED USE AREA
1. MAXIMUM 60 CONDOMINIUM/APARTMENT UNITS
2. CN (RESTRICTED NEIGHBORHOOD COMMERCIAL DISTRICT) USES WITH THE ADDITION OF SIT-DOWN RESTAURANTS, SPECIALTY GROCERIES, BAKERIES, AND BANKS WITH NO OUTSIDE AUTOMATIC TELLER MACHINES. DRIVE-THROUGHS SHALL BE PROHIBITED.

DATE	REVISIONS	BY	CHECKED
02/20/08	FINAL MASTER PLAN	JSS	MW/JI
03/27/08	REVISIONS PER DRC COMMENTS	JSS	MW/JI

CONTACT INFORMATION

APPLICANT: SAVANNAH MERIDIAN AQUISTION GROUP
1000 OLD ROSWELL LAKES PKWY
STE 310
ROSWELL, GA 30076

PLANNER: MEY PLANNING GROUP, LLC
1349 S. INTERNATIONAL PARKWAY
STE 2441
LAKEMARY, FL 32746
PHONE: 407-660-8881
FAX: 407-660-8886

ENGINEER: MADDEN MOORHEAD & GLUNT, INC.
CIVIL ENGINEERS
431 E. HORATIO AVENUE, STE 260
MAITLAND, FL 32751
PHONE: 407-629-8330

PROJECT INFORMATION

PROJECT DESCRIPTION

THE PROJECT WILL CONSIST OF MIXED-USED CONTAINING OFFICE/RETAIL SPACE ON THE GROUND FLOOR, IN ADDITION TO CONDOMINIUMS/APARTMENTS THAT ARE LOCATED ON THE SECOND AND THIRD FLOORS.

SITE DATA

LOCATION: INTERNATIONAL PARKWAY
PARCEL ID: 30-19-30-300-0410-0000

ACREAGE

GROSS ACREAGE	9.85 ACRES
NET BUILDABLE ACREAGE	8.94 ACRES

DENSITY/INTENSITY

NET RESIDENTIAL DENSITY	6.97DU/ACRE
FLOOR AREA RATIO (FAR)	0.33

PARKING SUMMARY

	REQUIRED	PROVIDED
RETAIL	174 SPACES 1 SPACES PER 250 SF	370 SPACES
OFFICE	196 SPACES 1 SPACE FOR PER 250 SF	
RESIDENTIAL	90 SPACES 1.5 SPACES PER CONDO	90 SPACES
TOTAL	460 SPACES	460 SPACES
STALL SIZE	10' X 20'	10' X 20'
AISLE WIDTH	24'	24'
HANDICAPPED SPACES	9 SPACES	11 SPACES

ZONING CLASSIFICATION

CLASSIFICATION

EXISTING ZONING: PUD (PLANNED UNIT DEVELOPMENT)
LAND USE: PD (PLANNED DEVELOPMENT)

LOT BULK REQUIREMENTS	REQUIRED/ ALLOWABLE	PROVIDED
BLDG SETBACK FROM WEST PROPERTY LINE FOR 1 AND 2 STORY BLDGS	50'	50'
BLDG SETBACK FROM WEST PROPERTY LINE FOR 3 STORY BUILDINGS	90'	120'
BLDG SETBACK FROM INTERNATIONAL PARKWAY (EAST PROPERTY LINE)	25'	25'
MAX. BLDG HEIGHT FOR STRUCTURES WITHIN 100' OF WEST PROPERTY LINE	35'	35'
MAX. BLDG HEIGHT FOR ALL OTHER STRUCTURES	45'	45'

UTILITIES

UTILITY EASEMENTS DEDICATED TO SEMINOLE COUNTY SHALL BE PROVIDED OVER ALL WATER AND SEWER MAINS LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY.

ALL UTILITY LINES AND STORM SYSTEM TO MEET SEMINOLE COUNTY AND FDOT SPECIFICATIONS.

BUFFERS/LANDSCAPING

FIFTY FOOT UNDISTURBED BUFFER ALONG THE WEST PROPERTY LINE. THE OWNER SHALL SUPPLEMENT THIS BUFFER WITH ADDITIONAL VEGETATION AS NEEDED TO CREATE AN ACTIVE BUFFER AS DEFINED BY THE LAND DEVELOPMENT CODE.

FLOOD ZONE

PER THE FIRM MAP PANEL NO'S/ 12117C0040 E, DATED APRIL 17, 1995, NO PORTION OF THE SITE IS LOCATED WITHIN THE 100 YEAR FLOOD HAZARD AREA. THE SITE IS DESIGNATED ZONE X.

SIDEWALKS

ALL SIDEWALKS TO BE OWNED AND MAINTAINED BY THE COMMERCIAL ASSOCIATION.

RESIDENTIAL DWELLING UNITS

TOTAL OF 60 RESIDENTIAL UNITS IN COMMERCIAL AREA.
MINIMUM FLOOR AREA OF 800 SF FOR ALL RESIDENTIAL DWELLING UNITS.

THE EXCHANGE AT SAVANNAH PARK

SANFORD, FL
SEMINOLE COUNTY

TITLE: FINAL MASTER PLAN
PROJECT NUMBER: MERIDIAN

MEY PLANNING GROUP, LLC
Town Planners & Community Builders

SCALE: 1"=50'-0"
0 25 50 100

The Exchange at Savannah Park - Heathrow, Florida

OVERALL ELEVATIONS (BUILDINGS A, B, G, H)

16 8 0 16 32

CLINE DESIGN

Addendum # 1 to the Savannah Park at Heathrow Planned Unit Development

This Addendum is relative to and Amends certain provisions as to the Mixed Use Area in that document entitled, "Savannah Park at Heathrow Planned Unit Development" (hereinafter, the "Agreement") executed on October 11, 2005 is hereby amended on June 24, 2008.

This Agreement augments the Agreement (in its current form), and all terms and definitions in said Agreement are binding hereto. Where this Addendum otherwise may materially conflict with the Agreement, the terms and definitions of the Agreement shall prevail and be applied.

This addendum pertains solely to that parcel described in the Agreement as the Mixed Use Area (Legal Description Attached as "Exhibit A").
(plain text provided for reference, strikethroughs are deletions and underlines are additions)

III. STATEMENT OF BASIC FACTS

A.	Total Area:	33.64 Acres
B.	Zoning:	Planned Unit Development
C.	Permitted Uses:	
	North Residential Area:	Townhouse units, single family homes, occupations and home offices
	South Residential Area:	Townhouse units, single family homes, home occupations and home offices
	Mixed Use Area:	1. Maximum ~~20~~ 60 condominium/apartment units. 2. CN (Restricted Neighborhood Commercial District) uses with the addition of sit-down restaurants, specialty groceries, bakeries, and banks with no outside automatic teller machines. Drive-throughs shall be prohibited.

D. The development approval sought is consistent with the Seminole County Vision 2020 Plan and will be developed consistent with and in compliance with all other applicable regulations and ordinances.

E. The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has convenanted and agreed to have such conditions and commitments run with, follow, and perpetually burden the aforedescribed property.

