

ITEM #

SEMINOLE COUNTY GOVERNMENT
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION
AGENDA MEMORANDUM
(Continued from 12/10/08)

SUBJECT: Carillon PUD Major Amendment

DEPARTMENT: Planning & Development DIVISION: Planning

AUTHORIZED BY: Alison Stettner CONTACT: Tina Williamson EXT. 7375

Agenda Date <u>1/07/09</u>	Regular <input type="checkbox"/>	Work Session <input type="checkbox"/>	Briefing <input type="checkbox"/>
	Special Hearing – 6:00 <input type="checkbox"/>	Public Hearing – 7:00 <input checked="" type="checkbox"/>	

MOTION/RECOMMENDATION:

- RECOMMEND APPROVAL** of the request for a Major Amendment to the Carillon Planned Unit Development (PUD) Parcels 202 Lot 2, 401 and 201 and recommend approval of the Final Master Plan and Addendum #4 to the Carillon PUD, on 25 ± acres, located on the north side of the intersection of McCulloch Road and Lockwood Boulevard, based on staff findings (AHG Group LLC and University of Central Florida Foundation, Inc., applicant); or
- RECOMMEND DENIAL** of the request for a Major Amendment to the Carillon Planned Unit Development (PUD) Parcels 202 Lot 2, 401 and 201 and recommend denial of the Final Master Plan and Addendum #4 to the Carillon PUD, on 25 ± acres, located on the north side of the intersection of McCulloch Road and Lockwood Boulevard, (AHG Group LLC and University of Central Florida Foundation, Inc., applicant); or
- CONTINUE** the item to a time and date certain.

District 1 – Dallari

Tina Williamson, Asst. Planning Manager

BACKGROUND:

The applicants, AHG Group LLC and University of Central Florida Foundation, Inc., are requesting a Major Amendment to the Carillon Planned Unit Development (PUD), to allow for a mixed use development with rooming apartments, community center and commercial uses on Parcels 202 Lot 2, 401 and 201.

Reviewed by:
Co Atty: <u>KFT</u>
DFS: _____
OTHER: _____
DCM: _____
CM: _____
File No. <u>Z2007-24</u>

The first Carillon PUD rezone, Preliminary Master Plan and associated PD (Planned Development) Future Land Use, was approved in 1987 and included multi-family, commercial and industrial uses on 138 acres. Under the Seminole County Comprehensive Plan Standards for Plan Amendment Review, amendments to existing Planned Development Future Land Uses are required if:

A. A Plan amendment is required if the proposal shows uses or land areas not previously approved. The only exception to this criterion is public and quasi-public uses (e.g., libraries, schools, recreation, roads) which provide an areawide benefit to the community.

B. A Plan amendment is required if the proposal shows a change in intensity or density of a previously approved use which results in an increase 10 percent (%) or more in the number of average daily trips (ADTs) as defined by Institute of Transportation Engineers trip generation standards.

Staff reviewed the proposed PUD Major Amendment to determine if a land use amendment from PD to PD was also required, and determined that it was not, based upon the following findings:

1. The proposed amendment is for multi-family and commercial uses and the original PD land use amendment in 1987 granted entitlements for multi-family and commercial uses.
2. The original entitlements granted with the PD land use in 1987 generated 13,529 ADTs and the proposed amendment will generate 8,202 ADTs, which along with the existing gas station on Parcel 202 (1,834 ADTs), represents a net reduction of 3,493 ADTs.

The Carillon PUD Final Master Plan and Developer's Commitment Agreement was approved in 1988 and included not only the original 138 acres with PD Future Land Use, but an additional 329.15 acres with High Density, Medium Density and Low Density Future Land Use designations. The Developer's Commitment Agreement has been amended three times since the original approval.

The original approval in the PUD Developer's Commitment Agreement was for a total of 467.15 ± acres and included single-family, multi-family, commercial, light industrial and public benefit uses. In 1992, the PUD zoning was amended to remove the multi-family and light industrial entitlements, however the PD land use was not amended. In 1999, the PUD zoning was amended to allow Parcels 201 and 202 to have all the permitted uses of the C-1 (Retail Commercial) zoning district and Parcel 202 was also permitted to have gas pumps and car washes in association with a convenience store. In 2003, Parcels 401 and 201 of the PUD were amended to allow for a commercial subdivision consisting of office, retail, daycare and restaurant uses.

At this time, the applicant is proposing to amend the PUD requirements for Parcels 202 Lot 2, 401 and 201 to allow for a mix of multi-family rooming apartments, commercial and community center uses. The uses being requested are ancillary parking garages, rooming apartments, and above store flats, along with all those uses permitted in the C-1 (Retail Commercial)

zoning district, except for daycares and kindergartens, veterinary offices, pet stores and theaters. All special exception uses will remain special exceptions, requiring approval under a separate application. Outdoor amplification of sound shall be prohibited and any alcohol sales will be limited to bona fide restaurants and shall comply with Section 30.1353 of the Seminole County Land Development Code (SCLDC). The intent of the Community Center is to facilitate gatherings of University of Central Florida students for the purpose of community and occasional dining and religious services. Use of the facilities for regularly scheduled University of Central Florida classes is prohibited. One thousand (1,000) square feet of the Community Center will be available for rent to other University affiliated organizations that serve students at the University of Central Florida.

The breakdown of the proposed uses is as follows:

	Parcel 202 (Lot 2)	Parcel 401	Parcel 201	Total
Student Housing	112 units/428 beds	28 units/108 beds	16 units/64 beds	156 units/600 beds
Community Center and Associated Office	45,652 sq. ft.	N/A	N/A	45,652 sq. ft.
Retail	N/A	26,337 sq. ft.	27,640 sq. ft.	53,977 sq. ft.

STAFF RECOMMENDATION:

Staff recommends approval of the request for a Major Amendment to the Carillon Planned Unit Development (PUD) Parcels 202 Lot 2, 401 and 201 and recommends approval of the Revised Final Master Plan and Addendum #4 to the Carillon PUD, on 25 ± acres, located on the north side of the intersection of McCulloch Road and Lockwood Boulevard, based on staff findings (AHG Group LLC and University of Central Florida Foundation, Inc., applicant).

Attachments:

- Staff Analysis
- Location Map
- Future Land Use & Zoning Map
- Aerial Map
- Final Master Plan
- Addendum #4 to the Developer’s Commitment Agreement (Includes Parking Study)
- Active/Passive Buffer Waiver Request Letter
- Denial Development Order (applicable only if denied)
- Letters of Support and Opposition

Carillon PUD Major Amendment	
APPLICANT	AHG Group LLC and University of Central Florida Foundation, Inc
PROPERTY OWNER	AHG Group LLC and University of Central Florida Foundation, Inc
REQUEST	Amend the Carillon PUD to allow for a mixed use project.
PROPERTY SIZE	25 ± acres
HEARING DATE (S)	P&Z: December 10, 2008 BCC: January 27, 2009
PARCEL ID	35-21-31-512-0000-0020 and 35-21-31-300-007A-0000
LOCATION	On the north side of the intersection of McCulloch Road and Lockwood Boulevard.
FUTURE LAND USE	Planned Development (PD)
ZONING	Planned Unit Development (PUD)
FILE NUMBER	Z2007-24
COMMISSION DISTRICT	#1 – Dallari

ANALYSIS OVERVIEW:

PARKING AND ACCESS MANAGEMENT

Per Section 30.1221 of the Seminole County Land Development Code, the parking requirement for rooming apartments is 1.25 parking spaces per bedroom. The applicant performed a Parking Demand Analysis per Section 30.451(f)(2) SCLDC, which is attached as an exhibit to this report, demonstrating that the actual parking demand for the type of student housing proposed is 0.76 parking spaces per bed. The Parking Demand Analysis included both a field survey of six student housing facilities (four on-campus and two off-campus) between April 8, 2008 and April 10, 2008, which coincided with end of term exams for the Spring semester and a review of the parking citations issued at those facilities during the study period. The field survey consisted of actual parking counts taken between 6 and 9 a.m. and again between 6 and 9 p.m. Based upon the results of the parking study, the applicant is proposing to provide 1.03 parking spaces per bedroom instead of the 1.25 required by the Code.

The following is a breakdown of the parking spaces required and proposed for the student housing:

Parcel	Number of Bedrooms	Required Parking Spaces (1.25 per bedroom)	Proposed Parking Spaces (1.03 per bedroom)	Difference
Parcels 201/401	172	215	178	37
Parcel 202	428	535	441	94
Totals	600	750	619	131

Staff has reviewed the Parking Demand Analysis and determined that the results of the study are a valid representation of the demand for parking at the NorthView project, if safeguards are put in place to minimize excess parking demand and ensure proper parking enforcement. Staff is recommending approval of the reduction in the required parking, subject to the conditions of approval in the attached Addendum #4 to the Developer's Commitment Agreement relating to limitations on permitted uses, parking controls (including signage and enforcement) and the parking monitoring plan.

In addition to the parking being provided for the student housing component, 249 spaces are being provided for the retail component. The Community Center component is required to have 3.83 spaces per 1,000 square feet, per the Institute of Traffic Engineers parking generation rate for a Recreational Community Center, which is a total of 175 spaces. The developer is proposing to provide 230 spaces for the Community Center component.

Overall, the proposed Final Master Plan shows a total of 1,098 parking spaces. Under the requirements of the Land Development Code, a total of 1,174 parking spaces would be required, which is a difference of 76 parking spaces from what is being proposed.

This reduction in parking spaces, in conjunction with the proposed pedestrian, bicycle and shuttle bus facilities depicted on the Final Master Plan, is consistent with Seminole County Comprehensive Plan policies TRA 2.2.6 Promote Shared and Reduced Parking and TRA 2.2.7 Require Multi-Modal Facilities in Site Planning and Design.

ACTIVE/PASSIVE BUFFERS

Per Section 30.1232 of the Seminole County Land Development Code, Active/Passive buffer setback design standards are applicable along the north property lines of Parcels 401 and 202, adjacent to the single-family residential tracts within the PUD. The applicant is requesting the following waivers to the design standards:

Parcel	Buffer Type	Required per LDC		Provided	
		Setback	Buffer	Setback	Buffer
401	Active	100'	50' with a 6' berm/hedge or wall and 8 canopy trees per 100'	195'	50', waiver requested to allow the wet retention pond to encroach more than 50%
202	Passive	100'	15' with a 6' berm/hedge or wall and 4 canopy trees per 100'	32'	15'

The proposed buffer standards are as follows:

Buffer requirement for the north property line of Parcel 202 -

A 15' landscape buffer containing at a minimum a 3' earthen berm, a hedge that will reach 6' in height and 100% opacity within one year and four canopy trees for every 100 linear feet of buffer.

Buffer requirement for the north property line of Parcel 201/401 -

A 50' landscape buffer containing at a minimum a 6' brick or masonry wall and eight canopy trees for every 100 linear feet of buffer. The buffer area adjacent to the pond will meet all the landscaping requirements and will be planted with wetland facultative species.

Staff has reviewed the applicant's waiver request, which is included as an attachment to this report. Staff recommends approval of the wet retention pond encroachment into the Active buffer on Parcel 401, subject to the condition that all of the planting requirements of the Land Development Code be met. Staff recommends approval of the waiver request to the Passive setback along the north side of Parcel 202 from 100' to 32', due to the fact that Parcel 202 is separated from the nearest residential parcel by an existing retention area and the distance to the nearest residential parcel is approximately 250'.

COMPATIBILITY WITH SURROUNDING PROPERTIES

Parcels 201 and 401 are currently vacant and Parcel 202 is the site of an abandoned grocery store. The proposed Major Amendment is for a mixed use development with multi-family, commercial and community center components. All of the parcels currently allow the commercial uses permitted in the C-1 (Retail Commercial) zoning district. Per Section 30.741 SCLDC, C-1 zoning allows up to 10% of the total number of developable acres to be developed as condominiums, apartments, townhomes, and above-store "flat" housing. As part of the proposed PUD amendment, the applicant is requesting entitlements for multi-family housing, in the form of rooming apartments, in excess of the 10% allowed under the current zoning.

Staff has reviewed the requested Major Amendment for compliance with the requirements of the Seminole County Land Development Code and Comprehensive Plan and has the following findings:

1. The Seminole County Comprehensive Plan Future Land Use and Transportation Elements contain policies relating to promoting mixed use developments in the urban area as a means of discouraging urban sprawl, maintaining short travel distances between commercial and residential areas, enabling creation of a range of housing opportunities, and providing transitional uses between low density residential and non-residential areas.
2. The subject property is in a transitional area between the higher intensity University of Central Florida campus south of McCulloch Road and the lower intensity single-family neighborhoods of the Carillon PUD to the north.

3. The Seminole County Comprehensive Plan Policy FLU 2.10 states that compatibility in a Planned Development may be achieved by application of performance standards such as, but not limited to, lot size, setbacks, buffering, landscaping, hours of operation, lighting and building heights.
4. The proposed development program provides appropriate transitional uses, densities and intensities between the higher intensity University of Central Florida campus south of McCulloch Road and the lower intensity single-family neighborhoods of the Carillon PUD to the north.
5. The proposed Final Master Plan provides sufficient buffering adjacent to the residential neighborhoods to the north through the distance between uses and the landscaping plan.
6. The proposed Final Master Plan provides sufficient design sensitivity adjacent to the residential neighborhoods to the north through lighting restrictions, building orientation and step-down of building heights facing adjacent residential.
7. The proposed Addendum #4 to the Developer's Commitment Agreement contains adequate conditions of approval to mitigate the potential traffic and parking impacts of the development, including enforcement and monitoring plans.
8. The proposed UCF Shuttle and Pedestrian Access Plan (Sheet A-9 of the Final Master Plan) complies with Policy FLU 2.11 On-Site Mobility and Policy TRA 2.2.7 Multi-Modal Facilities, by providing pedestrian connections, bicycle parking, and shuttle bus access between the University and the development approximately every fifteen minutes, Monday through Friday.

SITE ANALYSIS:

ENVIRONMENTAL IMPACTS

Floodplain Impacts:

Based on FIRM maps with an effective date of 2007, there appears to be no floodplains on the subject property.

Wetland Impacts:

There are wetlands on the east side of Parcel 202 that are included in a Conservation Easement dedicated to the St. Johns River Water Management District that will not be impacted by the proposed Major Amendment. Preliminary aerial photo and County wetland map analysis does not indicate any other wetlands on the subject property.

Endangered and Threatened Wildlife:

Based on a preliminary analysis, there are not endangered and threatened wildlife on the subject property. A listed species survey will be required prior to final engineering approval.

PUBLIC FACILITY IMPACTS

Rule 9J-5.0055(3), Florida Administrative Code, requires that adequate public facilities and services be available concurrent with the impacts of development.

Utilities:

The site is located in the Seminole County utility service area, and will be required to connect to public utilities. There is a 12-inch water main on the east side of Lockwood Boulevard and an existing gravity wastewater system with manholes on both parts of the proposed project. There is also a 12-inch reclaimed water main on the south side of E. McCulloch Road with an 8-inch stub-out near proposed "Building C".

Transportation / Traffic:

Seminole County Traffic Engineering is requesting, and the applicant has agreed to provide, intersection improvements as depicted in the attached Final Master Plan Sheet A-11, and the following transportation improvements, which are contained in the attached Addendum #4 to the Developer's Commitment Agreement, to mitigate the impacts of the proposed development:

- If there will be a drive-thru on Parcel C-2, then the access point at the southwest corner of the Project will be a right-out only. If there is no drive-thru, the access point will be a right-in/right-out, which is so noted on the Final Master Plan.
- The access into Building A on the west side of the Project will be an emergency entrance and exit only.
- The access approximately 137.8 feet north of the Chevron gas station entry shall be a right-out only.
- A raised cement barrier traffic control device, known as a "pork chop" shall be installed at the south entry on the east side to the Project (from McCulloch Road to the parking garages), as depicted on the Final Master Plan.
- A grade level pedestrian crossing with a pedestrian activated signal interconnected with the traffic light at McCulloch Road and Lockwood Road has been proposed to connect both sides of the development along Lockwood Road. The pedestrian signal can be allowed only with approval of the Seminole County Traffic Engineering Department. A pedestrian crossing without signalization shall not be allowed.
- Developers shall make the improvements to the intersection of Lockwood Road and McCulloch Road as depicted on Sheet A-11 of the PUD Revised Final Master Plan.

Drainage

The proposed project is located within the Little Econlockhatchee River Drainage Basin, and does not have limited downstream capacity. Peak discharge rates for surface water management systems shall not exceed the pre-development peak discharge rate for the mean annual storm event (twenty-four (24) hour duration, two and three tenths (2.3) year return period, four and four tenths (4.4) inches of rainfall) and the twenty-five (25) year storm event (twenty-four (24) hour duration, eight and six tenths (8.6) inches of rainfall). (SCLDC Chapter 30, Part 57).

School Impacts:

The proposed project will not have any impacts on the Seminole County school system; therefore no school impact analysis was required.

Parks, Recreation and Open Space:

The development is required to have 25% open space per Section 30.1344 of the Seminole County Land Development Code.

Setbacks/General Landscaping

The following setbacks, contained in the attached Developer's Commitment Agreement, shall apply, except in those areas discussed in the previous Active/Passive Buffer section:

Parcel 201, Parcel 401 and Parcel 202, Lot 2 shall comply with the following minimum building setbacks from the PUD boundary:

Front:	25 feet
Rear:	10 feet
Side:	10 feet

The following landscaping standards, contained in the attached Developer's Commitment Agreement, shall apply, except in those areas discussed in the previous Active/Passive Buffer section:

Buffers adjacent to Right-of Ways – Minimum 5' in width with overall average of 10'. Four canopy trees shall be planted every 100'. A screen of landscaping shall be planted in order that a height of 3' shall be attained within one year.

Non-Residential Landscape Buffer - All parking areas and drive aisles adjacent to non-residential property shall have a buffer yard of at least 5' in width. The area shall be planted so that a height of at least 3' shall be attained within one year. A minimum of one tree shall be planted every 25'.

APPLICABLE POLICIES:

FISCAL IMPACT ANALYSIS

This project does not warrant running the County Fiscal Impact Analysis Model.

SPECIAL DISTRICTS

The subject property is not located within any special district or overlay.

COMPREHENSIVE PLAN

The County's Comprehensive Plan is designed to preserve and enhance the public health, safety and welfare through the management of growth, provision of adequate public services and the protection of natural resources.