IV. LAND USE BREAKDOWN

North Residential Area

64 townhouse lots	3.40 ac
Retention	0.00 ac
Open Space/Buffers	2.82 ac
Roads	2.82 ac
TOTAL	9.04 ac

South Residential Area

92 townhouse lots	5.51 ac
Retention	1.40 ac
Open Space/Buffers	4.15 ac
Roads	3.69 ac
TOTAL	14.75 ac

Mixed Use Area

Total Site Area	9.85 ac
Proposed Retail Floor Area	~~43,211~~ 43,534 s.f.
Proposed Office Floor Area	~~48,736~~ 49,168 s.f.
Proposed Residential	~~20~~ 60 units maximum
Proposed Parking	~~455~~ 460 spaces

V. OPEN SPACE

A minimum of 25 percent of the project area shall be designated as open space per requirements of the Land Development Code. 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. The Final Master Plan demonstrates open space provided within the Mixed Use Area of the development.

Gross Site Area	33.64 ac
Internal Roadway/Parking	~~-11.87~~ 12.37 ac
Required Buffer Areas	- 0.00 ac
Townhouse Lots	-8.91 ac
Commercial Buildings	~~-2.11~~ 1.73 ac
Upland common areas less than 15' in width, not amenitized w/sidewalk	~~-0.92~~ 1.02 ac
TOTAL OPEN SPACE PROVIDED	~~9.83~~ 9.61 ac

VIII. VEHICLE AND PEDESTRIAN CIRCULATION SYSTEM

A. The Owner shall provide a pedestrian circulation system giving access to all portions of the development as well as connecting to existing sidewalks outside of the development.

B. Parking shall be provided as follows:

North Residential Area	128 garage spaces 43 visitor spaces 171 total
South Residential Area	184 garage spaces 54 visitor spaces 238 total
Mixed Use Area	~~368~~ 370 spaces for office/retail uses ~~40~~ 90 spaces for condo/Apartment units ~~408~~ 460 total

C. Off-street parking facilities shall be constructed in accordance with the requirements of Section 30.1221 of the Land Development Code.

DONE AND ORDERED ON THE DATE FIRST WRITTEN ABOVE

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

BY:_____
Brenda Carey, Chairman

OWNER'S CONSENT AND COVENANT

COMES NOW, Savannah Meridian Acquisition Group, LLC, the owner of the aforedescribed property in this Development Order, on behalf of itself and its heirs, successors, assigns or transferees of any nature whatsoever and consents to , agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Developer's Commitment Agreement.

Savannah Meridian Acquisition Group, LLC

_____ _____

Witness David J. Koleos, Manager

_____

Print Name

_____

Witness

_____

Print Name

STATE OF FLORIDA)
)
COUNTY OF)

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 J. Koleos, as Manager of Savannah Meridian Acquisition Group, LLC, who is personally know to me or who has produced _____ as identification and who did execute the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2008.

Notary Public, in and for the County and State Aforementioned

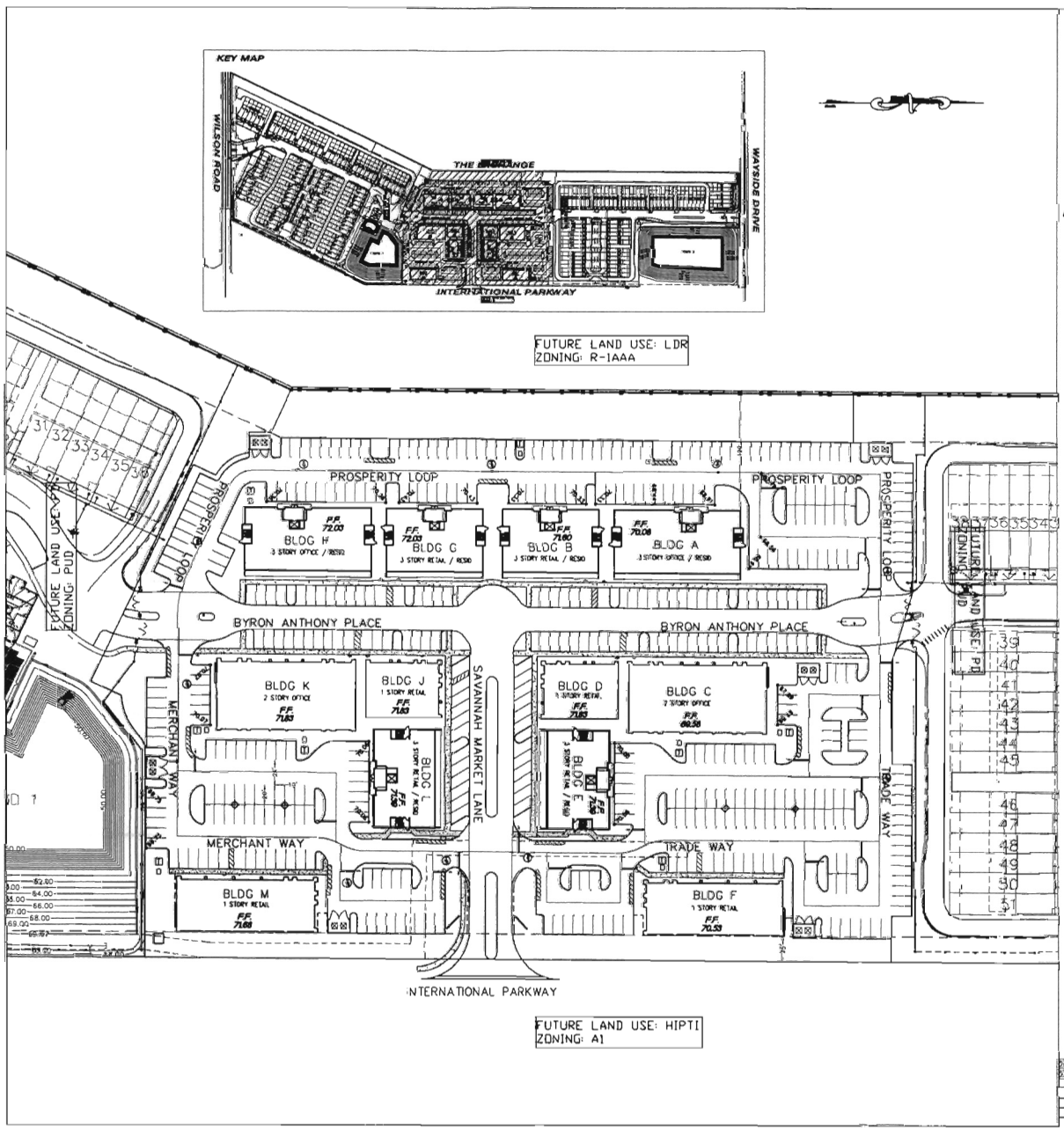
My Commission Expires:

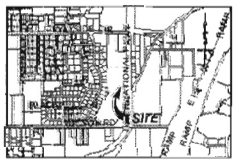
"Exhibit A"
Legal Description

Commence at southeast corner of section 30, township 19 south, range 30 east; thence run S89°37'33"W along the south line of said section 30, 569.09 feet to a point on the westerly boundary line of the Sanford Grant; thence N25°21'37"E along said westerly boundary line, 777.18 feet; thence N00°18'12"E, 195.30 feet to the point of beginning; thence N89°41'00"W, 204.43 feet to a point of curvature of a 20.00 foot radius curve concave to the south; thence westerly along said curve through a central angle of 43°56'18" an arc distance of 15.34 feet to a point of reverse curvature of a 67.00 foot radius curve concave to the northwest; thence southwesterly along said curve through a central angle of 39°35'10" an arc distance of 46.29 feet to a point of non-tangency; thence S25°12'19"W, 33.54 feet; thence N64°47'41"W, 241.12 feet; thence N25°12'19"E, 25.08 feet to a point on a 44.00 foot radius non-tangent curve concave to the northeast whose radius point bears N28°37'31"E; thence northwesterly along said curve through a central angle of 54°13'45" an arc distance of 41.65 feet to a point of non-tangency; thence N89°41'00"W, 20.38 feet; thence N00°19'00"E, 22.36 feet; thence N65°02'35"W, 49.51 feet; thence N00°19'00"E, 572.00 feet; thence S89°41'00"E, 50.00 feet; thence N00°19'00"E, 40.00 feet; thence S89°41'00"E, 18.38 feet to a point on a 3.00 foot radius non-tangent curve concave to the northwest whose radius point bears N00°19'00"E; thence northeasterly along said curve through a central angle of 90°00'00" an arc distance of 4.71 feet to a point of tangency; thence N00°19'00"E, 17.00 feet; thence S89°41'00"E, 130.00 feet; thence S73°18'33"E, 73.61 feet; thence S89°41'00"E, 60.00 feet; thence N88°18'52"E, 41.98 feet; thence N00°19'00"E, 19.62 feet; thence S89°41'00"E, 150.00 feet; thence S00°19'00"W, 20.00 feet; thence S89°41'00"E, 45.99 feet; thence S00°18'12"W, 758.00 feet to the point of beginning.

Said lands containing 428,958 square feet (9.848 acres) more or less.

"Exhibit B"
Revised Final Master Plan





LOCATION MAP
NOT TO SCALE

BUILDING LEGEND

BUILDING	BUILDING USE	1ST FLOOR AREA	2ND FLOOR AREA	3RD FLOOR AREA
A	OFFICE	7,703 SF	"	"
	RESIDENTIAL	N/A	7,170 SF	7,170 SF
B	RETAIL	5,360 sf	"	"
	RESIDENTIAL	N/A	5,356 SF	5,356 SF
C	OFFICE	8,583 SF	8,601 SF	"
D	RETAIL	4,211 SF	"	"
E	RETAIL	5,187 SF	"	"
	RESIDENTIAL	N/A	5,400 SF	5,400 SF
F	RETAIL	7,009 SF	"	"
G	RETAIL	5,360 SF	"	"
	RESIDENTIAL	N/A	3,959 SF	3,959 SF
H	OFFICE	7,100 SF	"	"
	RESIDENTIAL	N/A	7,170 SF	7,170 SF
J	RETAIL	4,211 SF	"	"
K	OFFICE	8,583 SF	8,601 SF	"
L	RETAIL	5,187 SF	"	"
	RESIDENTIAL	N/A	5,400 SF	5,400 SF
M	RETAIL	7,009 SF	"	"
TOTAL OFFICE BY FLOOR		31,968 SF	17,204 SF	-
TOTAL RETAIL BY FLOOR		43,096 SF	46,196 SF	-

OPEN SPACE

OPEN SPACE REQUIRED
REQUIRED OPEN SPACE = 25% OF TOTAL SITE AREA.
TOTAL SITE AREA = 9.85 ACRES
TOTAL OPEN SPACE REQUIRED = 9.85 X 0.25 = 2.48 ACRES

OPEN SPACE PROVIDED
TOTAL SITE AREA = 9.85 ACRES
- INTERNAL ROADWAY AND PARKING = 5.11 ACRES
- REQUIRED BUFFER AREAS = 0.24 ACRES
- COMMERCIAL BUILDINGS = 1.88 ACRES
- UNDESIGNATED AREAS LESS THAN 15' IN WIDTH, NOT AMENITIZED WITH SIDEWALK = 0.09 ACRES

USABLE OPEN SPACE
9.85 ACRES - 5.11 ACRES = 0.24 ACRES - 1.88 ACRES - 0.09 ACRES = 2.53 ACRES OR 25.68%

PERMITTED USES

NORTH RESIDENTIAL AREA
TOWNHOUSE UNITS, SINGLE FAMILY HOMES, OCCUPATIONS AND HOME OFFICES.

SOUTH RESIDENTIAL AREA
TOWNHOUSE UNITS, SINGLE FAMILY HOMES, HOME OCCUPATIONS AND HOME OFFICES

MIXED USE AREA
1. MAXIMUM 60 CONDOMINIUM/APARTMENT UNITS
2. CN (RESTRICTED NEIGHBORHOOD COMMERCIAL DISTRICT) USES WITH THE ADDITION OF SIT-DOWN RESTAURANTS, SPECIALTY GROCERIES, BAKERIES, AND BANKS WITH NO OUTSIDE AUTOMATIC TELLER MACHINES. DRIVE-THROUGHS SHALL BE PROHIBITED.

DATE	REVISIONS	BY	CHECKED
04/26/06	SIGNAL MASTER PLAN	JSS	WF/JH
06/27/06	REVISIONS PER DRC COMMENTS	JSS	WF/JH

CONTACT INFORMATION

APPLICANT: SAVANNAH MERIDIAN ACQUISITION GROUP
1000 OLD ROSWELL LAKES PKWY STE 310
ROSWELL, GA 30076

PLANNER: MEY PLANNING GROUP, LLC
1349 S. INTERNATIONAL PARKWAY STE 2461
LAKE MARY, FL 32746
PHONE: 407-960-8881
FAX: 407-960-8886

ENGINEER: MADDEN MOORHEAD & GLUNT, INC.
CIVIL ENGINEERS
431 E. HORATIO AVENUE., STE 260
MAITLAND, FL 32751
PHONE: 407-839-8330

PROJECT INFORMATION

PROJECT DESCRIPTION

THE PROJECT WILL CONSIST OF MIXED-USED CONTAINING OFFICE/RETAIL SPACE ON THE GROUND FLOOR, IN ADDITION TO CONDOMINIUM/APARTMENTS THAT ARE LOCATED ON THE SECOND AND THIRD FLOORS.

SITE DATA

LOCATION: INTERNATIONAL PARKWAY
PARCEL I.D. 30-19-30-300-0410-0000

ACREAGE

GROSS ACREAGE	9.85 ACRES
NET BUILDABLE ACREAGE	8.94 ACRES

DENSITY/INTENSITY

NET RESIDENTIAL DENSITY	8.97DU/ACRE
FLOOR AREA RATIO (FAR)	0.33

PARKING SUMMARY

	REQUIRED	PROVIDED
RETAIL	174 SPACES; 1 SPACE/S PER 250 SF	370 SPACES
OFFICE	196 SPACES 1 SPACE FOR PER 250 SF	
RESIDENTIAL	90 SPACES 1.5 SPACES PER CONDO	90 SPACES
TOTAL	460 SPACES	460 SPACES
STALL SIZE AISLE WIDTH	10' X 20' 24'	10' X 20' 24'
HANDICAPPED SPACES	9 SPACES	11 SPACES

ZONING CLASSIFICATION

	CLASSIFICATION
EXISTING ZONING:	PUD (PLANNED UNIT DEVELOPMENT)
LAND USE:	PUD (PLANNED DEVELOPMENT)

LOT BULK REQUIREMENTS	REQUIRED / ALLOWABLE	PROVIDED
BLDG SETBACK FROM WEST PROPERTY LINE FOR 1 AND 2 STORY BLDGS.	50'	90'
BLDG SETBACK FROM WEST PROPERTY LINE FOR 3 STORY BUILDINGS	90'	126'
BLDG SETBACK FROM INTERNATIONAL PARKWAY (EAST PROPERTY LINE)	25'	25'
MAX BLDG HEIGHT FOR STRUCTURES WITHIN 100' OF WEST PROPERTY LINE	35'	35'
MAX BLDG HEIGHT FOR ALL OTHER STRUCTURES	45'	45'

UTILITIES

UTILITY EASEMENTS DEDICATED TO SEMINOLE COUNTY SHALL BE PROVIDED OVER ALL WATER AND SEWER MAINS LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY.