The proposed project is consistent with the following list of policies (there may be other provisions of the Comprehensive Plan that apply that are not included in this list). These policies are proposed to be adopted at the December 9, 2008 Board of County Commissioners Meeting:

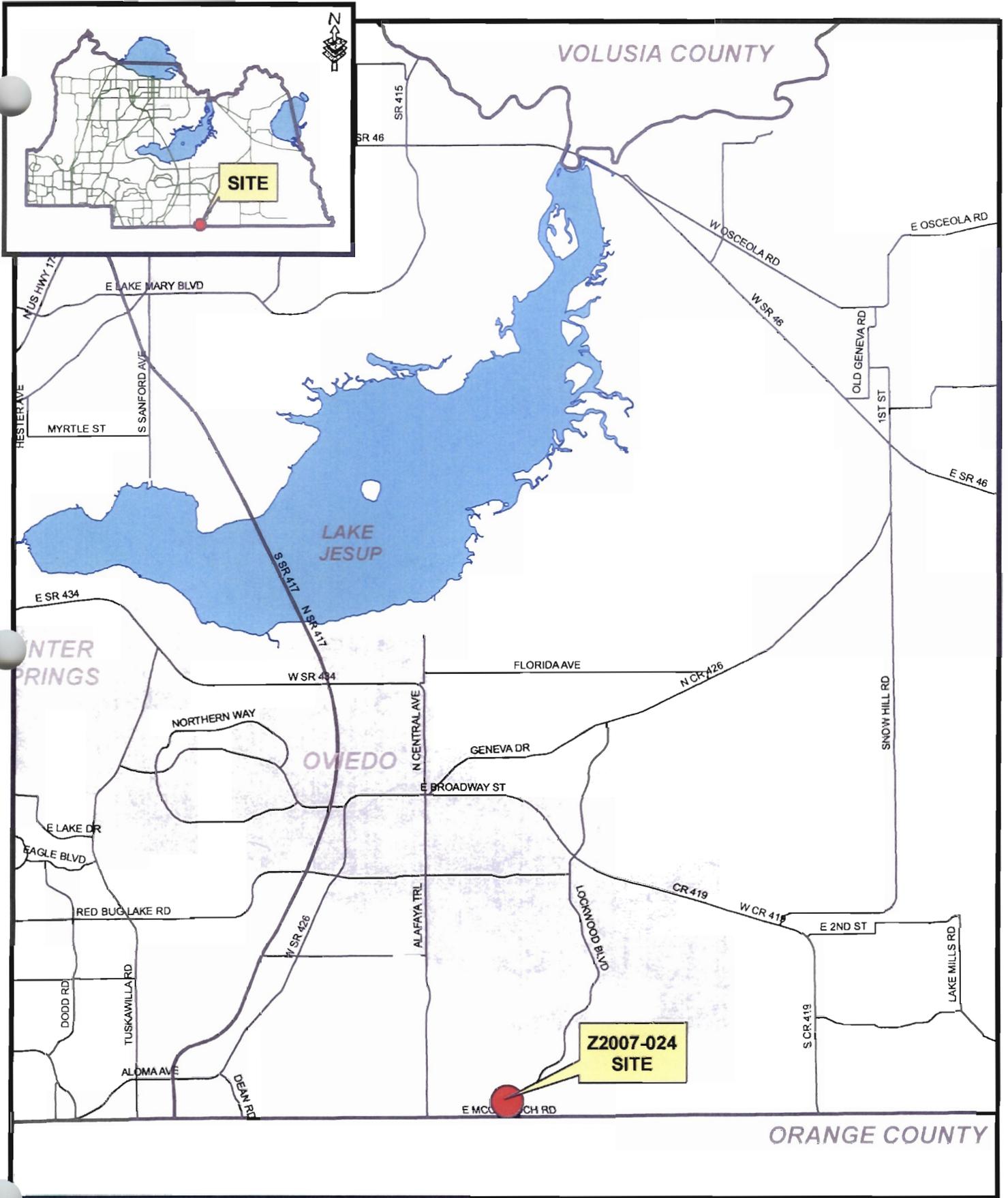
- Policy FLU 1.10: Econlockhatchee River Basin Protection
- Policy FLU 2.2: Regulation of Active Uses
- Policy FLU 2.10: Determination of Compatibility in the PD Zoning Classification
- Policy FLU 2.11: On-Site Mobility
- Policy FLU 17.4: Relationship of Land Use to Zoning Classifications
- Policy FLU 17.5: Evaluation Criteria of Property Rights Assertions
- Policy TRA 2.2.2 Promote Mixed Used Centers
- Policy TRA 2.2.6 Promote Shared and Reduced Parking
- Policy TRA 2.2.7 Require Multi-Modal Facilities in Site Planning and Design

INTERGOVERNMENTAL NOTIFICATION:

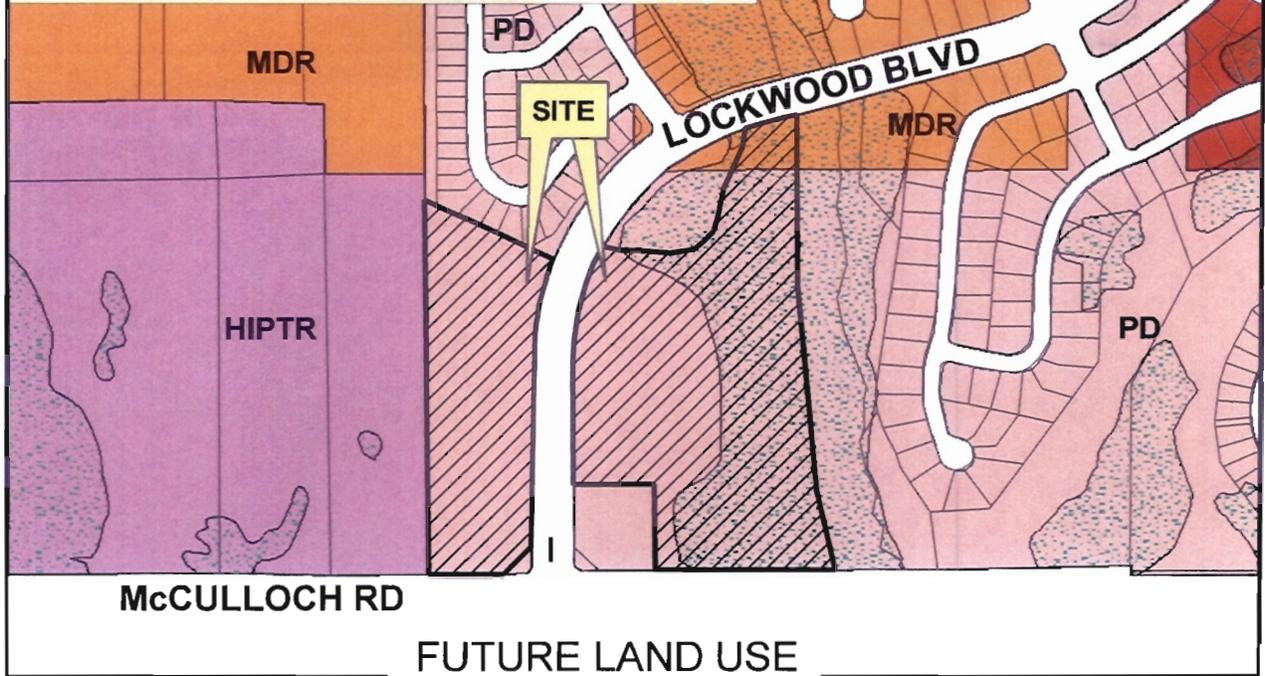
Orange County has received notification of this project.

LETTERS OF SUPPORT OR OPPOSITION:

Letters of opposition and support have been received and are attached to this report.



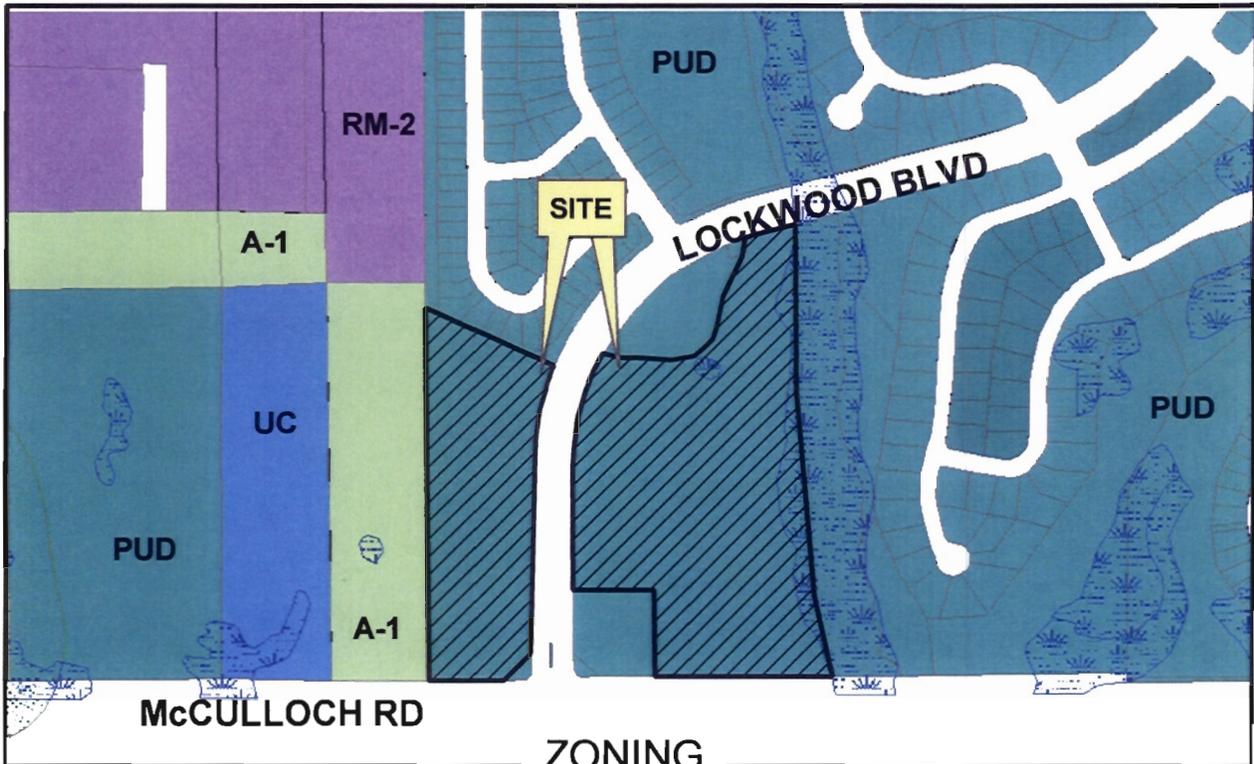
The presence of any wetlands and or flood-prone areas is determined on a site by site basis. Boundary adjustments may be made based upon more definitive on-site information obtained/during the development review process. Wetland information, based on SJRWMD's update of National Wetland Inventory Maps, and 100 yr floodprone area information, based on Flood Insurance Rate Maps provided by FEMA.



MDR PD HIPTR Site Municipality CONS

Applicant: University of Central Florida Foundation Inc.
 Physical STR: 35-21-31-300-007A-0000 & 512-0000-0020
 Gross Acres: 26.34 +/- BCC District: 1
 Existing Use: Vacant
 Special Notes: None

	Amend/ Rezone#	From	To
FLU	--	--	--
Zoning	Z2007-024	PUD	PUD



A-1 RM-2 PUD UC FP-1 W-1



Rezone No: Z2007-024
From: PUD To: PUD

-  Parcel
-  Subject Property



Winter 2006 Color Aerials

NORTHVIEW

REVISED FINAL MASTER PLAN

PARCELS 201/401 AND PARCEL 202, LOT 2, OF THE CARILLON P.U.D.

SHEET INDEX:

- A0. COVER SHEET
- A1. ARCHITECTURAL CONCEPTUAL SITE PLAN
- A2. MASTER LANDSCAPE PLAN
- A3. TOPOGRAPHIC SURVEY FOR PARCEL 202, LOT 2
- A4. BOUNDARY SURVEY FOR PARCEL 202, LOT 2
- A5. BOUNDARY AND TOPOGRAPHIC SURVEY FOR PARCELS 201 AND 401
- A6. COMPOSITE UTILITY PLAN
- A7. AERIAL PHOTOGRAPH
- A8. EMERGENCY AND SERVICE ACCESS DIAGRAMS
- A9. SHUTTLE BUS AND PEDESTRIAN ACCESS DIAGRAMS
- A10. ACCESSIBILITY ROUTES
- A11. INTERSECTION IMPROVEMENTS
- A12. LINE OF SIGHT DRAWING FROM ADJACENT PROPERTY
- A13. AUTOTURN PLAN
- A14. AUTOTURN PLAN

JOB NUMBER: 106150.00
 DRAWN BY: JMH
 CHECKED BY: JMS

Niles Bolton Associates, Inc.

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 nba@nilesbolton.com

REVISIONS
 DATE DESCRIPTION

07-23-08	DEVELOPMENT PLAN
08-15-08	RESUBMITTAL
11-03-08	DEVELOPMENT PLAN
	RESUBMITTAL

This drawing is the intellectual property of Niles Bolton Associates, Inc. and shall not be reproduced, stored in a retrieval system, or used in any form without the permission of the publisher.

NORTHVIEW
 REVISED FINAL MASTER PLAN
 PARCEL 201/401 AND 202, LOT 2,
 OF THE CARILLON PUD

MIXED USE DEVELOPMENT
 LOCKWOOD BOULEVARD AT McCULLOCH ROAD
 SEMINOLE COUNTY, FLORIDA

COVER SHEET

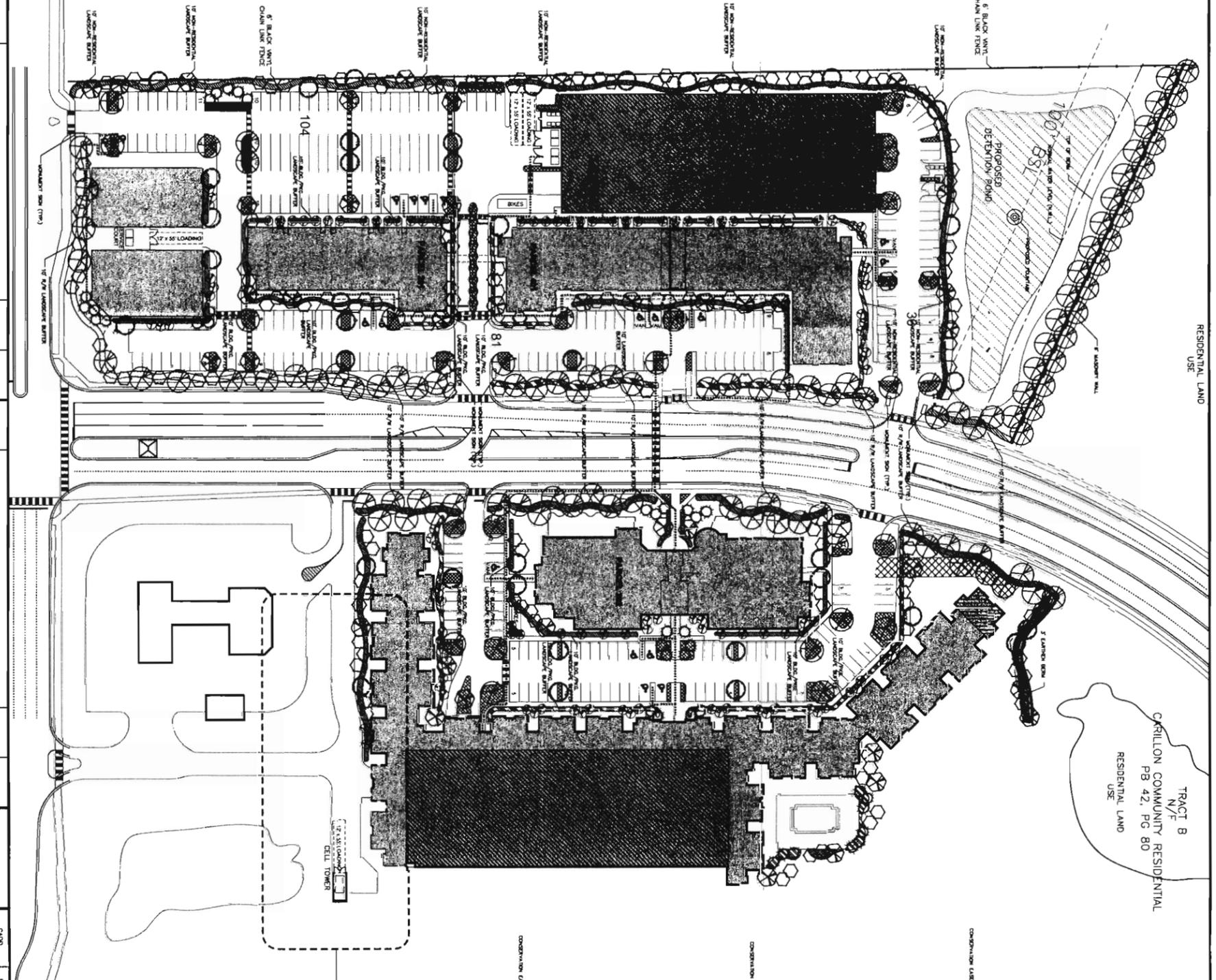
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DATE: 07-23-08

Property/Mapsheet ID Number: 35-21-31-512-0000-0020
 Approved by: contact@nba.com

This approval is subject to specific performance of the Seminole County Land Development Code and any special requirements of the Board of County Commissioners. The applicant shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies. This approval is valid for a period of one year from the date below.

Seminole County Development Review Department



RESIDENTIAL LAND USE

TRACT B
N/F
CARILLON COMMUNITY RESIDENTIAL
PB 42, PG 80
RESIDENTIAL LAND USE

LANDSCAPE PLAN DATA:

R/W BUFFER - MIN. 5' IN WIDTH WITH OVERALL AVERAGE OF 10'. 4 CANOPY TREES SHALL BE PLANTED EVERY 100'. A SCREEN OF LANDSCAPING SHALL BE PLANTED IN ORDER THAT A HEIGHT OF 3' SHALL BE ATTAINED WITHIN ONE YEAR. TREE SPACING WITHIN LINE OF SITE WILL BE SPACED AT MINIMUM 33' O.C. MINIMUM TREE COUNT OF 4 CANOPY TREES PER 100' WILL BE MAINTAINED.

NON-RESIDENTIAL LANDSCAPE BUFFER - ALL PARKING AREAS ADJACENT TO NON-RESIDENTIAL PROPERTY SHALL HAVE A BUFFER/VEGETATION OF AT LEAST 5' IN WIDTH. THE AREA SHALL BE PLANTED SO THAT A HEIGHT OF AT LEAST 3' SHALL BE ATTAINED WITHIN 1 YEAR. 1 TREE SHALL BE PLANTED EVERY 25'.

PARKING AND BUILDING BUFFER - A LANDSCAPE BUFFER OF AT LEAST 10' SHALL BE LOCATED BETWEEN THE BUILDING AND PARKING LOT.

BUFFER REQUIREMENTS -

PARCELS 201 - PASSIVE BUFFER (NORTH P/L)
- SETBACK FOR BUILDINGS TWO STORES AND OVER
PROVIDED = 100'
REQUIRED = 32' (VARIANCE)

LANDSCAPE BUFFER
REQUIRED = 15'
PROVIDED = 15'

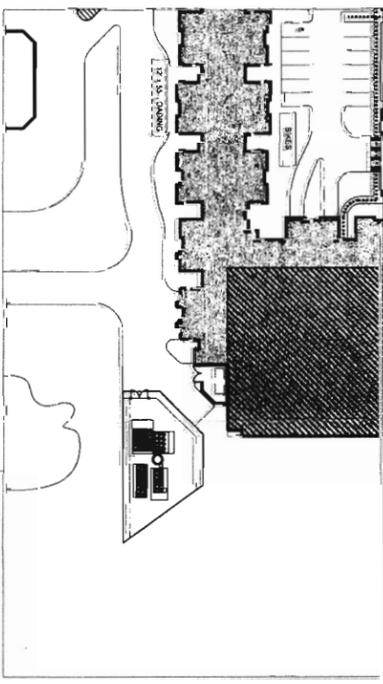
BUFFER COMPONENTS = 15'
3' EARTHEN BERM
6' HEDGE (WILL REACH 6' HEIGHT AND 100% OPACITY IN A YEAR)
4 CANOPY TREES EVERY 100 LF

PARCEL 201/401 - ACTIVE BUFFER (NORTH P/L)
- SETBACK FOR BUILDINGS TWO STORES AND OVER
REQUIRED = 100'
PROVIDED = 196'

LANDSCAPE BUFFER (MEASURED TO N.W.L.)
REQUIRED = 50'
PROVIDED = 50'

BUFFER COMPONENTS = 50'
6' MASONRY WALL
8 CANOPY TREES EVERY 100 LF

DETECTION POND CRITERIA -
FOR PARCELS 201/401, A WET DETENTION POND IS ASSUMED. IN ACCORDANCE WITH THE SEMINOLE COUNTY LAND DEVELOPMENT CODE CRITERIA FOR ACTIVE/PASSIVE BUFFER THE STAGE ELEVATION FOR 25 YEAR STORM WILL NOT OCCUR WITHIN THE BUFFER LIMITS.