ALL UTILITY LINES AND STORM SYSTEM TO MEET SEMINOLE COUNTY AND FDOT SPECIFICATIONS.

BUFFER/LANDSCAPING

FIFTY FOOT UNDISTURBED BUFFER ALONG THE WEST PROPERTY LINE. THE OWNER SHALL SUPPLEMENT THIS BUFFER WITH ADDITIONAL VEGETATION AS NEEDED TO CREATE AN ACTIVE BUFFER AS DEFINED BY THE LAND DEVELOPMENT CODE.

FLOOD ZONE

PER THE FIRM MAP PANEL NO'S./ 12117C0040 E, DATED APRIL 1/2, 1995, NO PORTION OF THE SITE IS LOCATED WITHIN THE 100 YEAR FLOOD HAZARD AREA. THE SITE IS DESIGNATED ZONE 'X'.

SIDEWALKS

ALL SIDEWALKS TO BE OWNED AND MAINTAINED BY THE COMMERCIAL ASSOCIATION.

RESIDENTIAL DWELLING UNITS

TOTAL OF 60 RESIDENTIAL UNITS IN COMMERCIAL AREA.
MINIMUM FLOOR AREA OF 800 SF FOR ALL RESIDENTIAL DWELLING UNITS.

THE EXCHANGE AT SAVANNAH PARK

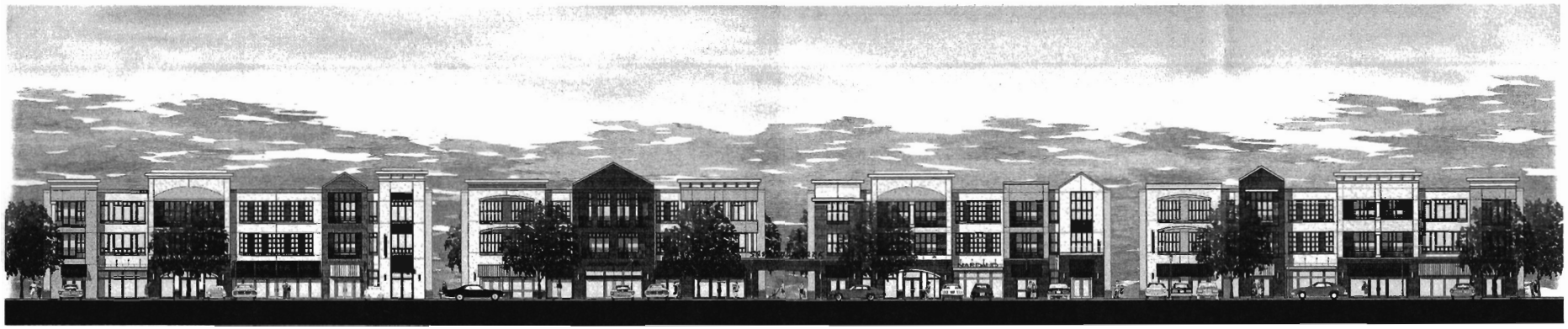
SANFORD, FL
SEMINOLE COUNTY

SITE: FINAL MASTER PLAN
PROJECT NUMBER: MERI01-A

MEY PLANNING GROUP, LLC
Town Planners Community Builders

SCALE: 1"=50'-0"
0 25 50 100

"Exhibit C"
Revised Building Elevations



The Exchange at Savannah Park - Heathrow, Florida

OVERALL ELEVATIONS (BUILDINGS A, B, G, H)

16 8 0 16 32

CLINE DESIGN

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On June 24, 2008, Seminole County issued this Denial Development Order relating to and touching and concerning the following property described in the attached legal description as Exhibit "A".

Property Owner(s): Savannah Meridian Acquisition Group, LLC

Project Name: Savannah Park at Heathrow PUD Major Amendment

Requested Development Approval: The applicant is requesting a Major Amendment to the Savannah Park at Heathrow PUD (Planned Unit Development) for 9.85 + acres, located on the west side of International Parkway, between Wilson Road and Wayside Drive.

The Board of County Commissioners has determined that the requested Major Amendment to the Savannah Park at Heathrow PUD (Planned Unit Development) is not compatible with the surrounding area and could not be supported.

After fully considering staff analysis titled "Savannah Park at Heathrow PUD Major Amendment" and all evidence submitted at the public hearing on June 24, 2008, regarding this matter the Board of County Commissioners have found, determined and concluded that the requested PUD Major Amendment should be denied.

ORDER

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:
The aforementioned application for development approval is **DENIED**.
Done and Ordered on the date first written above.

SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

By: _____
Brenda Carey, Chairman

EXHIBIT "A"

Legal Description

Commence at southeast corner of section 30, township 19 south, range 30 east; thence run S89°37'33"W along the south line of said section 30, 569.09 feet to a point on the westerly boundary line of the Sanford Grant; thence N25°21'37"E along said westerly boundary line, 777.18 feet; thence N00°18'12"E, 195.30 feet to the point of beginning; thence N89°41'00"W, 204.43 feet to a point of curvature of a 20.00 foot radius curve concave to the south; thence westerly along said curve through a central angle of 43°56'18" an arc distance of 15.34 feet to a point of reverse curvature of a 67.00 foot radius curve concave to the northwest; thence southwesterly along said curve through a central angle of 39°35'10" an arc distance of 46.29 feet to a point of non-tangency; thence S25°12'19"W, 33.54 feet; thence N64°47'41"W, 241.12 feet; thence N25°12'19"E, 25.08 feet to a point on a 44.00 foot radius non-tangent curve concave to the northeast whose radius point bears N28°37'31"E; thence northwesterly along said curve through a central angle of 54°13'45" an arc distance of 41.65 feet to a point of non-tangency; thence N89°41'00"W, 20.38 feet; thence N00°19'00"E, 22.36 feet; thence N65°02'35"W, 49.51 feet; thence N00°19'00"E, 572.00 feet; thence S89°41'00"E, 50.00 feet; thence N00°19'00"E, 40.00 feet; thence S89°41'00"E, 18.38 feet to a point on a 3.00 foot radius non-tangent curve concave to the northwest whose radius point bears N00°19'00"E; thence northeasterly along said curve through a central angle of 90°00'00" an arc distance of 4.71 feet to a point of tangency; thence N00°19'00"E, 17.00 feet; thence S89°41'00"E, 130.00 feet; thence S73°18'33"E, 73.61 feet; thence S89°41'00"E, 60.00 feet; thence N88°18'52"E, 41.98 feet; thence N00°19'00"E, 19.62 feet; thence S89°41'00"E, 150.00 feet; thence S00°19'00"W, 20.00 feet; thence S89°41'00"E, 45.99 feet; thence S00°18'12"W, 758.00 feet to the point of beginning.

Said lands containing 428,958 square feet (9.848 acres) more or less.