TREES	SYMBOL	QUANTITY	Common Name	Scientific Name	Planting Size
⊗	65	1	Common Name	Scientific Name	3' cal. 12' min. ht.
⊗	66	1	Common Name	Scientific Name	3' cal. 12' min. ht.
⊗	67	1	Common Name	Scientific Name	3' cal. 12' min. ht.
⊗	68	1	Common Name	Scientific Name	3' cal. 12' min. ht.
⊗	69	1	Common Name	Scientific Name	3' cal. 12' min. ht.
⊗	70	1	Common Name	Scientific Name	3' cal. 12' min. ht.
⊗	71	1	Common Name	Scientific Name	3' cal. 12' min. ht.

PLANTS	SYMBOL	QUANTITY	Common Name	Scientific Name	Planting Size
⊗	72	1	Common Name	Scientific Name	10-18 ft.
⊗	73	1	Common Name	Scientific Name	10-18 ft.
⊗	74	1	Common Name	Scientific Name	10-18 ft.

GRASS	SYMBOL	QUANTITY	Common Name	Scientific Name	Planting Size
⊗	75	1	Common Name	Scientific Name	1 gal., 25 O.C.
⊗	76	1	Common Name	Scientific Name	1 gal., 25 O.C.

NOTES:
1. NON-INDUSTRIAL OUTDOOR LIGHTING WILL BE LIMITED TO 16' CUT-OFF FIXTURE.
2. LANDSCAPING WILL NOT INTERFERE WITH THE USE OF FIRE HOSES.



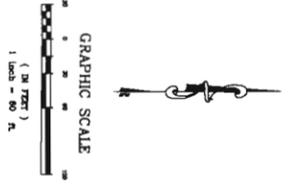
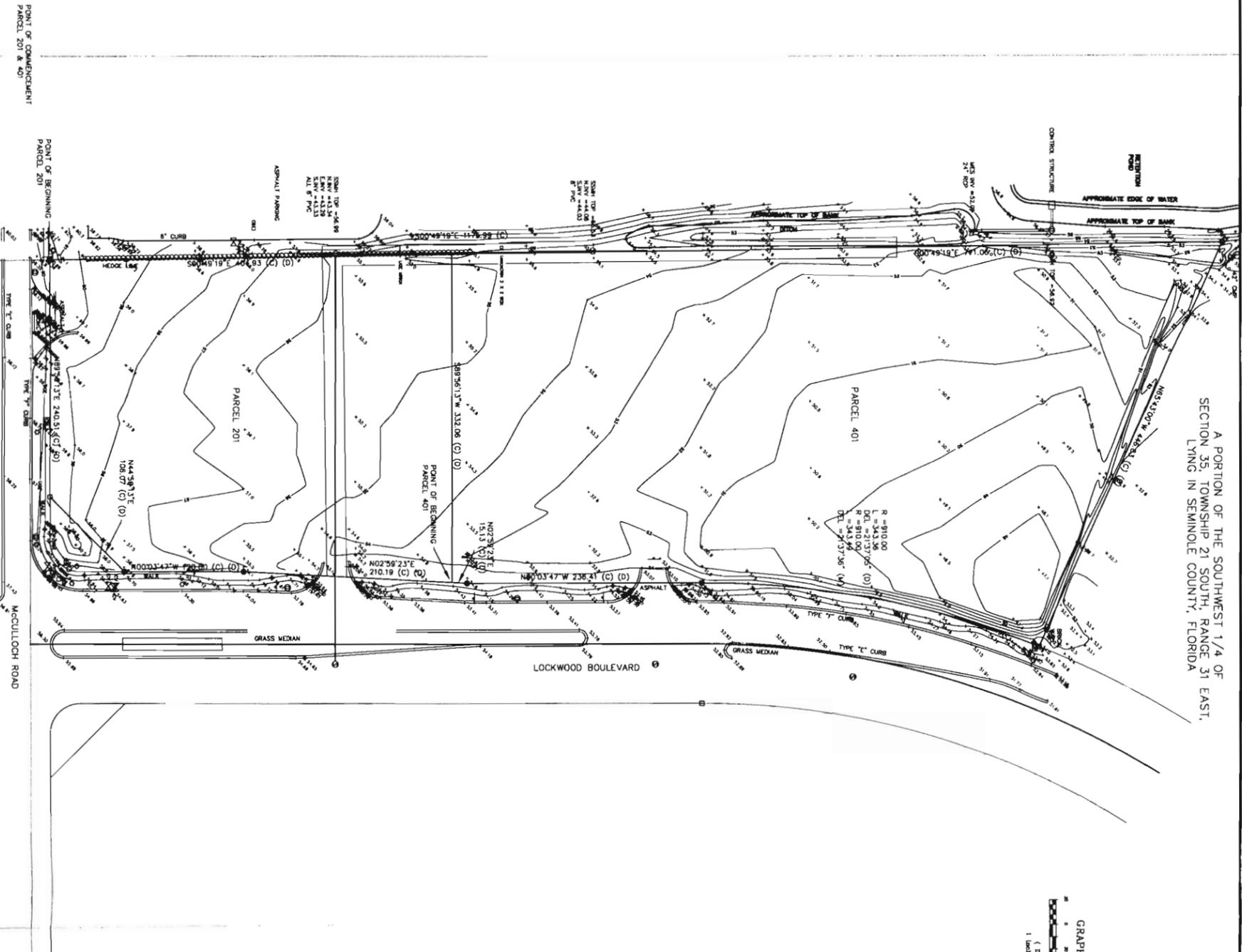
DATE	11/20/08	DEVELOPMENT PLAN RESUBMITTAL	BSW	RAC	DATE	7/22/08	DESIGNED BY	BSW	DATE	7/08
DATE	7/22/08	DEVELOPMENT PLAN RESUBMITTAL	BSW	RAC	DATE	7/08	CHECKED BY	RAC	DATE	7/08
DATE		REVISIONS			DATE		APPROVED BY	RAC	DATE	7/08

WARNING: IF THIS BAR DOES NOT APPEAR IN THIS COPY OF THIS DOCUMENT IS NOT TO SCALE

DRMP ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
941 Lake Baldwin Lane - Orlando, Florida 32814
Certificate of Authorization No. 2648

PROJECT NO. 07-0441.000
DATE JULY, 2008
SCALE 1" = 60'
SHEET A2

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 31 EAST, LYING IN SEMINOLE COUNTY, FLORIDA



DATE	REVISIONS	CHECKED BY	DESIGNED BY	DATE
11/3/08	DEVELOPMENT PLAN RESUBMITTAL	DMM	DMM	

DATE	REVISIONS	CHECKED BY	DESIGNED BY	DATE

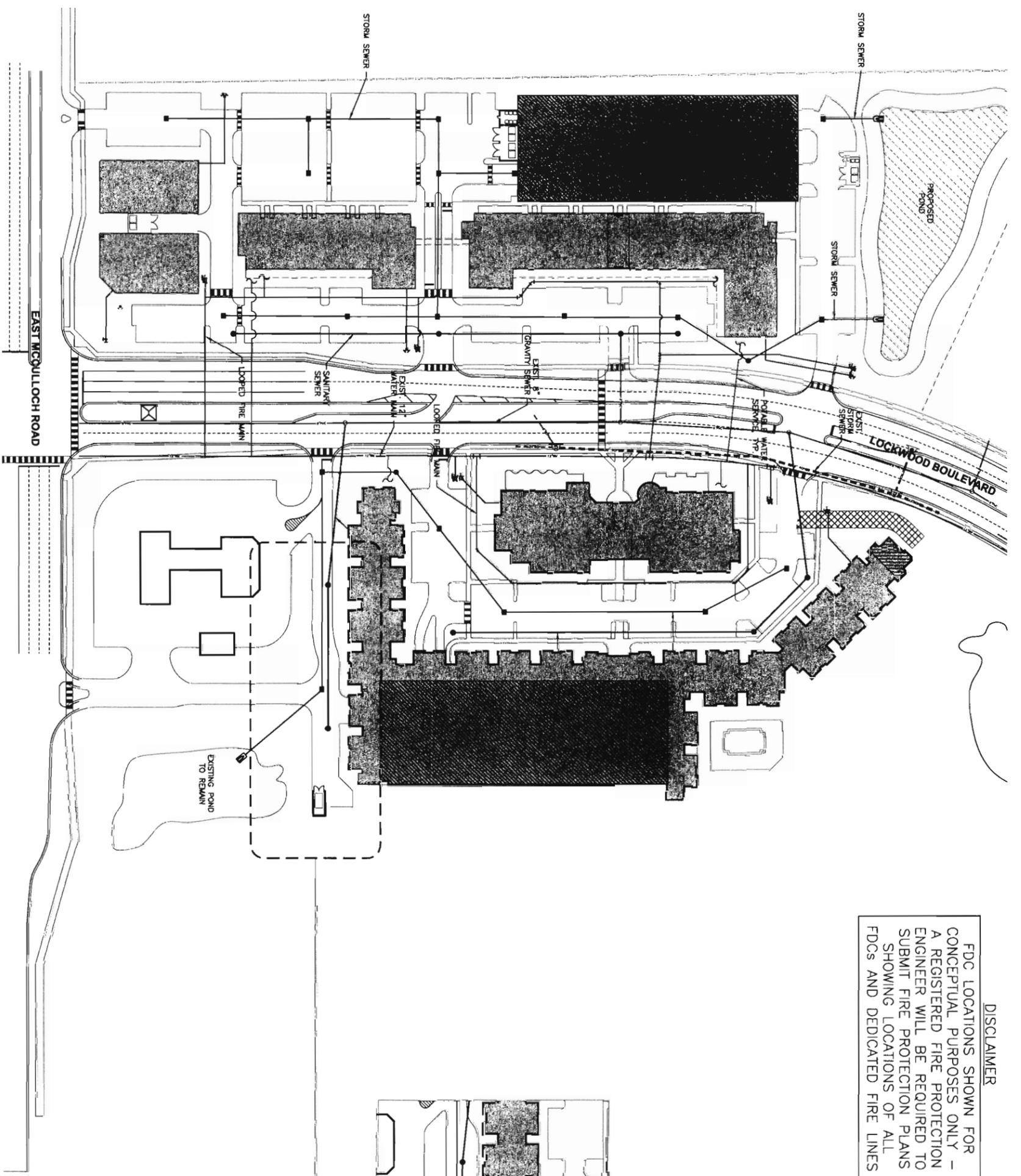
Dyer, Riddle, Mills & Precourt, Inc.

DRMP
 ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
 941 Lake Baldwin Lane - Orlando, Florida 32814
 Certificate of Authorization No. 2648

NORTHVIEW
 BOUNDARY AND TOPOGRAPHIC SURVEY
 PARCELS 201 AND 401

PROJECT NO.	07-0441.000
DATE	AUGUST, 2007
SCALE	1" = 60'
SHEET	A5

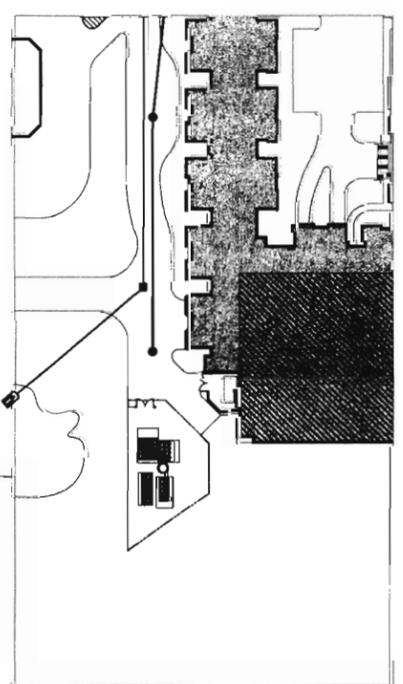
PROPERTY APPROVED BY NUMBER 28-21-21-03-000-000
 SEMINOLE COUNTY
 APPROVED FOR CONSTRUCTION
 THE APPROVAL IS SUBJECT TO STRICT COMPLIANCE TO THE SEMINOLE COUNTY COUNTY COMPREHENSIVE ZONING ORDINANCE AND THE APPLICABILITY OF THE DEVELOPER TO THE APPLICABLE ZONING DISTRICT. THE APPLICANT'S OBLIGATION TO THE COUNTY IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE COUNTY AND TO MAINTAIN THE APPLICABLE ZONING DISTRICT. THE APPLICANT'S OBLIGATION TO THE COUNTY IS TO MAINTAIN THE APPLICABLE ZONING DISTRICT. THE APPLICANT'S OBLIGATION TO THE COUNTY IS TO MAINTAIN THE APPLICABLE ZONING DISTRICT.



DISCLAIMER
 FDC LOCATIONS SHOWN FOR CONCEPTUAL PURPOSES ONLY - A REGISTERED FIRE PROTECTION ENGINEER WILL BE REQUIRED TO SUBMIT FIRE PROTECTION PLANS SHOWING FIRE PROTECTION OF ALL FDCS AND DEDICATED FIRE LINES

UTILITY NOTES

- WATER:**
 WATER SERVICE SHALL BE PROVIDED BY SEMINOLE COUNTY. DESIGN OF LINES AND FIRE HYDRANTS SHALL CONFORM TO ALL SEMINOLE COUNTY AND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION STANDARDS.
- SANITARY SEWER:**
 CENTRAL SANITARY SEWER SHALL BE PROVIDED BY SEMINOLE COUNTY. DESIGNS OF LINES AND PUMPSTATIONS (IF APPLICABLE) WILL CONFORM TO ALL SEMINOLE COUNTY AND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION STANDARDS.
- STORM DRAINAGE:**
 STORM WATER DRAINAGE TREATMENT AND STORAGE FOR PRE-POST CONDITIONS ARE TO BE PROVIDED ON-SITE ACCORDING TO SEMINOLE COUNTY AND SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT'S (SJRWMD) ERP REGULATIONS.
- FIRE PROTECTION:**
 NEEDED FIRE FLOW: 3000-4000 GPM
 FIRE PROTECTION SHALL BE PROVIDED BY SEMINOLE COUNTY. FIRE HYDRANT SHALL BE LOCATED ACCORDING TO SEMINOLE COUNTY REGULATIONS. NEEDED FIRE FLOW IS BASED ON CONCEPTUAL PLAN FOR PARKING GARAGE AND IS APPROXIMATE.
 FIRE HYDRANTS AND FDCS:
 FIRE LINE STRIPING FOR HYDRANTS AND FDCS WILL BE PER SEMINOLE COUNTY STANDARDS. LOCATION OF FIRE HYDRANTS AND FDCS WILL BE PLACED SO AS TO NOT AFFECT PARKING.



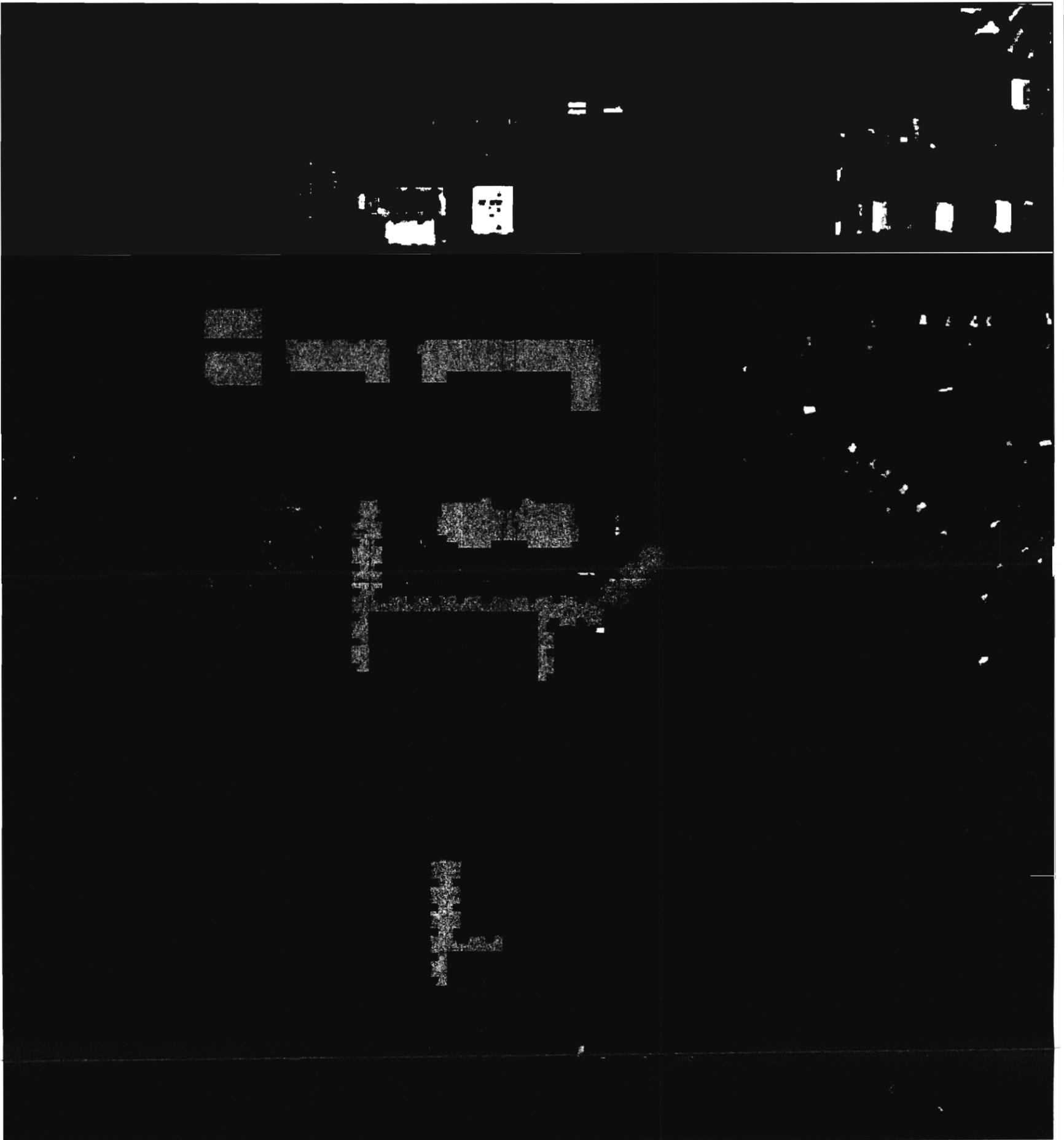
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7/23/2008	DEVELOPMENT PLAN RESUBMITTAL				
11/20/08	DEVELOPMENT PLAN RESUBMITTAL	DMM	DCL		

DATE	NAME	DATE
DESIGNED BY	DRMP	4/07
DRAWN BY	NH	4/07
CHECKED BY	BSA	4/07
APPROVED BY	BSA	4/07

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 941 Lake Baldwin Lane - Orlando, Florida 32814
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DRMP
COMPOSITE UTILITY PLAN
 NORTHVIEW
 Scale: 1" = 60'
 PROJECT NO. 07-0441.000
 DATE AUGUST, 2007
 SCALE 1" = 60'
 SHEET A6

PROTECTIVE ENGINEER'S CERTIFICATE OF AUTHORIZATION NO. 2648
 STATE OF FLORIDA
 ENGINEER IN CHARGE
 DATE



DATE	REVISIONS	CHECKED BY	REVISIONS	CHECKED BY	DATE	REVISIONS	CHECKED BY
7/23/2008	DEVELOPMENT PLAN RESUBMITTAL						
11/30/08	DEVELOPMENT PLAN RESUBMITTAL						

DATE	REVISIONS	CHECKED BY	DATE	REVISIONS	CHECKED BY

WARNING
 IF THIS BAR DOES NOT MEASURE 1" THIS COPY OF IS NOT TO SCALE

DATE	DESIGNED BY	DATE
4/07	DRMP	4/07
4/07	WH	4/07
4/07	BSA	4/07
4/07	BSA	4/07

FILE: 07-0441-SITE_AERIAL.DWG

Dyer, Riddle, Mills & Precourt, Inc.

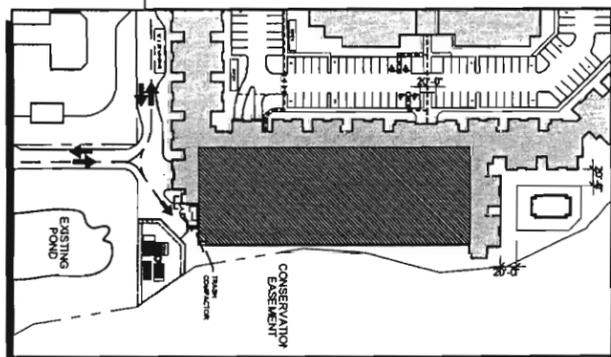
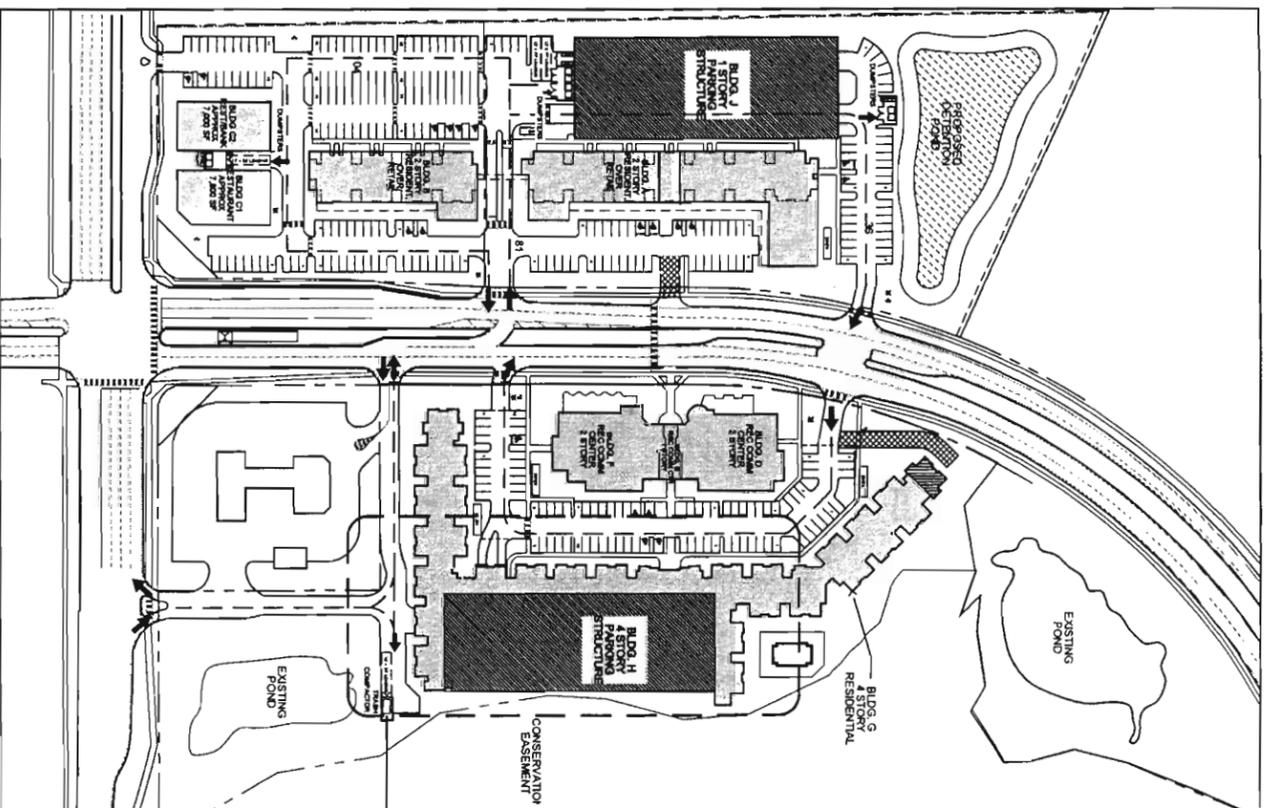
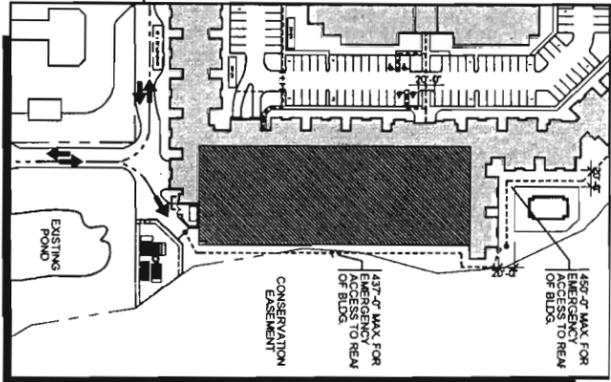
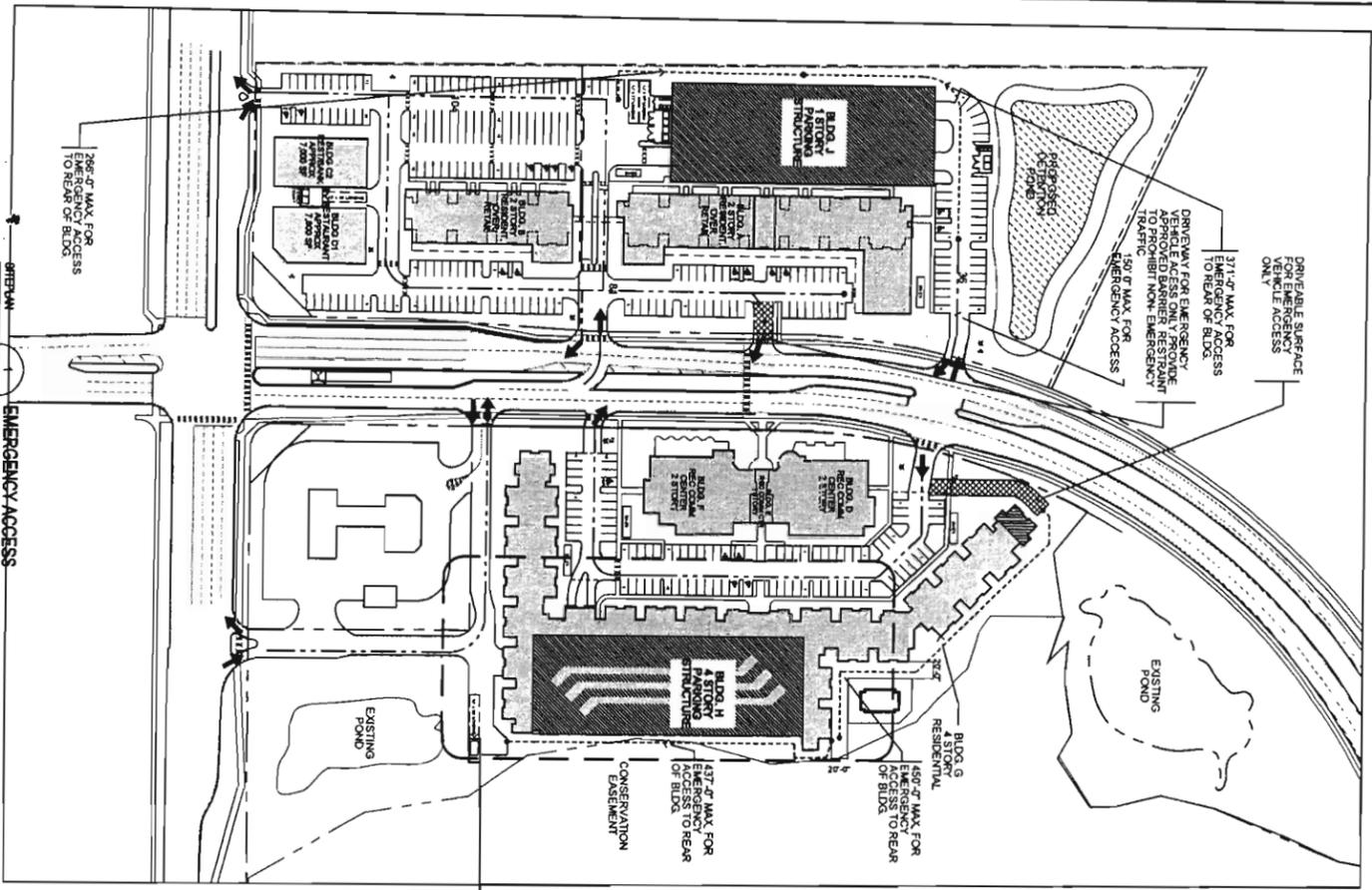
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 Certificate of Authorization No. 2648

NORTHVIEW
AERIAL PHOTOGRAPH

PROJECT NO.	07-0441.000
DATE	AUGUST, 2007
SCALE	1" = 100'
SHEET	A7

Shannon M. Macdonald, P.E.
 State of Florida # 54483



SHEET # 2 SERVICE ACCESS
 1/8\"/>

SHEET # 1 EMERGENCY ACCESS
 1/8\"/>

JOB NUMBER: 106150.00
 DRAWN BY: JMH
 CHECKED BY: JMS

Niles Bolton Associates, Inc.
 Florida License: #AA0002774
 One Buckhead Plaza
 3060 Peachtree Road, NW
 Suite 600
 Atlanta, Georgia
 404-366-7600
 Fax 404-366-7610
 nba@nilesbolton.com

REVISIONS	DATE	DESCRIPTION
07-23-08	08-15-08	DEVELOPMENT PLAN
08-15-08	08-15-08	DEVELOPMENT PLAN
11-03-08	11-03-08	DEVELOPMENT PLAN
		RESIDENTIAL

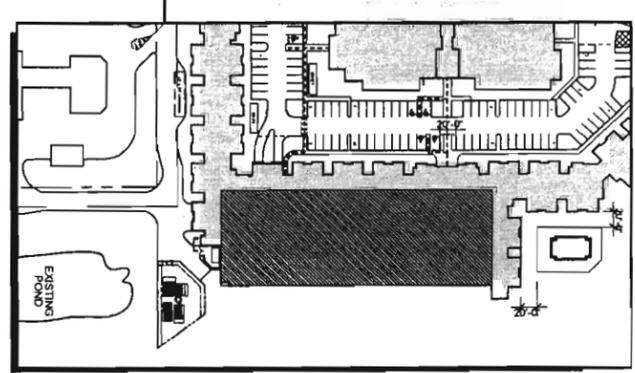
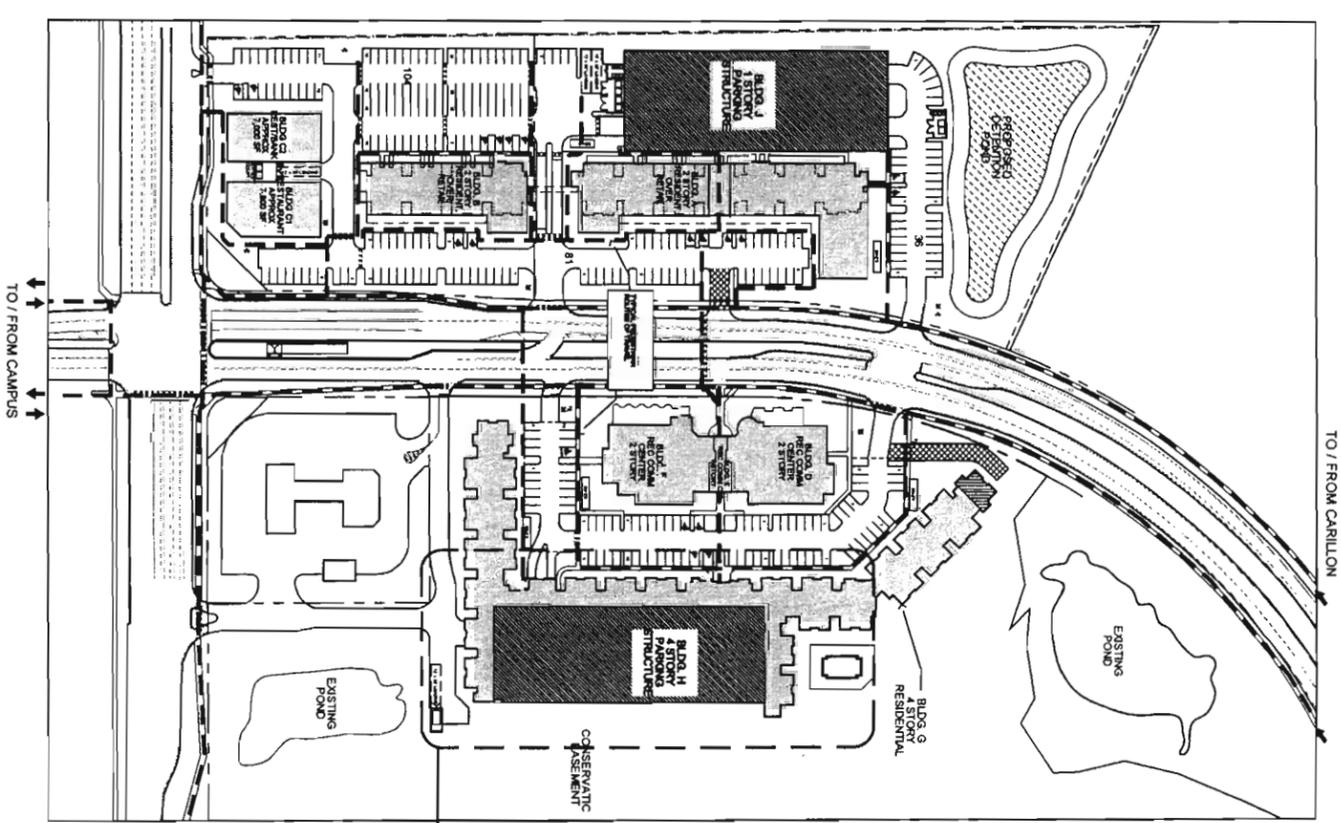
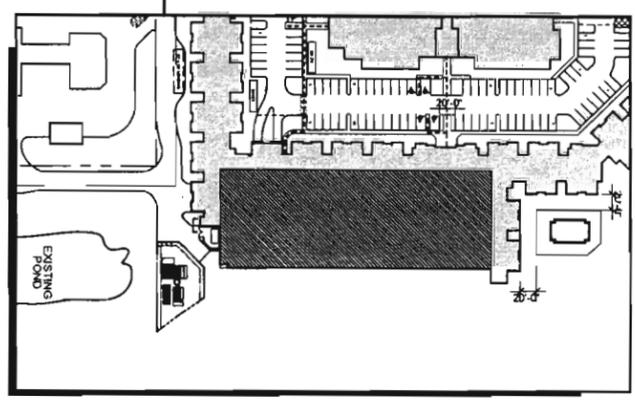
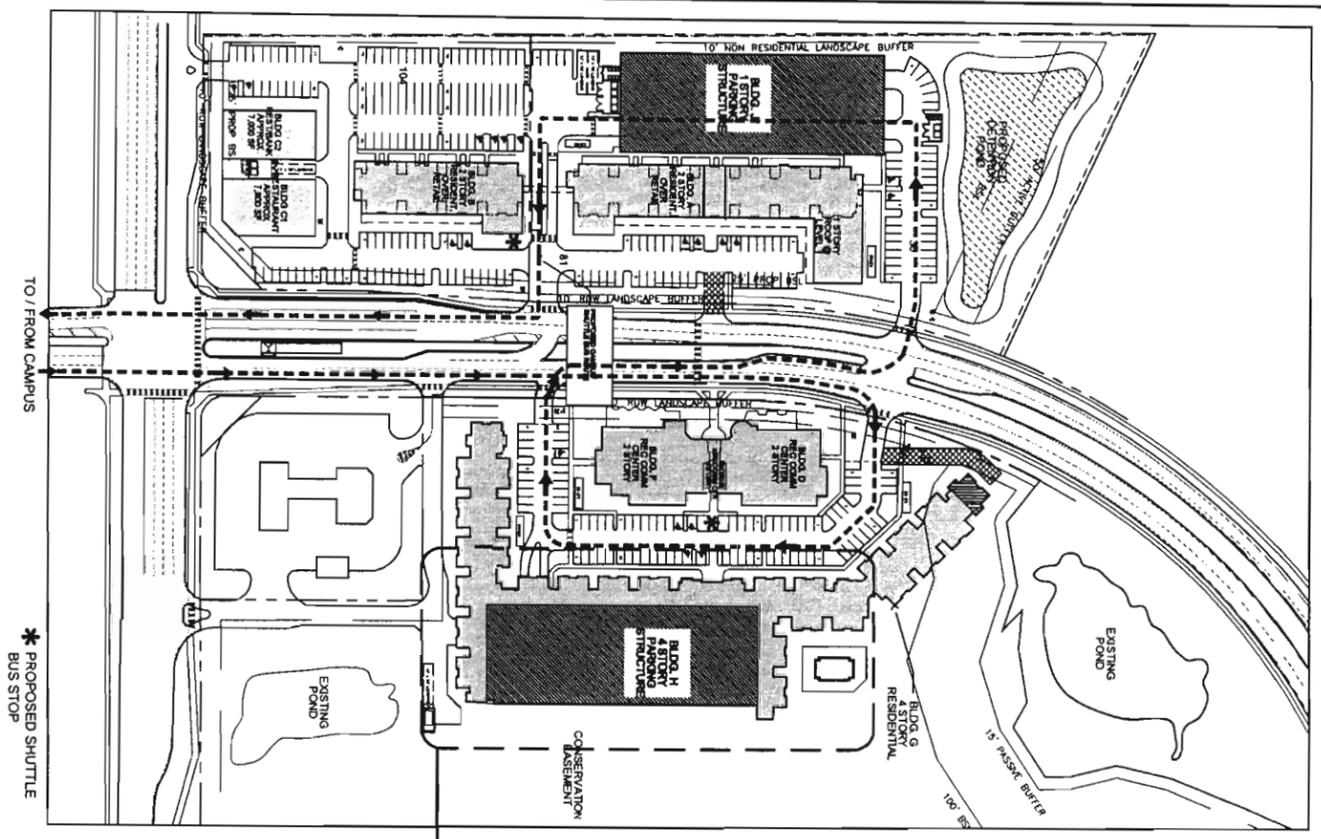
This project, as an instrument of service, and shall remain the property of the Niles Bolton Associates, Inc. and shall not be reproduced or used for any other project without the written consent of the Niles Bolton Associates, Inc.