MARYANNE MORSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 05993 PGS 0423-0436
CLERK'S # 2005196283
RECORDED 11/10/2005 03:41:18 PM
RECORDING FEES 120.50
RECORDED BY G Harford

Savannah Park at Heathrow Planned Unit Development

Final Master Plan
Developer's Commitment Agreement
Commitments, Classifications and District Description

On October 11, 2005, the Board of County Commissioners of Seminole County issued this Developer's Commitment Agreement relating to, concerning and binding the following described real property situated in Seminole County, Florida:

I. LEGAL DESCRIPTION

See Exhibit "A" attached hereto and incorporated herein by this reference.

II. PROPERTY OWNER

Savannah Meridian Acquisition Group, LLC, A Florida limited liability company.
(Hereinafter referred to as the "Owner")

III. STATEMENT OF BASIC FACTS

A.	Total Area:	33.64 Acres
B.	Zoning:	Planned Unit Development
C.	Permitted Uses:	
	North Residential Area:	Townhouse units, single family homes, home occupations and home offices
	South Residential Area:	Townhouse units, single family homes, home occupations and home offices
	Mixed Use Area:	1. Maximum 20 condominium units. 2. CN (Restricted Neighborhood Commercial District) uses with the addition of sit-down restaurants, specialty groceries, bakeries, and banks with no outside automatic teller machines. Drive-throughs shall be prohibited.

D. The development approval sought is consistent with the Seminole County Vision 2020 Plan and will be developed consistent with and in compliance with all other applicable regulations and ordinances.

E. The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow, and perpetually burden the aforedescribed property.

RETURN TO SANDY McCANN

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

IV. LAND USE BREAKDOWN

North Residential Area

64 townhouse lots	3.51 ac
Retention	0.98 ac
Open Space/Buffers	3.03 ac
Roads	1.52 ac
TOTAL	9.04 ac

South Residential Area

99 townhouse lots	5.43 ac
Retention	1.96 ac
Open Space/Buffers	4.66 ac
Roads	2.70 ac
TOTAL	14.75 ac

Mixed Use Area

Total Site Area	9.85 ac
Proposed Retail Floor Area	43,211 s.f.
Proposed Office Floor Area	48,736 s.f.
Proposed Residential	20 units maximum
Proposed Parking	455 spaces

V. OPEN SPACE

A minimum of 25 percent of the project area shall be designated as open space per requirements of the Land Development Code. 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.

Gross Site Area	33.64 ac
Internal Roadway / Parking	-9.58 ac
Required Buffer Areas	-2.29 ac
Townhouse Lots	-8.95 ac
Commercial Buildings	-2.11 ac
Upland common areas less than 15' in width, not amenitized w/sidewalk	-0.88 ac
TOTAL OPEN SPACE	9.83 ac

VI. BUILDING SETBACKS AND BUILDING HEIGHTS

A. Along the west site boundary, the following standards shall apply:
   1. 50-foot setback for 1- and 2-story structures;
   2. 90-foot setback for 3-story buildings in the Mixed Use Area;
   3. 120-foot setback for 3-story buildings in the North and South Residential Areas.

B. All structures shall be set back a minimum of 25 feet from Wilson Road, Wayside Drive, and International Parkway.

C. A 20-foot setback shall be required from the wall of any unit to the nearest edge of the street, or sidewalk adjacent to the street. This requirement shall not apply to detached garages.

D. Building height shall be limited to 35 feet for structures within 100 feet of the west property line, 45 feet for all others. Height shall be measured from the mean elevation between roof ridge and eaves, as specified in the Land Development Code.

VII. LANDSCAPING AND BUFFERING

A. The Owner shall provide a 50-foot undisturbed buffer and a 6-foot masonry wall along the west site boundary. The Owner shall supplement this buffer with additional vegetation as needed to create an active buffer as defined by the Land Development Code.

B. Adjacent to Wilson Road and Wayside Drive, the Owner shall provide a 15-foot landscape buffer with 4 canopy trees and 5 understory trees per 100 feet.

C. No stormwater retention ponds or facilities shall be permitted within the 50-foot undisturbed buffer along the west property line.

E. All landscape buffers and common areas shall be maintained by one or more property owners' associations.

F. Existing trees that are preserved during construction may satisfy landscaping requirements stated in this Developer's Commitment Agreement or the Land Development Code.

VIII. VEHICLE AND PEDESTRIAN CIRCULATION SYSTEM

A. The Owner shall provide a pedestrian circulation system giving access to all portions of the development as well as connecting to existing sidewalks outside of the development.

B. Parking shall be provided as follows:

North Residential Area	128 garage spaces
	58 visitor spaces
	186 total

South Residential Area	198 garage spaces 88 visitor spaces 286 total
Mixed Use Area	368 spaces for office/retail uses 40 spaces for condominium units 408 total

C. Off-street parking facilities shall be constructed in accordance with the requirements of Section 30.1221 of the Land Development.

IX. FACILITY COMMITMENTS

A. Drainage. Through a joint use agreement with the Seminole County Public Works Department, the existing County retention pond adjacent to the northern portion of the site shall be incorporated into the project's stormwater management system. Such an agreement shall be executed no later than December 31, 2005.

B. Water and Wastewater. Water and wastewater services shall be provided by Seminole County.

X. OTHER COMMITMENTS

A. Westward-facing balconies shall be prohibited within 100 feet of the west property line.

B. Mechanical units shall be located and/or screened so as not to be visible from International Parkway or adjoining single family development.

C. Outdoor lighting shall be cutoff/shoebox style fixtures and shall not exceed a height of 16 feet.

D. Street lighting adjacent to the west boundary will be limited to decorative lighting affixed to the fronts of the units. Security lighting with motion sensors shall be permitted on any side of the building.

E. One or more property owners' associations will be established to maintain all common areas within the development including private road rights of ways, all open space and recreational facilities.

F. Dock high loading facilities shall be prohibited.

G. No single non-residential building footprint shall exceed 10,000 square feet.

H. No advertising signs shall be permitted to the west of Buildings A, B, G, and H in the Mixed Use Area.

I. All landscape plans shall be submitted to Seminole County with Final Engineering Plans for review.

XI. DEVELOPMENT COMMITMENTS

A. The Development approval sought is consistent with the Seminole County Comprehensive Plan.

B. The Owner of the Property has expressly agreed to be bound by and subjected to the development conditions and commitments herein set forth and hereby

covenants and agrees to have such conditions and commitments restrict, run with and perpetually burden the Property.

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

D. This Developer's Commitment Agreement touches and concerns the Property, and the conditions, commitments, and provisions of this Developer's Commitment Agreement shall perpetually burden, run with and follow said Property and be a servitude upon and binding upon said Property unless released in whole or part by action of Seminole County as evidenced in writing. The Owner of said Property has expressly covenanted and agreed to this provision and all other terms and provisions of the Developer's Commitment Agreement.

E. The terms and provisions of this Developer's Commitment Agreement are not severable and, in the event any portion of this Developer's Commitment Agreement shall be found to be invalid or illegal, then the entire Developer's Commitment Agreement shall be null and void.

F. If any term or provision of this Developer's Commitment Agreement is in conflict with any portion of the Final Master Plan, the portion of the Final Master Plan in conflict shall be void, and the terms and provisions of this Developer's Commitment Agreement shall control and remain in full force and effect.