NORTHVIEW
 REVISED FINAL MASTER PLAN
 PARCEL 201/401 AND 202, LOT 2,
 OF THE CARILLON PUD
 MIXED USE DEVELOPMENT
 LOCKWOOD BOULEVARD AT McCULLOCH ROAD
 SEMINOLE COUNTY, FLORIDA

EMERGENCY & SERVICE ACCESS
 SITE ACCESS

A8

DATE: 07-23-08



Project Number: 01-000000-0020
 Project Name:
 Approved by:
 Date:

DATE: 07-23-08

NORTHVIEW
 REVISED FINAL MASTER PLAN
 PARCEL 201/401 AND 202, LOT 2,
 OF THE CARILLON PUD
 MIXED USE DEVELOPMENT
 LOCKWOOD BOULEVARD AT McCULLOCH ROAD
 SEMINOLE COUNTY, FLORIDA

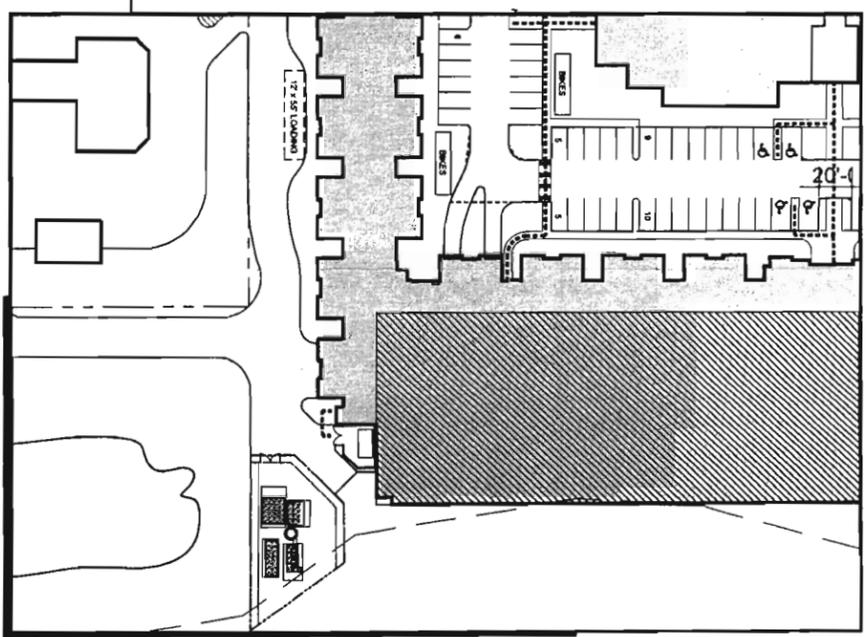
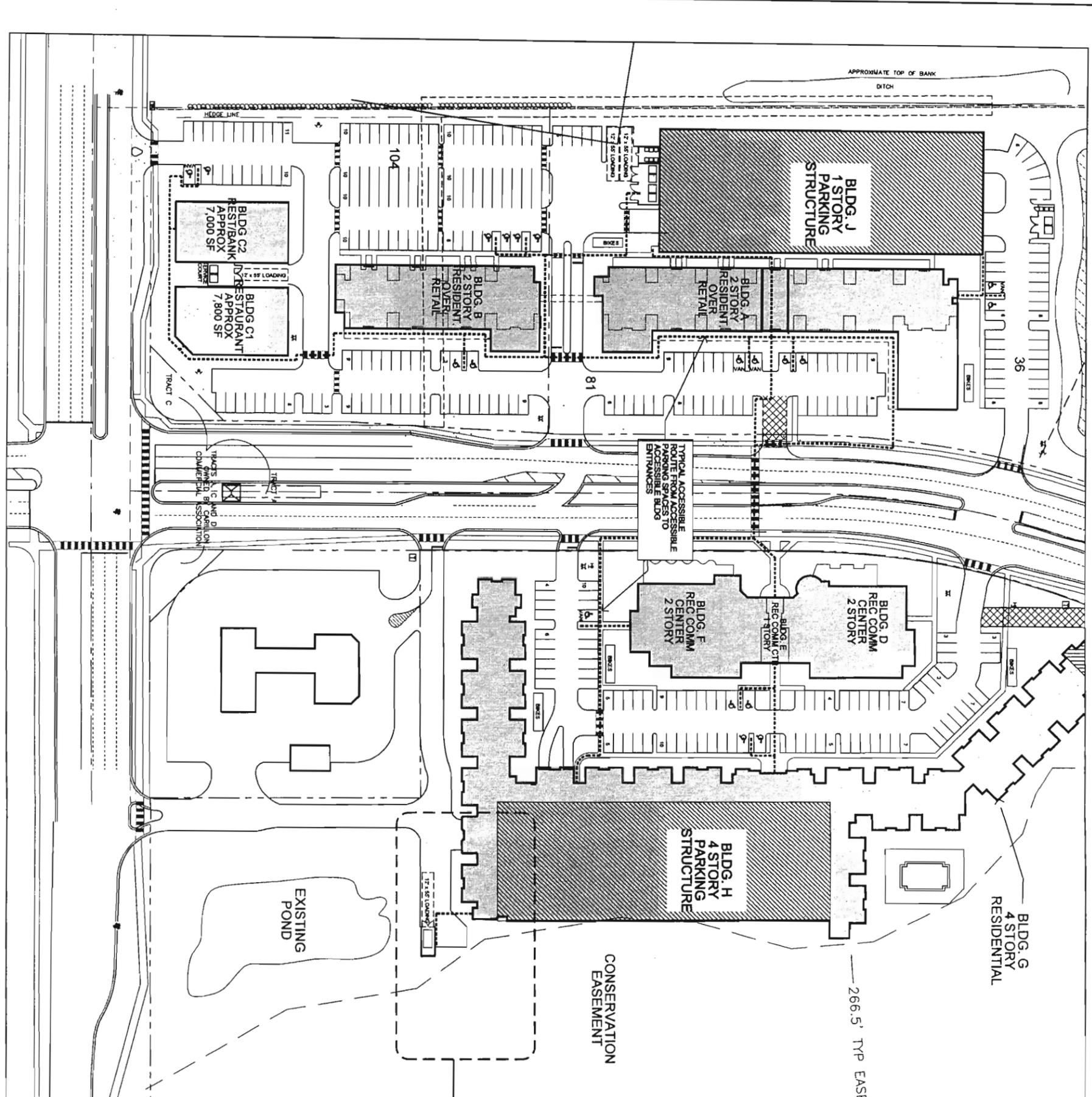
REVISIONS	DATE	DESCRIPTION
07-23-08	DEVELOPMENT PLAN	
08-15-08	RESUBMITTAL	
11-03-08	DEVELOPMENT PLAN	
	RESUBMITTAL	

Niles Bolton Associates, Inc.
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 Suite 600
 Atlanta, Georgia
 404-366-7600
 Fax 404-366-7610
 nba@nilesbolton.com

JOB NUMBER: 106150-00
 DRAWN BY: JMT
 CHECKED BY: JPS

A9

STEP PLAN
1 ACCESSIBLE ROUTE



JOB NUMBER: 106150.00
DRAWN BY: JMH
CHECKED BY: JHS

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Florida License: #AA0002774
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3060 Peachtree Road, NW
Suite 600
Atlanta, Georgia
404-366-7800
Fax 404-366-7810
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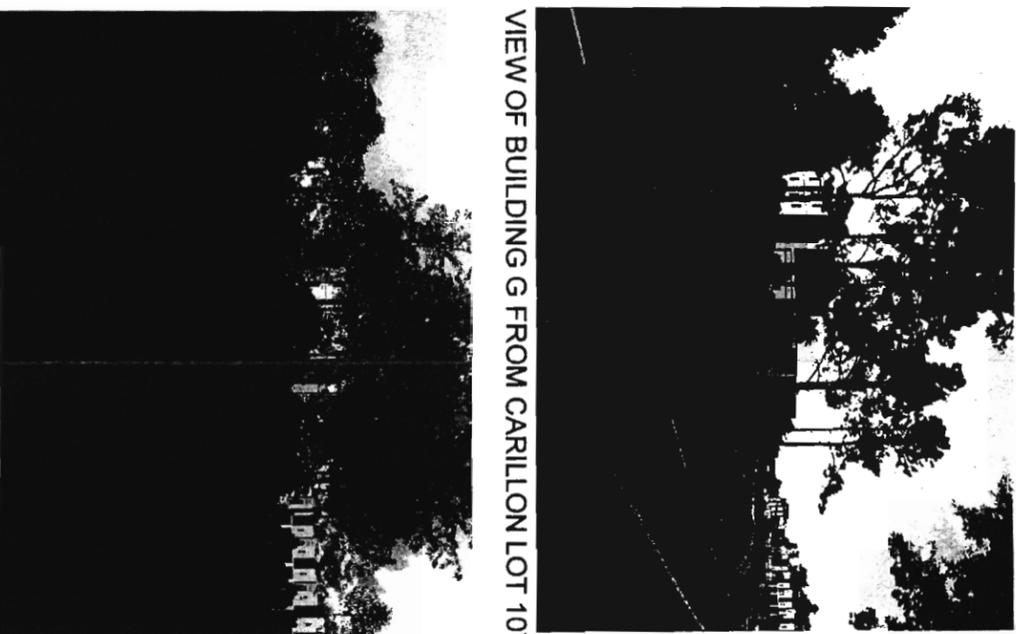
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07-23-08		DEVELOPMENT PLAN
09-15-08		RESUBMITTAL
11-03-08		DEVELOPMENT PLAN
		RESUBMITTAL
		RESUBMITTAL

NORTHVIEW
REVISED FINAL MASTER PLAN
PARCEL 201/401 AND 202, LOT 2,
OF THE CARILLON PUD
MIXED USE DEVELOPMENT
LOCKWOOD BOULEVARD AT McCULLOCH ROAD
SEMINOLE COUNTY, FLORIDA

ACCESSIBILITY ROUTES
A10
DATE: 07-23-08

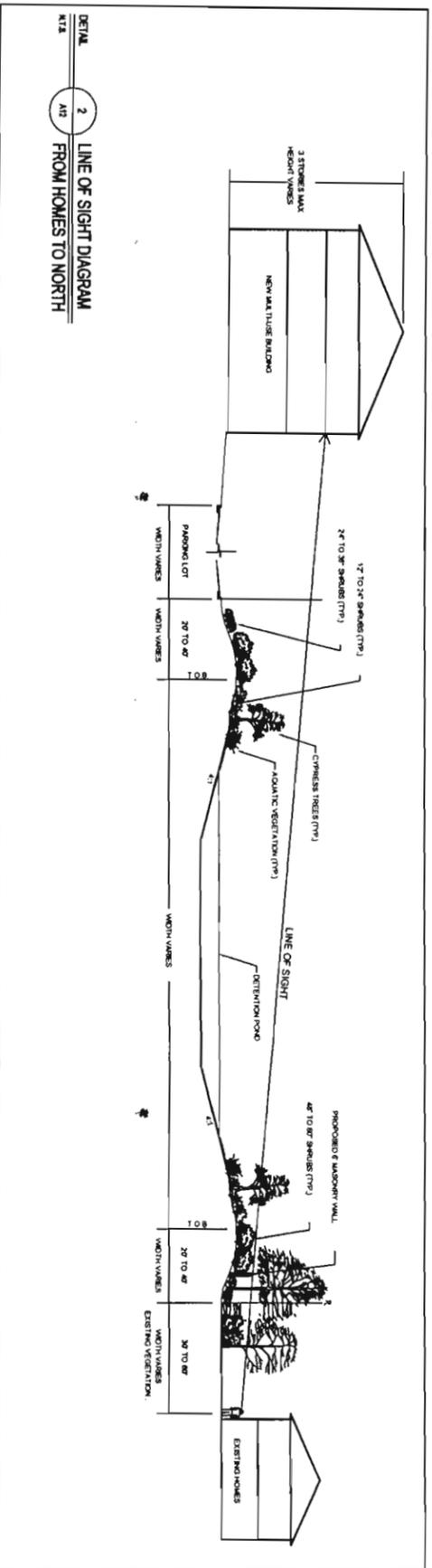


VIEW OF LOT 201/401 FROM CARILLON LOT 107



VIEW OF BUILDING G FROM CARILLON LOT 107

DETAIL
N/A
1
A12
LINE OF SIGHT DIAGRAMS



VIEW OF PARCEL 202 LOT 2 FROM NORTH

DETAIL
N/A
2
A12
LINE OF SIGHT DIAGRAM FROM HOMES TO NORTH

JOB NUMBER: 106150.00
DRAWN BY: JMH
CHECKED BY: JHS

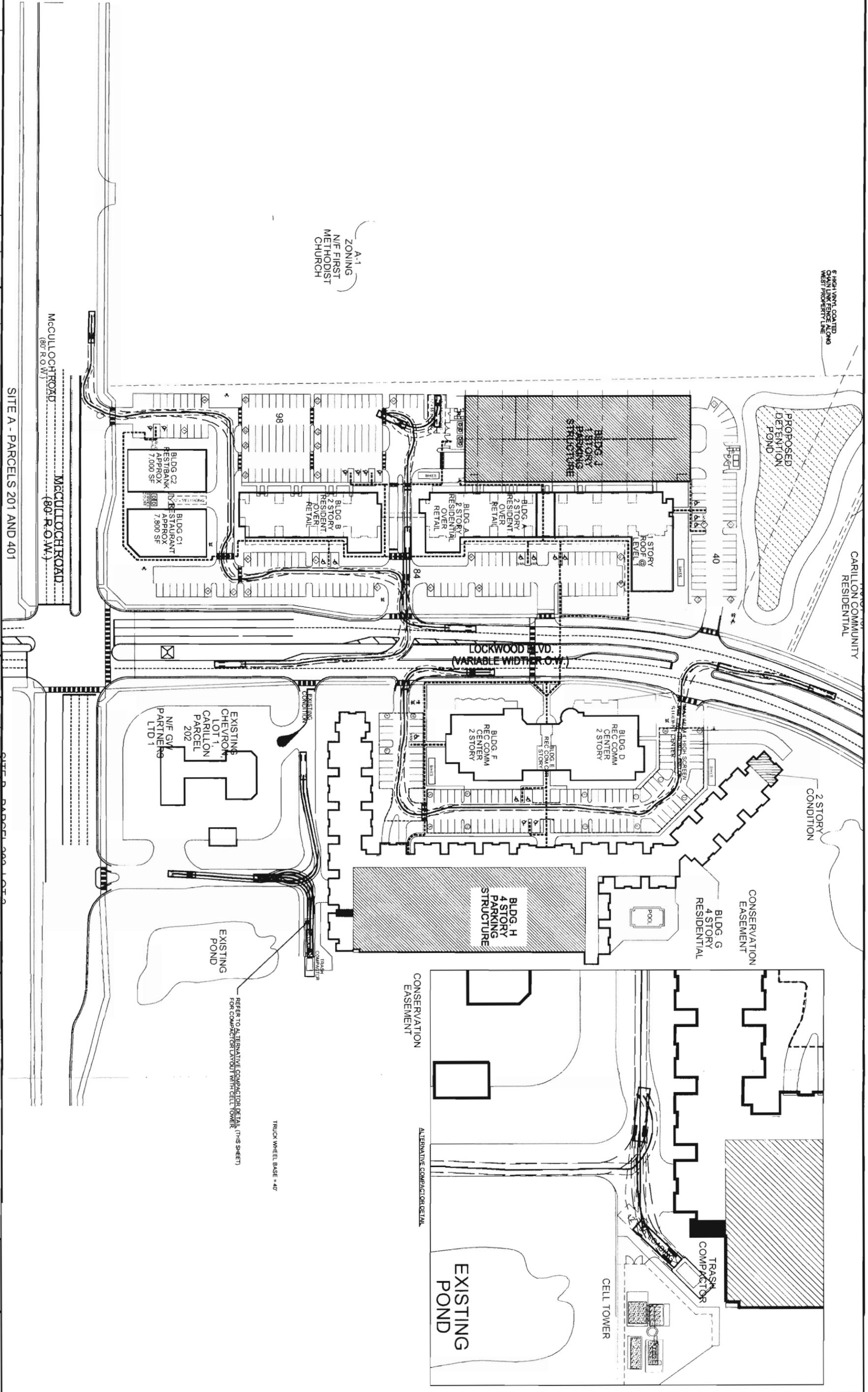
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Fax 404-366-7610
nba@nilesbolton.com

REVISIONS
DATE DESCRIPTION

07-23-08	DEVELOPMENT PLAN
08-15-08	RESUBMITTAL
11-02-08	DEVELOPMENT PLAN
	RESUBMITTAL

NORTHVIEW
REVISED FINAL MASTER PLAN
PARCEL 201/401 AND 202, LOT 2,
OF THE CARILLON PUD
MIXED USE DEVELOPMENT
LOCKWOOD BOULEVARD AT McCULLOCH ROAD
SEMINOLE COUNTY, FLORIDA

LINE OF SIGHT
DIAGRAM
A12
DATE: 07-23-08



DATE	REVISIONS	REVISIONS	REVISIONS	REVISIONS
11/03/08	DEVELOPMENT PLAN RESUBMITTAL	MS	DK	

WARNING
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4/07	4/07	4/07	4/07
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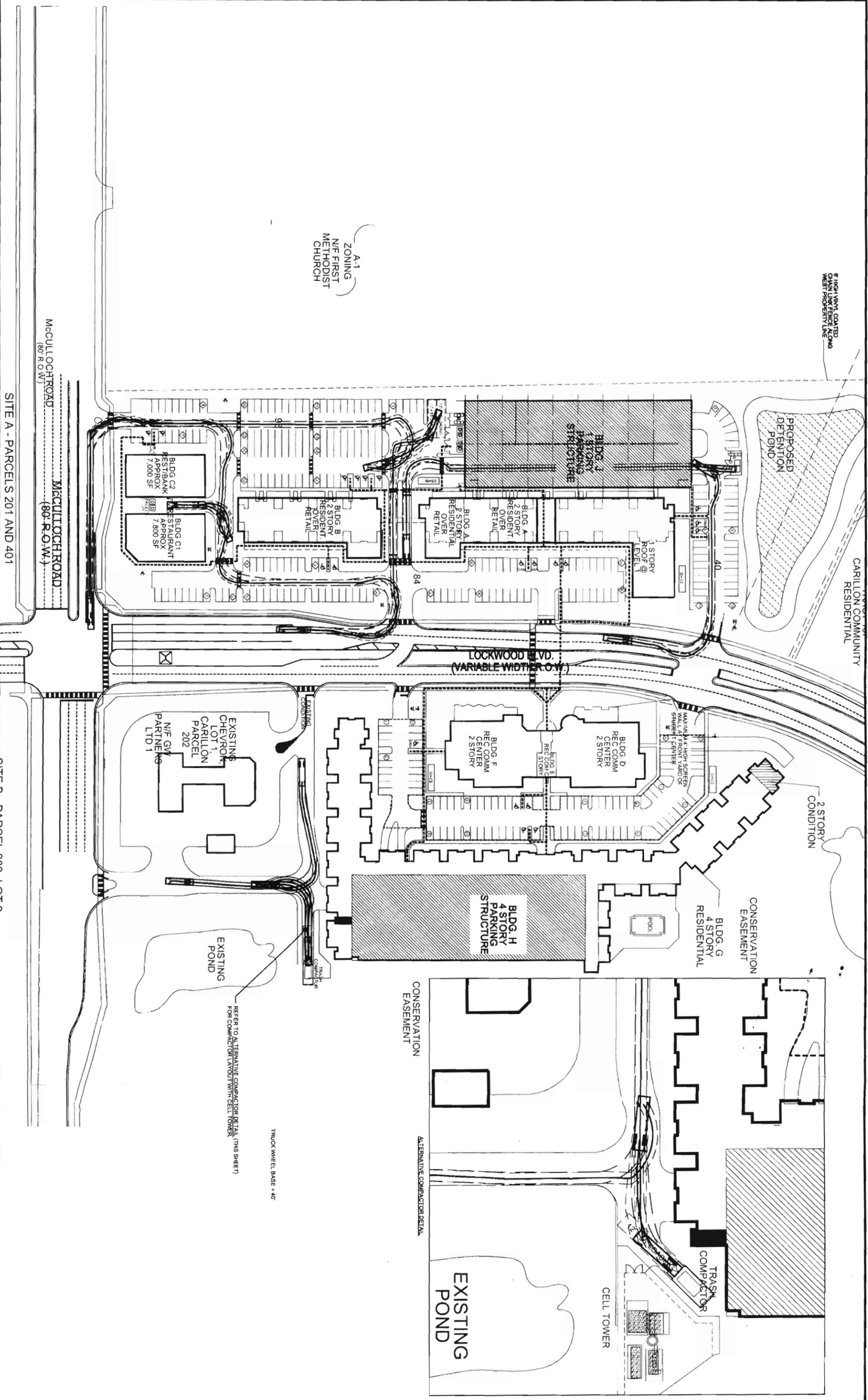
DRMP
 941 Lake Baldwin Lane - Orlando, Florida 32814
 Certificate of Authorization No. 2648

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Dyer, Riddie, Mills & Precourt, Inc.

NORTHVIEW
AUTOTURN DRAWING

PROJECT NO. 07-0441.000
 DATE SEPTEMBER, 2008
 SCALE 1" = 60'
 SHEET A15



DATE	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS
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CARILLON PLANNED UNIT DEVELOPMENT
DEVELOPER'S COMMITMENT AGREEMENT

Addendum #4

The Carillon Planned Unit Development (PUD) Developer's Commitment Agreement approved on September 13, 1988 and recorded in the Public Records of Seminole County Book 143/Page 0273, as amended by Addendum #1 approved January 28, 1992 and recorded in the Public Records of Seminole County Book 178/Page 0271, Addendum #2 approved January 11, 2000 and recorded in the Public Records of Seminole County Book 258/Page 2082 and Addendum #3 approved April 4, 2003 and recorded in the Public Records of Seminole County Book 04805/Page 1615, is hereby further amended on January 27, 2009 by **UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC.** and **AHG GROUP LLC** (collectively sometimes referred to as the "Developer" or the "Developers"), the owners of the real property described on **Exhibit "A"** attached hereto, respectively, and made a part hereof (hereinafter referred to as the "Property"), and Seminole County, Florida, a political subdivision of the State of Florida (hereinafter referred to as "Seminole County").

W I T N E S S E T H:

WHEREAS, the Developers have applied for a Major Amendment to the Carillon PUD and Seminole County has agreed to approve the application a Major Amendment to the Carillon PUD, subject to the commitments and conditions provided hereinafter; and

WHEREAS, the Developers and Seminole County acknowledge, agree, and understand that the conditions of approval previously applicable to the Property described in **Exhibit "A"** (Parcels 202 Lot 2, 401 and 201), which were imposed through the previous zoning approval on September 13, 1988 and subsequent addendums are no longer applicable, and that the conditions of approval set forth hereinafter shall be applicable to the Property. The remainder of the PUD provisions related to all other parcels and tracts shall stay in full force and effect.

NOW THEREFORE, Developers and Seminole County acknowledge and agree that all requirements set forth in the Developer's Commitment Agreement for the Property described in **Exhibit "A"** (Parcels 202 Lot 2, 401 and 201), which was approved by the Board of County Commissioners of Seminole County, Florida on September 13, 1988, as amended from time to time, shall no longer be applicable to the Property; the conditions shall be replaced by the following conditions and requirements, which shall be binding as to the Property:

I. LEGAL DESCRIPTION AND OWNER

This Agreement shall apply to Parcels 201/401 (NW corner of Lockwood/McCulloch – previously known as "Lockwood/McCulloch Retail") and Parcel 202,

Lot 2 (NE corner of Lockwood/ McCulloch), both further described on the attached **Exhibit "A"**

Project Name: **NORTHVIEW**

Property Owners:

University of Central Florida Foundation, Inc. (Parcels 201/401)
AHG Group, LLC (Parcel 202, Lot 2)

II. ACREAGE

- A. 8.47 Acres (Parcels 201/401)
- B. 16.10 Acres (Parcel 202, Lot 2)
- C. Total combined acreage of 24.56 Acres
- D. Zoning – PUD (Planned Unit Development)

III. TRACT BREAKDOWN

- A. Residential:
 - 201/401 MULTI-FAMILY 44 Units; 172 Beds
 - 202, Lot 2 MULTI-FAMILY 112 Units; 428 Beds
- B. Non-Residential:
 - 201/401 COMMERCIAL/ RETAIL 53,977 sq. ft.
 - 202, Lot 2 RECREATIONAL COMMUNITY CENTER 44,652 sq. ft.
 - 202, Lot 2 COMMUNITY CENTER OFFICE 1,000 sq. ft.

IV. BUILDING AND LOT RESTRICTIONS

- A. Residential:
 - 1. The minimum dwelling unit size is 875 square feet.
 - 2. The maximum building height permitted for residential structures:
 - 201/401 residential structures – 35'
 - 202, Lot 2 residential structures – 45'

B. Non-Residential:

The maximum building height permitted for non-residential structures - 45'

V. **DEVELOPMENT PROGRAM**

The development program is as follows:

1.	Commercial/Retail	53,977 sq. ft.
2.	Multiple Family Dwelling Units	156 Units; 600 Beds
3.	Recreational Community Center	44,652 sq. ft.
4.	Community Center Office	1,000 sq. ft.

All development shall comply with the Revised Final Master Plan attached as **Exhibit "B"**.

VI. **PERMITTED USES AND DESIGN RESTRICTIONS**

The Developers understand, agree to and acknowledge the following commitments, all of which are binding upon and run with title to the Property:

- A. Retail uses will comply with Seminole County C-1 zoning on the date hereof with the following prohibitions: day nurseries, pet stores, theatres, kindergartens, and veterinary offices.

Multi-family housing and ancillary parking garages will also be permitted uses.

The Developers acknowledge that all special exception uses for C-1 districts will remain special exceptions requiring Board of Adjustment approval.

The Developers also acknowledge that outdoor amplification of sound will be prohibited and all alcohol sales will be limited to bona fide restaurants and must comply with Section 30.1353 of the Seminole County Land Development Code.

- B. The Recreational Community Center is meant to facilitate University of Central Florida ("UCF") students coming together for the purpose of community, to play games, watch television, occasionally eat together, and have occasional religious services. The recreational facilities within the Community Center will be for the principal use of the residents of the multi-family units and their guests. The Community Center will also have offices for their staff, not exceeding 2,600 square feet, which is included in the 44,652 square feet. The Developers acknowledge that there will be no

regularly scheduled UCF accredited classes in the Community Center, although some of the facilities in the Community Center will occasionally be used for off-site visits by classes.

- C. The additional 1,000 square feet of office space within the Community Center building on Parcel 202, Lot 2, is limited to use by University affiliated organizations that serve students at the University of Central Florida. The offices are not available for use as classrooms or for rental to the general public such as offices for attorneys, doctors, real estate agents, etc.
- D. The hours of operation for the pool are limited to 8:00 AM until 9:00 PM. UCF Housing and UCF Police will monitor the pool and the activities associated with the pool.
- E. The Property will be managed by a management company hired by the property owner. The management company will be responsible for promptly removing all litter in the parking lots and common areas.
- F. Architectural renderings of all sides of the buildings will be provided at the time of Final Engineering.
- G. Balconies facing existing single-family residential developments shall be prohibited.
- H. The windows of the residential units are prohibited from having any adornment, other than curtains or blinds of a single color.
- I. At the time of Final Engineering, the site shall comply with Crime Prevention Through Environmental Design (CPTED) standards to the maximum extent possible, as determined by the Planning Manager.

VII. BUILDING SETBACKS, BUFFERING AND LANDSCAPING

- A. Parcel 201, Parcel 401 and Parcel 202, Lot 2 shall comply with the following minimum building setbacks from the PUD boundary, unless otherwise noted in this section:

Front: 25 feet
Rear: 10 feet
Side: 10 feet
- B. Buffers adjacent to Right-of Ways – A minimum 5' in width with overall average of 10'. Four canopy trees shall be planted every 100'. A screen of landscaping shall be planted in order that a height of 3' shall be attained within one year.

- C. Non-Residential Landscape Buffer - All parking areas and drive aisles adjacent to non-residential property shall have a buffer yard of at least 5' in width. The area shall be planted so that a height of at least 3' shall be attained within one year. A minimum of one tree shall be planted every 25'.
- D. Setback/Buffer requirement for the north property line of Parcel 202 -

The north side of Parcel 202 must remain passive, as determined by the Planning Manager, and will have a 32' setback with a 15' landscape buffer containing at a minimum a 3' earthen berm, a hedge that will reach 6' in height and 100% opacity within one year and four canopy trees for every 100 linear feet of buffer.
- E. Setback/Buffer requirement for the north property line of Parcel 201/401 -

A 100' setback with a 50' landscape buffer containing at a minimum a 6' brick or masonry wall and eight canopy trees for every 100 linear feet of buffer. For parcel 201/401, a wet detention pond will be provided as shown on the Final Master Plan. The pond is proposed to be a wet pond and will encroach into the fifty-foot (50') landscape buffer. The buffer area adjacent to the pond will meet all the landscaping requirements and will be planted with wetland facultative species. Exhibit "F" attached hereto and made a part hereof shows the approximate location where the pond encroachment will incur into the buffer. The pond shown is conceptual and final engineering and drainage calculations will be completed during the final engineering process.

VIII. OPEN SPACE

Total area (Site A, Parcel 201 & 401): 8.47 acres

Total area (Site B, Parcel 202): 16.10 acres

Total area for both sites: 24.57

Required Open Space: 6.14

Open space provided:

Class A 2.21 acres (Site A) + 2.51 acres (Site B) = 4.72 acres

Class B: 0.00 acres

Class C: 1.54 acres (Site B)

Total open space provided 6.26 acres

IX. VEHICLE AND PEDESTRIAN CIRCULATION SYSTEMS

The vehicle and pedestrian circulation systems are depicted on The Final Master Plan attached hereto as **Exhibit "B"** and made a part hereof.

X. PARKING AND ACCESS MANAGEMENT

Seminole County hereby approves the Parking Demand Analysis for the project described in the application for PUD Zoning prepared by Traffic Planning & Design dated June 2008 and attached hereto in **Exhibit "C"**. Seminole County agrees to the requested 1.03:1 ratio of parking spaces to student beds, subject to the following conditions and understandings:

- A. UCF Parking Services and/or the UCFPD shall patrol and enforce all parking regulations at the Property, according to state and county codes. The Property Management Company and UCF Parking Services shall be the enforcer of boots and towing, if necessary.
- B. Parking on the Property for UCF-related activities (except those in the Community Center) or UCF athletic events is strictly prohibited. Only residents (and their visitors), employees, and retail customers shall be allowed to park on-site. Signage will be posted to ensure that parking is prohibited and enforcement will be available as needed.
- C. On UCF football game days, a two-hour parking limit shall be enforced for all retail uses (prior to the game). On game days, parking permits shall be issued for parking related to uses associated with the Community Center, and there shall not be football game parking. Any vehicles parked on the east parcel without a permit on UCF football game days shall be towed.
- D. A member of the building facility's management team or a resident assistant shall be responsible for contacting the appropriate department having jurisdiction to inform them of possible infractions. The parking lots and garages shall be patrolled at least three times per day.
- E. To provide additional spaces and also to delineate between residential and retail parking the Developers agree to build two parking structures for the property, one structure being located on the west side of the Property and the other on the east side, all as depicted in **Exhibit "B"**.
- F. The chart on **Exhibit "C"** depicts the number of parking spaces being provided. A waiver request letter regarding the number of parking spaces is also included as part of **Exhibit "C"**.
- G. The Developer or its successor shall provide to the Seminole County staff an annual Parking Demand Monitoring Report starting the September that the first residential Certificate of Occupancy is issued. The Parking Demand Monitoring Report shall comply with the specifications of **Exhibit**

“D”. If the monitoring report does not disclose significant problems for two consecutive years after the project is completely built out, then Seminole County may, at its option, eliminate the requirement that the Developer shall provide an annual monitoring report.

- H. If the Parking Demand Monitoring Report indicates that it is necessary, the Developer shall ensure the availability of additional parking on-site to the satisfaction of the Planning Manager. The Developer acknowledges that additional parking spaces may need to be created on-site in the future.
- I. Access control to the parking at the NorthView project will include the following:
 - 1. All parking reserved for residents will be color coded and signed to indicate that it is reserved parking and for what purpose.
 - 2. The structured parking on both the east side and west side of the project will have gates that are opened by decals issued by the UCF Parking Department. The parking structure on Parcel 401 of the project will have one access that is not gated for the public retail space and another gated access for residents only.
 - 3. All parking structures shall be designed so that there is room for vehicles to turn around prior to the gate.
 - 4. The parking structure on Parcel 202, Lot 2 will have visitor parking and community center parking prior to the residents-only gate in the structure.
- J. The Developer or its successor shall provide to the Seminole County staff an annual Access Management Monitoring Report starting the September that the first residential Certificate of Occupancy is issued. The Access Management Monitoring Report shall comply with the specifications of **Exhibit “E”**. If the monitoring report does not disclose significant problems for two consecutive years after the project is completely built out, then Seminole County may, as its option, eliminate the requirement that the Developer shall provide an annual monitoring report.
- K. If the Access Management Monitoring Report indicates that it is necessary, the Developer shall make any and all changes necessary to the Access Management System to ensure that it is functioning properly to the satisfaction of the Planning Manager.

XI. TRAFFIC IMPROVEMENTS

The Developers understand, agree to and acknowledge the following commitments, all of which are binding upon and run with title to the Property.

1. If there will be a drive-thru on Parcel C-2, then the access point at the southwest corner of the Project will be a right-out only. If there is no drive-thru, the access point will be a right-in/right-out, which is so noted on the Final Master Plan.
2. The access into Building A on the west side of the Project will be an emergency entrance and exit only.
3. The access approximately 137.8 feet north of the Chevron gas station entry shall be a right-out only.
4. A raised cement barrier traffic control device, known as a "pork chop", shall be installed at the south entry on the east side to the Project (from McCulloch Road to the parking garages), as depicted on the Final Master Plan.
5. A grade level pedestrian crossing with a pedestrian activated signal interconnected with the traffic light at McCulloch Road and Lockwood Boulevard has been proposed to connect both sides of the development along Lockwood Boulevard. The pedestrian signal can be allowed only with approval of the Seminole County Traffic Engineering Department. A pedestrian crossing without signalization shall not be allowed.
6. Developers shall make the improvements to the intersection of Lockwood Boulevard and McCulloch Road depicted on Sheet A-11 of the PUD Revised Final Master Plan attached as **Exhibit "B"**.
7. Queue lengths for all required turn lanes shall meet the requirements of Seminole County Traffic Engineering.

XII. SIGNAGE AND LIGHTING

General: Overall signage proposed to comply with all design requirements of the Seminole County Land Development Code.

A. Point-Of-Sale Signage on Parcels 201/401

There shall be a maximum of three ground mounted signs on parcels 201/401. Maximum height of the ground mounted signs shall be 15'. Ground mounted signs will have an internally illuminated aluminum body, a stucco/stone base, and a decorative rooftop element. All ground mounted signs will be consistent in appearance.

Building mounted retail signage is proposed at each retail tenant bay. Building mounted signage will be internally illuminated channel letter signage. Signage design across all tenant spaces shall be consistent in terms of color, font, illumination level and style.

Per the Seminole County Land Development Code, the total copy area cannot exceed 2 square feet per linear foot of store frontage. The final design of all signage elements shall be submitted to Seminole County for approval during final engineering.

B. Monument Signage on Parcel 202

There shall be a maximum of one ground mounted monument sign for the recreational community center/office/residential property, which shall be maximum 15' in height and a total of 48 square feet of area.

C. Lighting

All lighting for the project is limited to a maximum of 16' in height and must comply with the Seminole County Land Development Code requirements for shielding and orientation. Light spillage shall not exceed 0.5 foot candles at the property line.

XIII. STANDARD COMMITMENTS

- A. It is the intent of the parties that the standards set forth above shall be binding on the Property and the conditions previously imposed in the prior Developer's Commitment Agreement and Addendums shall not be applicable to Parcels 202 Lot 2, 401 and 201 as described in **Exhibit "A"**.
- B. Unless specifically addressed otherwise herein, all development shall fully comply with all of the codes and ordinances, including impact fee ordinances, in effect in Seminole County at the time of permit issuance.
- C. The conditions upon this development approval and commitments made as to this development approval have been accepted by and agreed to by the Owners of the property.
- D. The Developer's Commitment Agreement Addendum #4 touches and concerns the property described in **Exhibit "A"**, and the conditions, commitments, and provisions of the Developer's Commitment Agreement Addendum #4 shall perpetually burden, run with, and follow the said property and be a servitude upon and binding upon said property unless released in whole or by part by action of Seminole County by virtue of a document of equal dignity herewith. The Owners of said property have 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 the 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.

IX. INTERPRETATION; RELATIONSHIP TO FINAL MASTER PLAN AND DEVELOPMENT ORDER

This Developer's Commitment Agreement is intended to summarize material provisions of the Final Master Plan of the Property approved concurrently herewith by the Board of County Commissioners of Seminole County. In the event of an inconsistency between this Developer's Commitment Agreement and the Final Master Plan, the terms and conditions of the Developer's Commitment Agreement shall control.

**SEMINOLE COUNTY BOARD
OF COUNTY COMMISSIONERS**

By: _____
Bob Dallari, Chairman

ATTEST: County Clerk

By: _____

Printed Name:

Title: _____

ATTEST: County Attorney

By: _____

Printed Name:

Title: _____

OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, AHG GROUP LLC, on behalf of itself and its heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order.

Witness

Alan Ginsburg, Manager

Printed Name

Witness

Printed 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 Alan Ginsburg, who is personally known to me or who has produced _____ as identification and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2009.

Notary Public, in and for the County and State Aforementioned

My Commission Expires:

EXHIBIT "A"

A TRACT OF LAND BEING A PORTION OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 201

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 35; THENCE N 89 DEGREES 56' 13" E, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 35 FOR 663.45 FEET; THENCE N 00 DEGREES 49' 19" W, ALONG THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 35 FOR 60.00 FEET TO THE POINT OF BEGINNING; THENCE N 89 DEGREES 56' 13" E, ALONG THE NORTH RIGHT-OF-WAY LINE OF MCCULLOCH ROAD AS SHOWN ON THE PLAT OF LOCKWOOD BOULEVARD AS RECORDED IN PLAT BOOK 42, PAGE 80 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, A DISTANCE OF 240.51 FEET; THENCE N 44 DEGREES 56' 13" E, A DISTANCE OF 106.07 FEET; THENCE N 00 DEGREES 03' 47" W, A DISTANCE OF 120.00 FEET; THENCE N 02 DEGREES 59' 23" E, A DISTANCE OF 210.19 FEET; THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF LOCKWOOD BOULEVARD AND RUN S 89 DEGREES 56' 13" W, 332.06 FEET; THENCE S 00 DEGREES 49' 19" E, ALONG THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 35 FOR A DISTANCE OF 404.93 FEET TO THE POINT OF BEGINNING.