DONE AND ORDERED ON THE DATE FIRST WRITTEN ABOVE

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

BY: _____
CARLTON D. HENLEY
CHAIRMAN

OWNER'S CONSENT AND COVENANT

COMES NOW, Savannah Meridian Acquisition Group, LLC, the owner of the aforedescribed property in this Development Order, on behalf of itself and its heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Developer's Commitment Agreement.

Savannah Meridian Acquisition Group, LLC

Witness

David J. Koleos, Manager

Peter B. Walsh

Print Name

Witness

Scott Pollock

Print Name

STATE OF FLORIDA)
)
COUNTY OF SEMINOLE)

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 J. Koleos, as Manager of Savannah Meridian Acquisition Group, LLC, who is personally known to me or who has produced _____ as identification and who did execute the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this 19th day of October, 2005.

Donna L. Walker

Notary Public, in and for the County and State Aforementioned

My Commission Expires:

DONNA L. WALKER
Notary Public, Cobb County, Georgia
My Commission Expires November 7, 2005

EXHIBIT A

Legal Description

DESCRIPTION FOR 4.9 ACRES PORTION

A portion of the southeast 1/4 of section 30, township 19 South, range 30 East, Seminole County, Florida, being more particularly described as:

Commence at the southeast corner of said southeast 1/4 of section 30; thence run S89°40'25"W, along the south line of said southeast 1/4 of section 30, a distance of 1299.39 feet; thence N25°17'07"E a distance of 33.27 feet to the southeast corner of lot 48, Tall Trees, as recorded in plat book 39, pages 36, 37, and 38, public records of Seminole County, Florida; thence continue N25°17'07"E, along the southeasterly line of said Tall Trees, a distance of 810.69 feet for a point of beginning; thence continue N25°17'07"E, along the southeasterly line of said Tall Trees, a distance of 322.95 feet; thence S64°26'12"E a distance of 635.71 feet to the west right-of-way line of International Parkway; thence S00°14'02"W, along said west right-of-way line, a distance of 71.32 feet; thence S25°33'48"W, along the northwesterly right-of-way line of said International Parkway, a distance of 258.48 feet; thence N64°26'12"W a distance of 664.66 feet to the point of beginning.

CONTAINS 213,920 SQUARE FEET OR 4.911 ACRES MORE OR LESS.

DESCRIPTION FOR 9.9 ACRES PORTION

A portion of the southeast 1/4 of section 30, township 19 South, range 30 East, Seminole County, Florida, being more particularly described as:

Commence at the southeast corner of said southeast 1/4 of section 30; thence run S89°40'25"W, along the south line of said southeast 1/4 of section 30, a distance of 1299.39 feet; thence N25°17'07"E a distance of 33.27 feet to the southeast corner of lot 48, Tall Trees, as recorded in plat book 39, pages 36, 37, and 38, public records of Seminole County, Florida for a point of beginning; thence continue N25°17'07"E, along the southeasterly line of said Tall Trees, a distance of 810.69 feet; thence S64°26'12"E a distance of 664.66 feet to the northwesterly right-of-way line of International Parkway; thence S25°33'48"W along said northwesterly right-of-way, a distance of 490.00 feet to the north right-of-way line of Wilson Road; thence S89°40'25"W, along said north right-of-way line, a distance of 734.43 feet to the point of beginning.

CONTAINS 431,291 SQUARE FEET OR 9.901 ACRES MORE OR LESS.

DESCRIPTION FOR 10.25 ACRES PORTION

A portion of the southeast 1/4 of section 30, township 19 South, range 30 East, Seminole County, Florida, being more particularly described as:

Commence at the southeast corner of said southeast 1/4 of section 30; thence run S89°40'25"W, along the south line of said southeast 1/4 of section 30, a distance of 1299.39 feet; thence N25°17'07"E a distance of 33.27 feet to the southeast corner of lot 48, Tall Trees, as recorded in plat book 39, pages 36, 37, and 38, public records of Seminole County, Florida; thence continue N25°17'07"E, along the southeasterly line of said Tall Trees, a distance of 1133.65 feet for a point of beginning; thence N00°14'21"E, along the easterly line of said Tall Trees, a distance of 641.68 feet; thence S89°45'58"E a distance of 574.54 feet to the west right-of-way line of International Parkway; thence S00°14'02"W, along said west right-of-way line, a distance of 913.65 feet; thence N64°26'12"W a distance of 635.71 feet to the point of beginning.

CONTAINS 446,824 SQUARE FEET OR 10.258 ACRES MORE OR LESS.

DESCRIPTION FOR 8.8ACRES PORTION

A portion of the southeast 1/4 of section 30, township 19 South, range 30 East, Seminole County, Florida, being more particularly described as:

Commence at the southeast corner of said southeast 1/4 of section 30; thence run S89°40'25"W, along the south line of said southeast 1/4 of section 30, a distance of 1299.39 feet; thence N25°17'07"E a distance of 33.27 feet to the southeast corner of lot 48, Tall Trees, as recorded in plat book 39, pages 36, 37, and 38, public records of Seminole County, Florida; thence continue N25°17'07"E, along the southeasterly line of said Tall Trees, a distance of 1133.65 feet; thence N00°14'21"E, along the east line of said tall trees, a distance of 641.68 feet for a point of beginning; thence continue N00°14'21"E, along said east line, a distance of 926.82 feet to the south right-of-way line of Wayside Drive; thence S89°52'00"E, along said south right-of-way line, a distance of 276.12 feet; thence S00°05'34"W a distance of 501.56 feet; thence S89°28'52"E a distance of 297.10 feet to the west right-of-way line of International Parkway; thence S00°14'02"W, along said west right-of-way line, a distance of 424.27 feet; thence N89°45'58"W a distance of 574.54 feet to the point of beginning.

CONTAINS 383,126 SQUARE FEET OR 8.795 ACRES MORE OR LESS.