PARCEL 401

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 35; THENCE N 89 DEGREES 56' 13" E, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 35 FOR 663.45 FEET; THENCE N 00 DEGREES 49' 19" W, ALONG THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 35 FOR 60.00 FEET; THENCE N 89 DEGREES 56' 13" E, ALONG THE NORTH RIGHT-OF-WAY LINE OF MCCULLOCH ROAD AS SHOWN ON THE PLAT OF LOCKWOOD BOULEVARD AS RECORDED IN PLAT BOOK 42, PAGE 80 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, A DISTANCE OF 240.51 FEET; THENCE N 44 DEGREES 56' 13" E, A DISTANCE OF 106.07 FEET; THENCE N 00 DEGREES 03' 47" W, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF LOCKWOOD BOULEVARD FOR A DISTANCE OF 120.00 FEET; THENCE N 02 DEGREES 59' 23" E, A DISTANCE OF 210.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 02 DEGREES 59' 23" E, 15.13 FEET; THENCE N 00 DEGREES 03' 47" W, A DISTANCE OF 236.41 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 910.00 FEET, THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE OF A CENTRAL ANGLE OF 21 DEGREES 37' 05" FOR A DISTANCE OF 343.36 FEET (SAID CURVE HAVING A CHORD BEARING OF N 10 DEGREES 44' 46" E, AND A CHORD LENGTH OF 341.32 FEET); THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF LOCKWOOD BOULEVARD AND RUN N 65 DEGREES 43' 00" W, A DISTANCE OF 446.83 FEET; THENCE S 00 DEGREES 49' 19" E, ALONG THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 35 FOR A DISTANCE OF 771.06 FEET, THENCE RUN N 89 DEGREES 56' 13" E,

TOGETHER WITH PARCEL 202, LOT 2 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGES 27 AND 28, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

TOGETHER WITH EASEMENT BENEFITING, THE PROPERTY CONTAINED IN THAT CERTAIN DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANTS RECORDED AUGUST 13, 1998 IN OFFICIAL RECORDS BOOK 3480, PAGE 313, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

EXHIBIT "B"
FINAL MASTER PLAN

NORTHVIEW

REVISED FINAL MASTER PLAN

PARCELS 201/401 AND PARCEL 202, LOT 2, OF THE CARILLON P.U.D.

SHEET INDEX:

- A0. COVER SHEET
- A1. ARCHITECTURAL CONCEPTUAL SITE PLAN
- A2. MASTER LANDSCAPE PLAN
- A3. TOPOGRAPHIC SURVEY FOR PARCEL 202, LOT 2
- A4. BOUNDARY SURVEY FOR PARCEL 202, LOT 2
- A5. BOUNDARY AND TOPOGRAPHIC SURVEY FOR PARCELS 201 AND 401
- A6. COMPOSITE UTILITY PLAN
- A7. AERIAL PHOTOGRAPH
- A8. EMERGENCY AND SERVICE ACCESS DIAGRAMS
- A9. SHUTTLE BUS AND PEDESTRIAN ACCESS DIAGRAMS
- A10. ACCESSIBILITY ROUTES
- A11. INTERSECTION IMPROVEMENTS
- A12. LINE OF SIGHT DRAWING FROM ADJACENT PROPERTY
- A13. AUTOTURN PLAN
- A14. AUTOTURN PLAN

I:\Users\jbolton\OneDrive\Documents\Projects\Northview\2020\2020-07-23-24.dwg Plot Date: 07-23-24

Project Number: 2020-07-23-24
 Project Name: NORTHVIEW
 Project Location: PARCELS 201/401 AND PARCEL 202, LOT 2, OF THE CARILLON P.U.D.
 Project Description: REVISED FINAL MASTER PLAN
 Project Status: []
 Project Manager: []
 Project Engineer: []
 Project Designer: []
 Project Checker: []
 Project Approver: []

NORTHVIEW
 REVISED FINAL MASTER PLAN
 PARCEL 201/401 AND PARCEL 202, LOT 2,
 OF THE CARILLON PUD

MIXED USE DEVELOPMENT
 LOCKWOOD BOULEVARD AT McCULLOCH ROAD
 SEMINOLE COUNTY, FLORIDA

NORTHVIEW
 REVISED FINAL MASTER PLAN
 PARCEL 201/401 AND PARCEL 202, LOT 2,
 OF THE CARILLON PUD

MIXED USE DEVELOPMENT
 LOCKWOOD BOULEVARD AT McCULLOCH ROAD
 SEMINOLE COUNTY, FLORIDA

NORTHVIEW
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 OF THE CARILLON PUD

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 OF THE CARILLON PUD

MIXED USE DEVELOPMENT
 LOCKWOOD BOULEVARD AT McCULLOCH ROAD
 SEMINOLE COUNTY, FLORIDA

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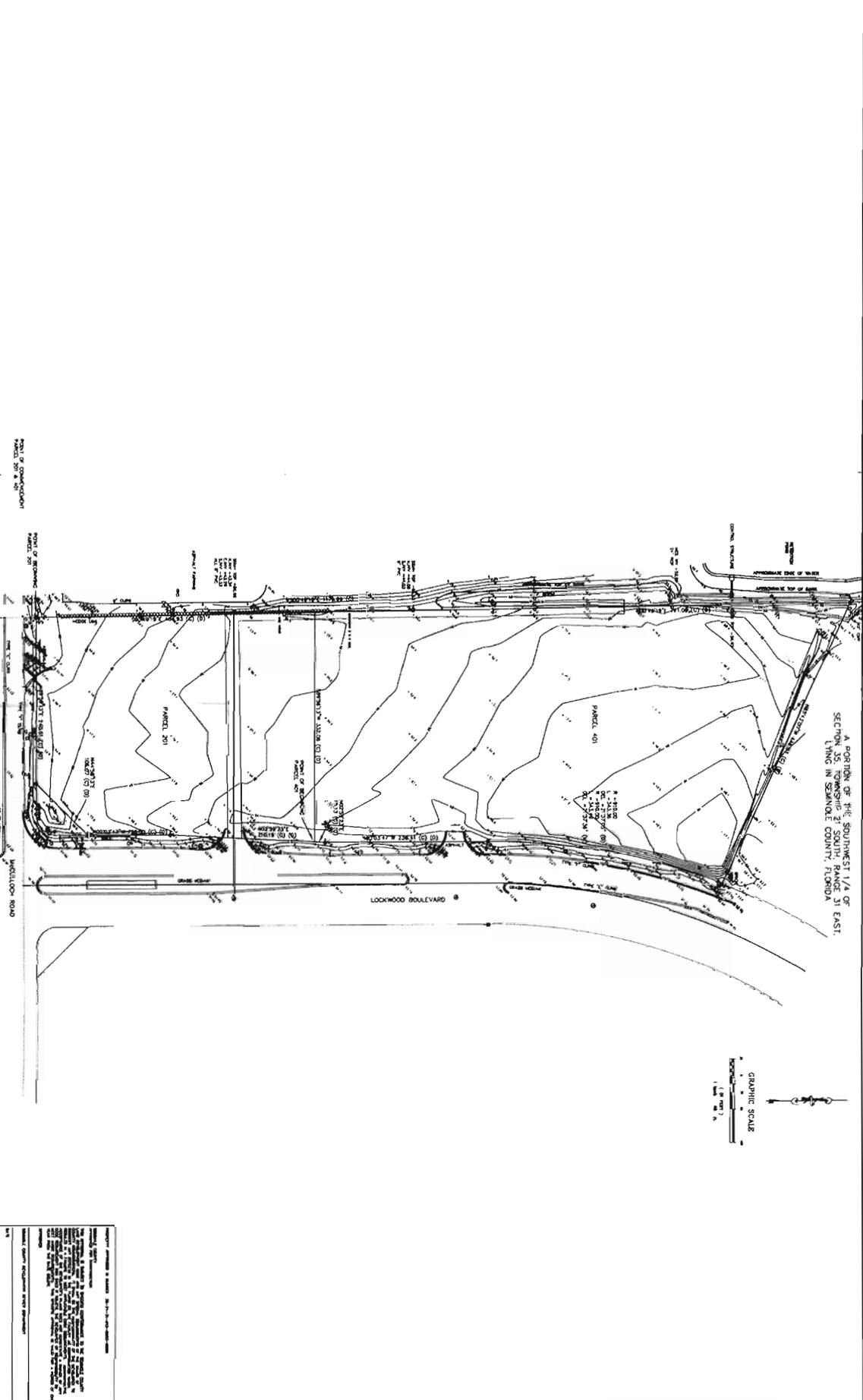
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NO.	DATE	BY	DESCRIPTION

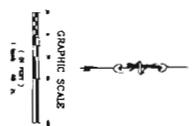
DRMP
 Dyer, Riddis, Mills & Probert, Inc.
 941 Lake Boulevard Lane - Orlando, Florida 32814
 Certificate of Authorization No. 2648

NORTHVIEW
 BOUNDARY AND TOPOGRAPHIC SURVEY
 PARCELS 201 AND 401

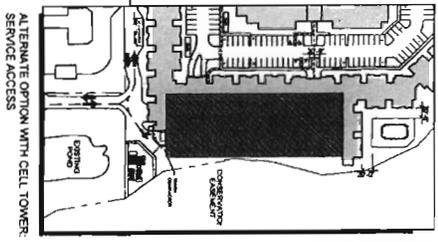
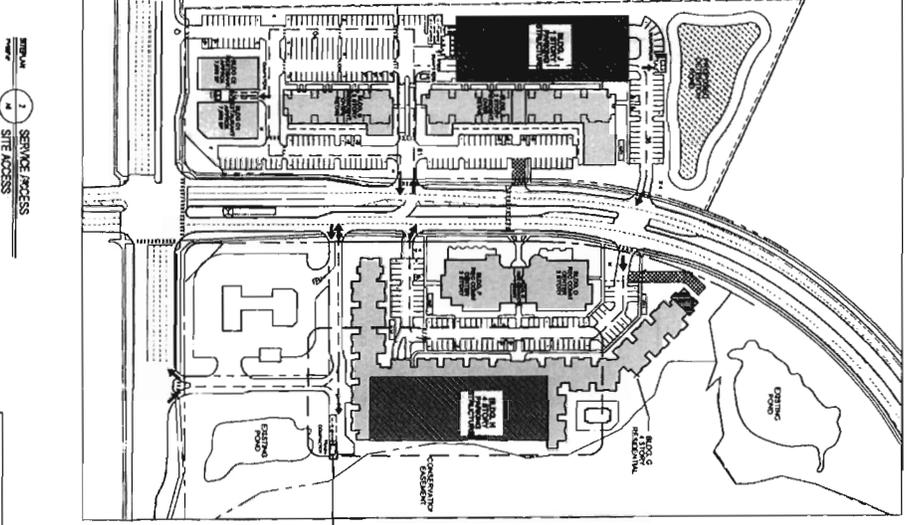
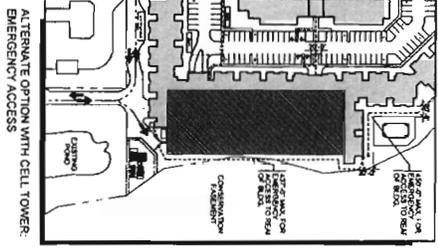
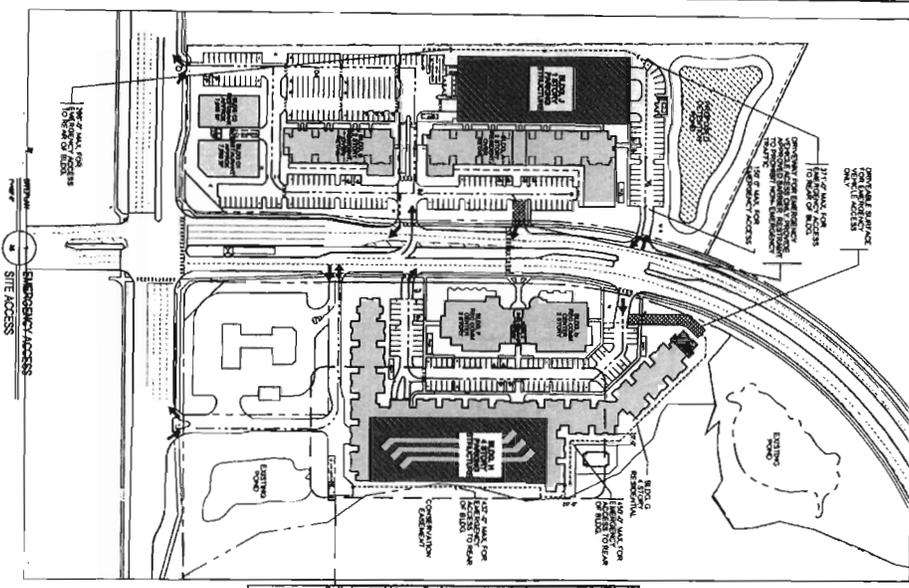
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DATE	AUGUST, 2007
SCALE	1" = 60'
SHEET	AS



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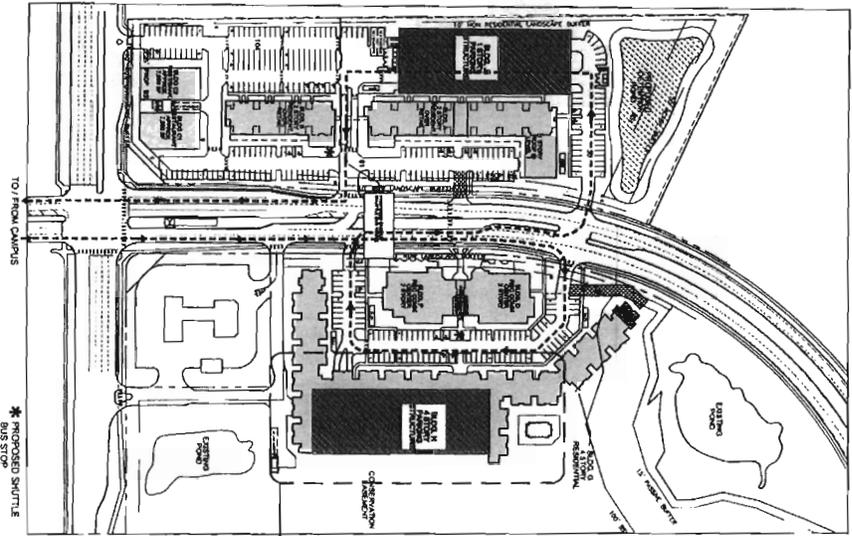
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 DATE: 07-20-08

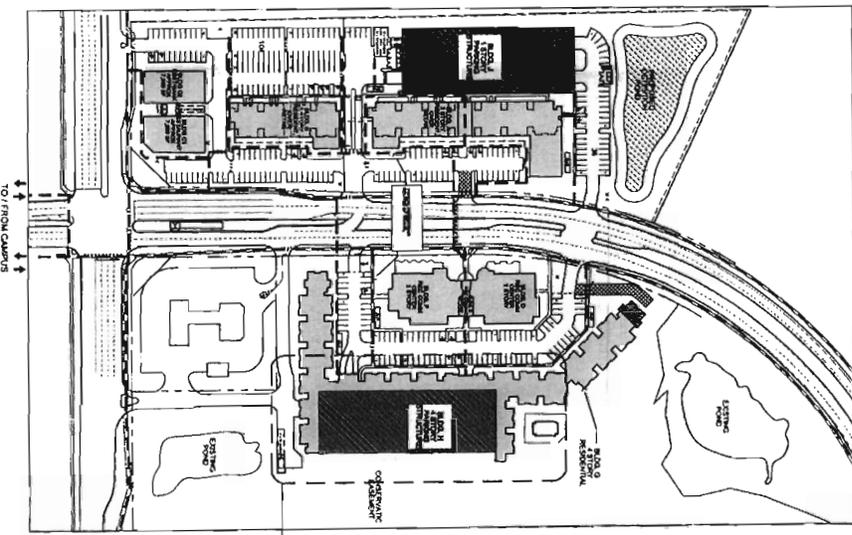
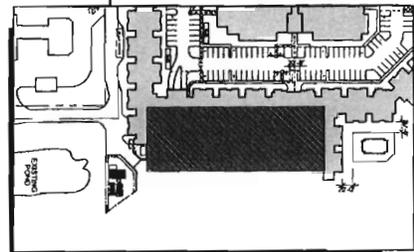
NORTHVIEW
 REVISED FINAL MASTER PLAN
 PARCEL 201401 AND 202, LOT 2,
 OF THE CARILLON PUD
 MIXED USE DEVELOPMENT
 LOCKWOOD BOULEVARD AT McCULLOCH ROAD
 SEMINOLE COUNTY, FLORIDA

Niles Bolton Associates, Inc.
 Florida License: #AA0002774
 One Buckhead Plaza
 3080 Peachtree Road, NW
 Suite 800
 Atlanta, Georgia
 404-366-7800
 Fax: 404-366-7810
 nba@nilesbolton.com

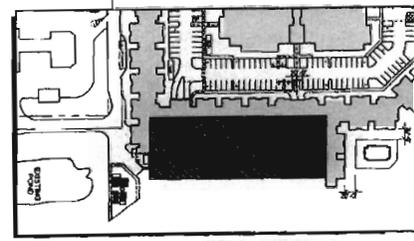
21:44:00 AM (09/29/10) 2010/09/29 10:31 Development Review US Survey Access and Shuttle Map 08 2008 - 3:30pm by mawd



ALTERNATE OPTION WITH CELL TOWER SHUTTLE BUS ROUTE ACCESS



ALTERNATE OPTION WITH CELL TOWER PEDESTRIAN TRAVEL



Project Name: Northview
 Project Number: 12-21-01-1517-0000-000
 Project Location: Lockwood Boulevard & McCulloch Road, Seminole County, Florida
 Project Description: Revised Final Master Plan for Parcel 201/401 and 202, Lot 2 of The Carillon PUD.
 Project Status: Approved for Construction
 Project Date: 07-20-08