EXHIBIT B

Final Master Plan

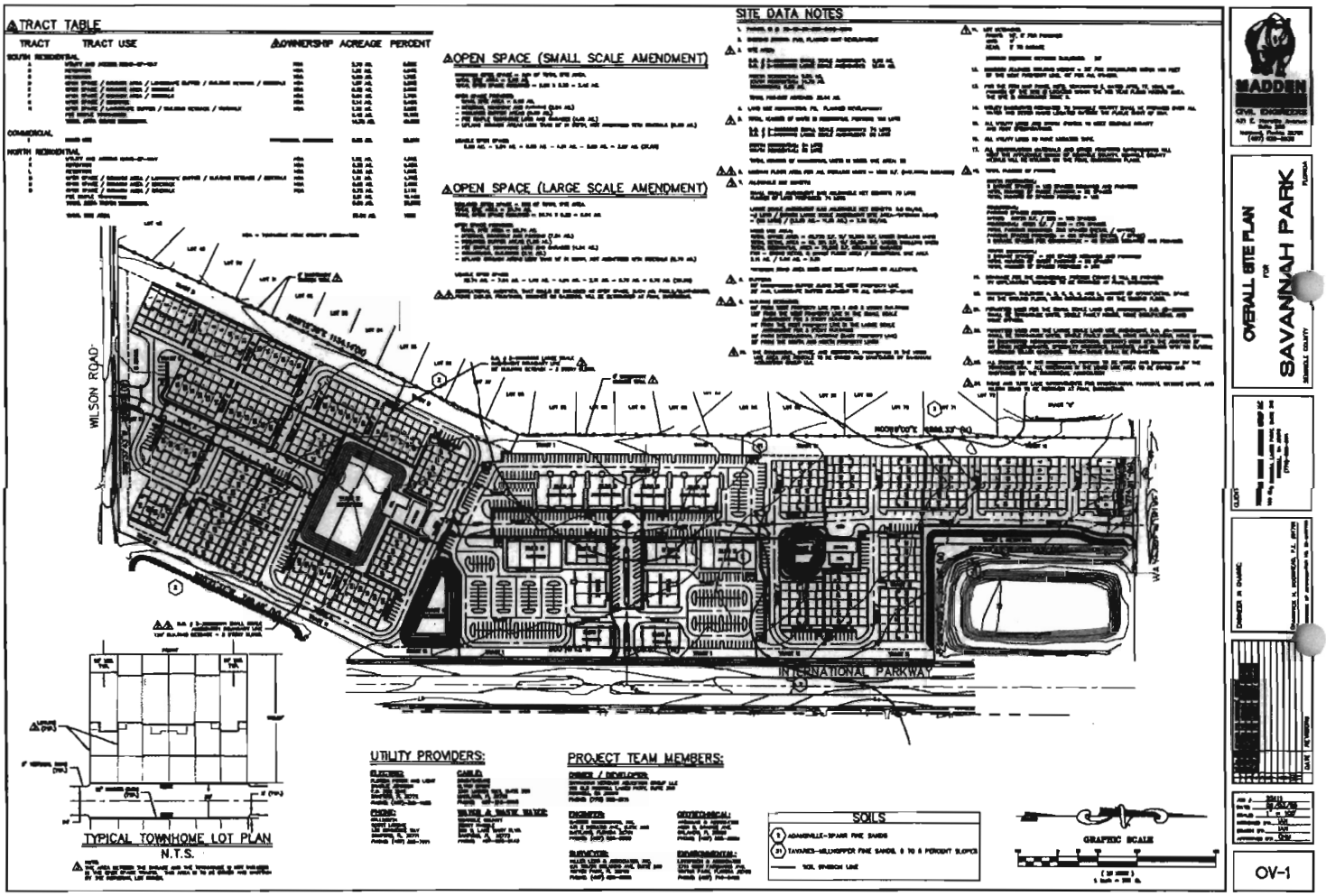

TRACT TABLE
TRACT
TRACT USE
OWNERSHIP
ACREAGE
PERCENT
OPEN SPACE (SMALL SCALE AMENDMENT)
OPEN SPACE (LARGE SCALE AMENDMENT)
SITE DATA NOTES
WILSON ROAD
INTERNATIONAL PARKWAY
TYPICAL TOWNHOME LOT PLAN
N.T.S.
UTILITY PROVIDERS:
PROJECT TEAM MEMBERS:
SOILS
GRAPHIC SCALE
MADDEN
CIVIL ENGINEERS
OVERALL SITE PLAN
FOR
SAVANNAH PARK
SEMINOLE COUNTY
FLORIDA
OWNER / DEVELOPER
ENGINEER
GEOTECHNICAL
SURVEYOR
ENVIRONMENTAL
OV-1

EXHIBIT C

Building Elevations

Savannah Park at Heathrow

Building A - Front Elevation - Office/Residential

Savannah Meridian Acquisition Group L.L.C. Developer

Savannah Park at Heathrow

Building B - Front Elevation - Retail/Residential

Savannah Meridian Acquisition Group L.L.C. Developer

Savannah Park at Heathrow

Building C - Front Elevation - Office

Savannah Meridian Acquisition Group L.L.C. Developer

Alternative Parking Ratio for Residential Uses in the Mixed Use Area:

Attachment A to this application is a table which relies on data from the Institute of Transportation Engineers "Parking Generation Manual, 3rd Edition." The Parking Generation Manual, among other things, examined parking demand by hour for certain uses. For purposes of this exercise, the land uses for shopping center, general office building and Low to Mid Rise Apartments were utilized to represent the retail, office and residential components of the Savannah Park Project respectively.

The table shows the hourly demands by percentage of the maximum demand for the three types of uses as extrapolated from the ITE book. As the table demonstrates, the three uses have peak demands at different times of the day and the week. The County's minimum parking requirements for each of the uses exceeds the Parking Generation Manuals peak parking demand estimates. Therefore the County's parking requirements were utilized, instead of the Parking Generation Manual, in order to be conservative.

After applying the Parking Generation Manuals peaking parking demand for each use and combining them, it appears that the lunch (noon) hour had the highest combined demand for the three uses of retail, office and residential. The table demonstrates that even at this peak demand time, the Savannah Park project will have in excess of 50 parking spaces to meet this peak demand.

Also the table below illustrates several local parking regulations as well as country-wide codes that recognize a mixed use projects unique parking needs. Several of the parking standards also demonstrate the concept that multifamily uses have different parking requirements from standard detached single family uses.

Community	Use	Ratio	Notes
Altamonte Springs	Residential in mixed use	1.5 spaces per dwelling unit	
Winter Springs	Two family and multiple dwellings	1 space per dwelling unit	
Orlando	Efficiency Apartment	1 space per unit	Reduce standards by 25% for mixed use
Orlando	Studio or 1 bedroom unit	1.5 spaces per dwelling unit	Reduce standards by 25% for mixed use
Orlando	2 bedroom unit	1.75 spaces per dwelling unit	Reduce standards by 25% for mixed use
Orlando	3 bedroom +	2 spaces per dwelling unit	Reduce standards by 25% for mixed use
Oviedo	Downtown Village Core 3+ bedrooms	2 spaces per dwelling unit	
Oviedo	Downtown Village Core 2 bedrooms	1.75 spaces per dwelling unit	
Oviedo	Downtown Village Core 1 bedroom	1.5 spaces per dwelling unit	
Baker City Oregon	Studio or 1 bedroom unit	1.5 spaces per dwelling unit	
Baker City Oregon	2 bedroom unit	1.75 spaces per dwelling unit	
Baker City Oregon	3 bedroom +	2 spaces per dwelling unit	
Mesa Arizona	Studio	1 space per dwelling unit	
Mesa Arizona	1 bedroom unit	1.5 spaces per dwelling unit	
Mesa Arizona	2+ bedroom unit	2 spaces per dwelling unit	
Knox County Tenn	Multiple Family Dwellings	1.5 spaces per dwelling unit + 1.5 spaces for each 2+ bedroom unit in excess of twenty + 1 space for each 1 bedroom dwelling unit in excess of twenty	
Woodland Washington	Multiple Family Dwellings	1.5 spaces per one or two bedroom units	
Woodland Washington	Multiple Family Dwellings	2 spaces per 3+ bedroom units	

The table above demonstrates that other communities have embraced the concept that mixed use projects do not require peak parking requirements for each use separately. It also notes that

some communities recognize multifamily parking demand is somewhat less single family detached dwellings by providing parking ratios based upon the number of bedrooms.

In light of the information provided in this section, the Savannah Park PUD proposes to require a parking ratio of 1.5 parking spaces per dwelling unit with the exchange to recognize the mixed use nature of the project. When this ratio is applied to the project, the amount of parking provided in the exchange will exceed the peak hour demand (noon) by 23 parking spaces. Stated another way, the residential component of the Savannah Park exchange would receive a 25 percent parking credit in recognition of the mixed use nature of the project and its promotion of pedestrian oriented, high value design concepts.

Exhibit A Revised Building Legend

BUILDING	BUILDING USE	1ST FLOOR AREA	2ND FLOOR AREA	3RD FLOOR AREA
A	OFFICE	~~6,884~~ 7,100 sf	--	--
	RESIDENTIAL	~~2,770~~ 0 sf	~~6,821~~ 7,170 sf	~~3,179~~ 7,170 sf
B	RETAIL	~~5,160~~ 5,360 sf	--	--
	RESIDENTIAL	~~2,770~~ 0 sf	~~5,038~~ 5,556 sf	~~2,462~~ 5,556 sf
C	OFFICE	8,883 sf	8,601 sf	--
D	RETAIL	~~4,276.5~~ 4,211 sf	--	--
E	RETAIL	~~5,160~~ 5,187 sf	--	--
	RESIDENTIAL	~~2,770~~ 0 sf	~~5,038~~ 5,400 sf	~~2,462~~ 5,400 sf
F	RETAIL	7,009 sf	--	--
G	RETAIL	~~5,160~~ 5,360 sf	--	--
	RESIDENTIAL	~~2,770~~ 0 sf	~~5,038~~ 5,556 sf	~~2,462~~ 5,556 sf
H	OFFICE	~~6,884~~ 7,100 sf	--	--
	RESIDENTIAL	~~2,770~~ 0 sf	~~6,821~~ 7,170 sf	~~3,179~~ 7,170 sf
J	RETAIL	~~4,276.5~~ 4,211 sf	--	--
K	OFFICE	8,883 sf	8,601 sf	--
L	RETAIL	~~5,160~~ 5,187 sf	--	--
	RESIDENTIAL	~~2,770~~ 0 sf	~~5,038~~ 5,400 sf	~~2,462~~ 5,400 sf
M	RETAIL	7,009 sf	--	--
TOTAL OFFICE BY FLOOR		~~31,534~~ 31,966 sf	17,202 sf	--
TOTAL RETAIL BY FLOOR		~~43,211~~ 43,534 SF	--	--

Attachment A: Peak Parking Demand Comparison									
	Weekday Data								
Based on Vehicles per Dwelling Unit	Uses Percent of Peak Period								
Hour Beginning	Low/Mid Rise Apartment	Apt Parking Required	Shopping Center	Shopping Center Parking Required	Office Building Suburban	Office Parking Required	Total Parking Required by hour	Parking provided by the plan	Difference
12:00-4:00 a.m.	100%	120	2%	3	6%	12	135	460	325
5:00 a.m.	96%	115	2%	3	6%	12	130	460	330
6:00 a.m.	92%	110	2%	3	6%	12	126	460	334
7:00 a.m.	74%	89	5%	9	56%	110	207	460	253
8:00 a.m.	64%	77	18%	31	86%	169	277	460	183
9:00 a.m.	54%	65	38%	66	97%	190	321	460	139
10:00 a.m.	54%	65	59%	103	100%	196	363	460	97
11:00 a.m.	54%	65	86%	150	98%	192	407	460	53
12:00 p.m.	54%	65	100%	174	87%	171	409	460	51
1:00 p.m.	44%	53	98%	171	75%	147	370	460	90
2:00 p.m.	44%	53	91%	158	84%	165	376	460	84
3:00 p.m.	44%	53	86%	150	87%	171	373	460	87
4:00 p.m.	44%	53	81%	141	75%	147	341	460	119
5:00 p.m.	59%	71	70%	122	43%	84	277	460	183
6:00 p.m.	69%	83	76%	132	18%	35	250	460	210
7:00 p.m.	66%	79	10%	17	9%	18	114	460	346
8:00 p.m.	75%	90	91%	158	9%	18	266	460	194
9:00 p.m.	77%	92	42%	73	9%	18	183	460	277
10:00 p.m.	92%	110	10%	17	9%	18	145	460	315
11:00 p.m.	94%	113	2%	3	6%	12	128	460	332

retail 43,534 = 174 parking spaces at 100 percent
office 49,168 = 196 parking spaces at 100 percent
apt 60 units = 120 parking spaces at 100 percent
490 required

Peak Parking Demand percentages were extrapolated from the ITE Parking Generation Manual 3rd Edition: Land Uses (221) (701) (820)

School Capacity Availability Letter of Determination

Seminole County Public Schools

Educational Support Center
400 East Lake Mary Blvd. Sanford, FL 32773-7127

Project Information	
Project Name	Exchange @ Savannah Park
School District Tracking #	**2008-07**
Jurisdiction	Seminole County
Parcel ID Numbers:	30-19-30-300-0410-0000
Project Location:	International Pkwy, South of Wayside Dr.
Number of Residential units:	60
Residential Unit Type:	Multi-family
Property Owner/Developer:	Savannah Meridian Acquisition Group
Applicant Name:	Matt West/ Ivy Planning Group

Development Review Table

	CSA	Enroll-ment	Capacity	Prior Reserved Capacity	Total Available Capacity	Capacity Reserved for Project	Remaining Available Capacity
Elem	E-9	5015	6002	30	957	7	950
Middle	M-1	3739	3950	21	190	3	187
High	H-1	6377	6685	24	284	3	281

This School Capacity Availability Letter of Determination reserves capacity for the above referenced parcel and confirms that said parcel and the resulting subdivision meets the School Concurrency requirements of Section 163.3180, Florida Statutes, and the adopted 2007 Interlocal Agreement for Public School Facility Planning and School Concurrency, as amended.

The duration for which capacity is reserved shall be subject to the respective municipality's Land Development Code, but shall not exceed two years from the date of jurisdiction's development approval or the issuance of a building permit, whichever occurs first.

Michael Rigby, AICP, Facilities Planner — 3/18/2008 Date

George Kosmac, Deputy Superintendent — 3/18/08 Date

Terms and Definitions:

Capacity: the total capacity within a CSA which is in place or under construction within the first three years of the School Board's current Capital Improvement Plan will be calculated, and is counted as available capacity for the residential development under review.

Capacity Reserved for Project: is determined by applying the current SCPS student generation rate (as adopted in the current impact fee study) to the number and type of units proposed in the development request.

Concurrency Service Area (CSA): A geographic unit promulgated by the School Board and adopted by local governments within which the level of service is measured when an application for residential development is reviewed for school concurrency purposes.

Enrollment: The total FTE count as recorded on October 12, 2007, for all schools, by type within each respective CSA.

Level of Service Standard (LOS): A standard or condition established to measure utilization within a concurrency service area. Current Level of Service is determined by the sum of the FTE student count at the same type of schools within a concurrency service area, divided by the sum of the permanent FISH capacity of the same type of schools within a concurrency service area. Projected or future Level of Service is determined by the sum of the projected COFTE enrollments at the same type of schools within a concurrency service area, divided by the sum of the planned permanent FISH capacity of the same type of schools within a concurrency service area. The levels of service shall be as follows:

	2008-2012	Beginning 2013
Elementary and Middle School CSA	100%	100%
High School CSA	110%	100%

Prior Reserved Capacity: is school capacity that is assigned to all residential development which has received final approval after January 1, 2008. This total will be subtracted from the available capacity in each respective CSA to determine impacts to LOS.

Remaining Available Capacity: is the number of remaining student stations available for concurrency purposes after the reserved capacity is deducted.

Total Available Capacity: is the net of the capacity less enrollment and reserved capacity. This amount must be equal to or greater than the capacity reserved for the development to be issued a SCALD.