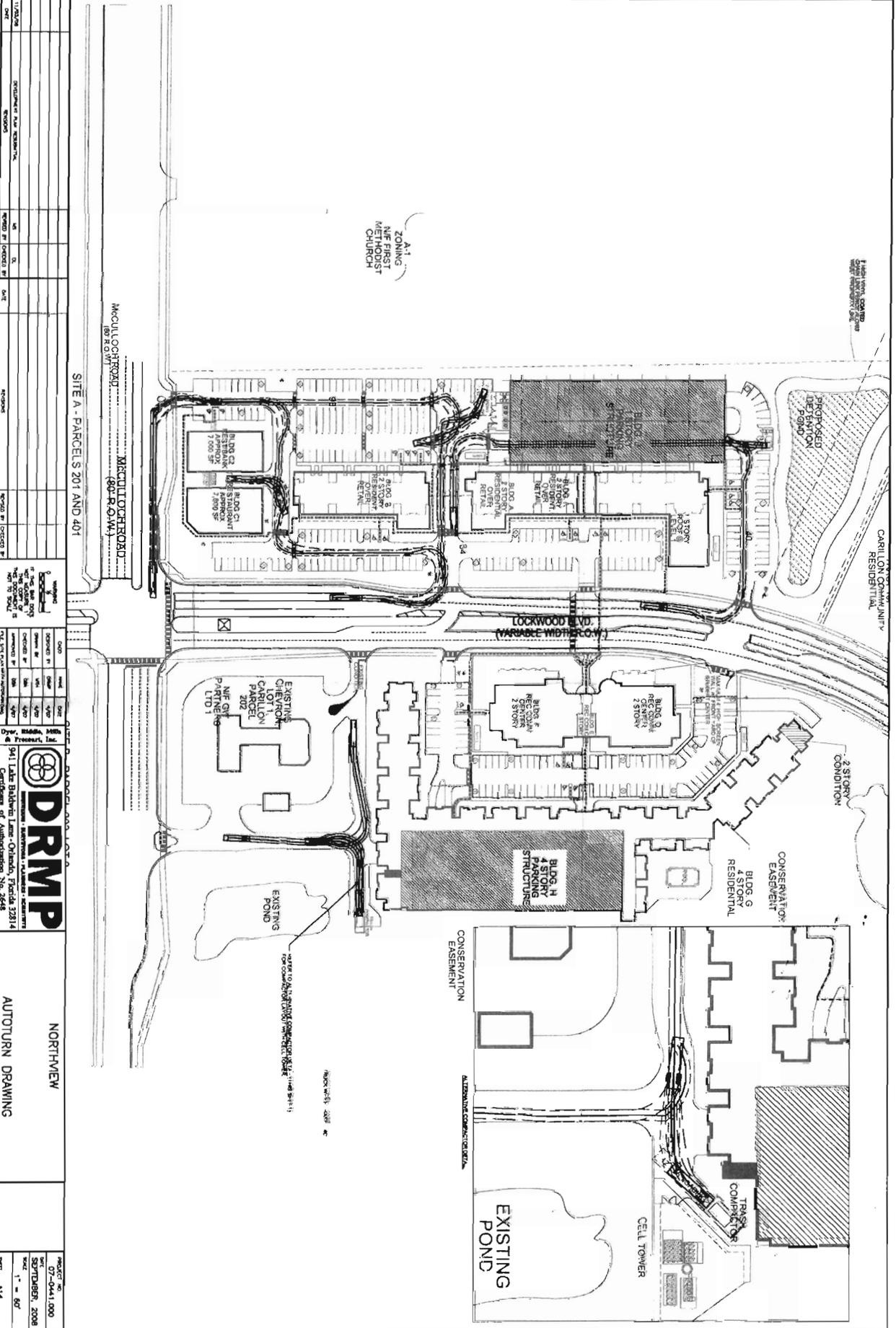
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NORTHVIEW
 REVISED FINAL MASTER PLAN
 PARCEL 201/401 AND 202, LOT 2,
 OF THE CARILLON PUD
 MIXED USE DEVELOPMENT
 LOCKWOOD BOULEVARD & McCULLOCH ROAD
 SEMINOLE COUNTY, FLORIDA

NO.	REVISION	DATE
1	ISSUED FOR PERMITTING	07/20/08
2	REVISED FOR COMMENTS	08/10/08
3	REVISED FOR COMMENTS	08/10/08
4	REVISED FOR COMMENTS	08/10/08
5	REVISED FOR COMMENTS	08/10/08
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39	REVISED FOR COMMENTS	08/10/08
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41	REVISED FOR COMMENTS	08/10/08
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45	REVISED FOR COMMENTS	08/10/08
46	REVISED FOR COMMENTS	08/10/08
47	REVISED FOR COMMENTS	08/10/08
48	REVISED FOR COMMENTS	08/10/08
49	REVISED FOR COMMENTS	08/10/08
50	REVISED FOR COMMENTS	08/10/08

Niles Bolton Associates, Inc.
 Florida License: #AA0002774
 One Buckhead Plaza
 3060 Peachtree Road, NW
 Suite 400
 Atlanta, Georgia
 404-260-7800
 Fax 404-380-7810
 nba@nilesbolton.com

PROJECT NUMBER: 1201150100
 DRAWING NO: A9
 SHEET NO: 1/4



DRMP
 941 Lake Baldwin Lane - Orlando, Florida 32814
 Certificate of Accreditation No. 2646

NORTHVIEW
 AUTOTURN DRAWING

DATE: 07-04-1,000
 DATE: 07/04/05, 2008
 SCALE: 1" = 50'
 SHEET: A14

EXHIBIT "C"

PARKING WAIVER REQUEST AND PARKING DEMAND ANALYSIS

Lowndes
Drosdick
Doster &
Kantor
Reed, P.A.

A T T O R N E Y S
A T L A W

AARON J. GOROVITZ
DIRECT DIAL: 407-418-6336
NORTH EOLA DRIVE OFFICE
POST OFFICE BOX 2809
ORLANDO, FLORIDA 32802-2809
aaron.gorovitz@lowndes-law.com

 MERITAS LAW FIRMS WORLDWIDE

September 16, 2008

VIA HAND DELIVERY

Ms. Tina Williamson
Seminole County Planning Division
1101 East First Street
Sanford, FL 32771

Re: NORTHVIEW
Carillon PUD Major Amendment
Seminole County Project Number 07-21700004

Dear Tina:

I am writing to request a waiver from the parking requirements which are set forth in the Seminole County Code for this project.

The primary reason for the waiver is set forth in the parking study prepared by Traffic Planning and Design, a copy of which is attached to this letter as Exhibit B. The number of parking spaces we propose to provide is depicted in a chart attached to this letter as Exhibit A.

The parking study indicates that

- The demand for parking spaces at off campus housing is .76 parking spaces to beds.
- The demand for parking spaces for on-campus housing is 60 spaces per bed.

The parking supply at the off campus location average is 1.03 spaces per bed, even though the needed number of spaces is much less. And in consideration of County staff concerns, the Applicant has committed to furnish 1.03 spaces per bed.

Ms. Tina Williamson
September 16, 2008
Page 2

The secondary reason to request the waiver is that the Seminole County Code of 1.25 spaces per bed does not adjust for the uniqueness of student housing. The Seminole County Code's requirement for parking spaces for rooming apartments assumes that:

- (i) every one of the 600 students residing in NorthView has a car,
- (ii) every one of the 600 students is parked at the project at the same time and
- (iii) one out of every four students has a guest who also has a car parked at the project. In other words, 600 students and 150 guests, all with cars, are at the 600 bed project at the same time.

The Applicant knows that in the history of UCF these assumptions have never occurred. Therefore, the Applicant retained Traffic Planning and Design to conduct a parking study, to determine the actual number of spaces which are necessary for the NorthView project.

Given the outcome of the parking study and the experience of UCF, we are hereby requesting the waiver to reduce the requirement of parking spaces per bed to 1.03 from the rooming apartment code of 1.25.

Please call if you have any questions.

Very truly yours,



Aaron J. Gorovitz

AJG/axl
Enclosures
0038630\130878\1178220\1

**PARKING CHART
WEST SIDE**

REQUIRED # OF SPACES PER CODE - 1.25 SPACES PER BED	REQUIRED # OF SPACES PER PARKING STUDY - 1.03 SPACES PER BED	PROVIDED # OF SPACES
Residential	215	178
		Standard 172
		Accessible 5
		Van Accessible 1
		Total 178
Retail (4 spaces per 1,000 sq. ft.)	160	160
		Standard 148
		Accessible 9
		Van Accessible 3
		Total 160
Parcel C1 & C2 Retail (6 spaces per 1,000 sq. ft.)	89	89
		Standard 87
		Accessible 1
		Van Accessible 1
		Total 89
TOTALS	464	427

EAST SIDE

REQUIRED # OF SPACES PER CODE - 1.25 SPACES PER BED	REQUIRED # OF SPACES PER PARKING STUDY - 1.03 SPACES PER BED	PROVIDED # OF SPACES
Residential	535	441
		Standard 432
		Accessible 7
		Van Accessible 2
		Total 441
Rec Comm Center / Office (3.83 spaces per 1,000 sq. ft.)	175	175
		Standard 223
		Accessible 6
		Van Accessible 1
		Total 230
TOTALS	710	671

TOTALS

REQUIRED # OF SPACES PER CODE - 1.25 SPACES PER BED	REQUIRED # OF SPACES PER PARKING STUDY - 1.03 SPACES PER BED	PROVIDED # OF SPACES
Residential	750	619
		Standard 604
		Accessible 12
		Van Accessible 3
		Total 619
Retail	249	249
		Standard 235
		Accessible 10
		Van Accessible 4
		Total 249
Rec Comm Center / Office	175	175
		Standard 223
		Accessible 6
		Van Accessible 1
		Total 230
TOTALS	1174	1098

**PARKING DEMAND ANALYSIS
NORTHVIEW STUDENT HOUSING
SEMINOLE COUNTY, FLORIDA**

Prepared for:

UCF Foundation Real Estate
12424 Research Parkway, Suite 110
Orlando, FL 32826

Prepared by:

Traffic Planning and Design, Inc.
535 Versailles Drive
Maitland, Florida 32751
(407) 628-9955

June 2008

TPD № 3774

PROFESSIONAL ENGINEERING CERTIFICATION

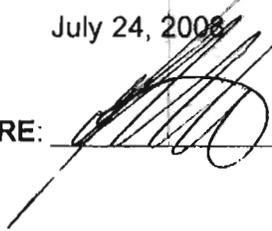
I hereby certify that I am a Professional Engineer properly registered in the State of Florida practicing with Traffic Planning & Design, Inc., a corporation authorized to operate as an engineering business, EB-3702, by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluations, findings, opinions, conclusions, or technical advice attached hereto for:

PROJECT: Parking Demand Analysis, Northview Student Housing
LOCATION: Seminole County, Florida
CLIENT: UCF Foundation Real Estate

I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.

NAME: Mohammed Abdallah, P.E.
P.E. No.: Florida P.E. No. 56169
DATE: July 24, 2008

SIGNATURE: _____



EXECUTIVE SUMMARY

This analysis was conducted to generate an alternative parking supply ratio for the Northview Student Housing Facility. The analysis evaluates the observed parking demand and supply ratios at six (6) existing student housing facilities within and near the University of Central Florida (UCF) campus. The proposed Northview project is located in Seminole County, whose Code requires a parking supply ratio of 1.25 parking spaces per bed.

The parking field survey was conducted between April 8 and 10, 2008. This period coincides with the Spring end of term examinations (Finals), a period when the majority of students are required to maintain their attendance on campus due to review and examination activities. Therefore, the period that the observations were conducted yields a conservative result. The observations at each site were made between 6 and 9 a.m. and then again between 6 and 9 p.m.

Table A summarizes the results of the field parking observations.

TABLE A
Field Parking Observations

Facility	Beds	Parking Supply	Supply Ratio (Spaces/Bed)	Observed Demand	Facility Occupancy	Adjusted Demand	Adjusted Demand Ratio
<i>On Campus</i>							
Lake Claire	720	581	0.81	539	97%	556	0.77
Towers West	1,000	684	0.68	563	97%	580	0.58
Towers East	1,000	682	0.68	470	97%	485	0.48
Hercules/Nike	1,600	1,049	0.66	945	98%	984	0.62
Weighted Average (On Campus)			0.69				0.60
<i>Off Campus</i>							
Pegasus Landing	2,532	2,688	1.06	1,807	93%	1,943	0.77
Pegasus Pointe	1,224	1,180	0.96	901	98%	919	0.75
Weighted Average (Off Campus)			1.03				0.76
Total Weighted Average			0.85				0.68

Based on this field review, the estimated average parking demand at the Northview student housing facility is 0.76 of a parking space per bed. Conservatively, the recommended parking supply ratio for the Northview student housing facility is **1.0 parking space per bed**. Although the recommended ratio is lower than the County's 1.25 spaces per bed, it exceeds the observed parking demand of 0.76 spaces per bed for off-campus facilities.

TABLE OF CONTENTS

	Page
LIST OF FIGURES.....	ii
LIST OF TABLES.....	ii
INTRODUCTION.....	1
Student Housing Facility.....	1
PARKING STUDY.....	3
Lake Claire Complex.....	4
Towers West Complex.....	6
Towers East Complex.....	8
Hercules/Nike Complex.....	10
Pegasus Landing Complex.....	12
Pegasus Point Complex.....	14
OBSERVED PARKING RATIOS.....	16
INFRACTIONS.....	17
FINDINGS & CONCLUSIONS.....	18
APPENDIX.....	19

LIST OF FIGURES

	Page
Figure 1: Site Location	2
Figure 2: Lake Claire Parking Lot.....	5
Figure 3: Towers West Parking Structure	7
Figure 4: Towers East Parking Structure	9
Figure 5: Hercules/Nike Parking Lot	11
Figure 6: Pegasus Landing Parking Lot.....	13
Figure 7: Pegasus Point Parking Lot.....	15

LIST OF TABLES

Table 1: Lake Claire Parking Lot.....	4
Table 2: Towers West Complex	6
Table 3: Towers East Complex	8
Table 4: Hercules/Nike Complex.....	10
Table 5: Pegasus Landing Complex	12
Table 6: Pegasus Point Complex.....	14
Table 7: Average Parking Supply and Demand	16
Table 8: Parking Citations by Facility	17

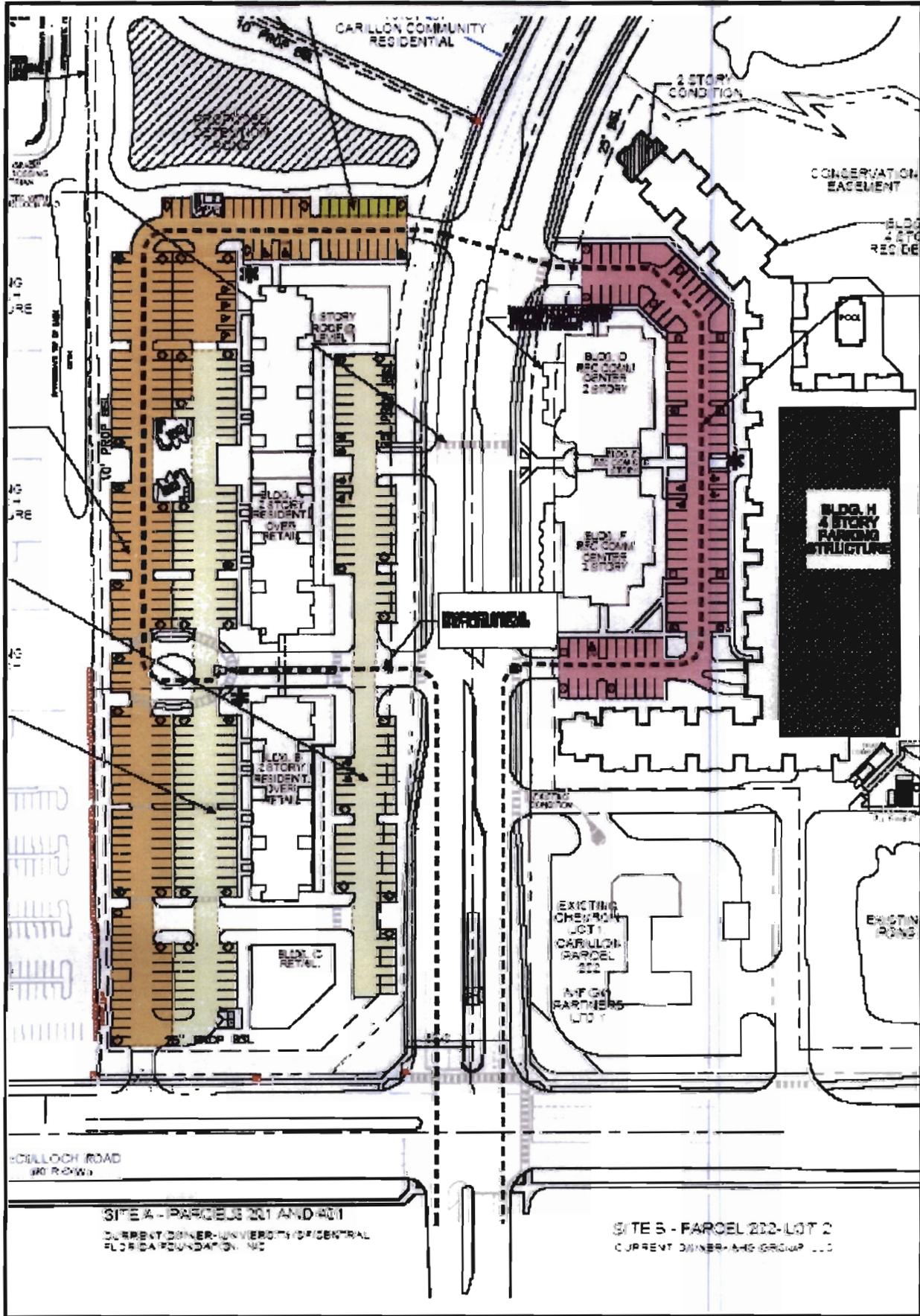
INTRODUCTION

Northview is a mixed use project consisting of a 584-bed student housing facility, 46,547 square feet of retail and 45,652 square feet of recreational community center. It consists of two sites located in both the northwest and northeast quadrants of McCulloch Road and Lockwood Boulevard as shown in **Figure 1**. The project will be served by surface parking and parking structures.

Student Housing Facility

Located on the west side of Lockwood Boulevard, Site A includes student housing units with a total of 172 bedrooms. Located on the east side of Lockwood Boulevard, Site B includes student housing units with a total of 412 bedrooms. Seminole County Code requires a supply of parking equivalent to 1.25 parking spaces/bedroom for the 584-bedroom housing project. However, based on UCF's experience, the number of parking spaces necessary to accommodate the parking demand of student housing is lower than the County's Code requirement. Therefore, Traffic Planning and Design, Inc. (TPD) conducted field observations of usage at existing student parking lots in and around the University.

The methods and findings of the field survey are summarized in the following sections and a recommendation is provided for the alternative parking supply ratio for the Northview Student Housing facility.



SITE A - PARCELS 201 AND 201
 CURRENT OWNER - UNIVERSITY OF CENTRAL
 FLORIDA FOUNDATION, INC

SITE B - PARCEL 202 - LOT 2
 CURRENT OWNER - AMG GROUP, LLC

Northview Parking Study

Site Location

PROJECT NUMBER 3774

FIGURE 1

TPD Traffic Planning and Design, Inc.

515 Newnough #200 - Marietta, GA 30066
 Phone: 404/575-9955 Fax: 404/575-9856

PARKING STUDY

A field survey was conducted at several student parking facilities around UCF to generate a student to parking lot ratio. The parking lots/structures observed for this study were:

On Campus Sites

Lake Claire Parking Lot
Towers West Parking Structure
Towers East Parking Structure
Hercules/Nike Parking Lot

Off-Campus Sites

Pegasus Landing Parking Lot
Pegasus Pointe Parking Lot

The survey was conducted by recording the observed number of occupied spaces in each of the study lots. Each site was studied on one of three days between Tuesday, April 8 and Thursday, April 10, 2008. This time period is ideal as it was during the "Finals" period of the Spring Semester, when the majority of students were attending classes for their end of term examinations. Therefore, the observed parking demand ratios are conservative based on time of year variations.

Observations were made for three hours in the morning to account for overnight parking demand and morning activity at each site and in the evening period to account for returning traffic and visitor activity. The hours of observation were 6-9 AM and 6-9 PM. During the study periods, six passes were made and the observations recorded in one-half hour increments. Field count output forms are included the **Appendix**.

The results of the parking survey by site are described in the following sections.

Lake Claire Complex

The Lake Claire Complex is a student housing facility located on the University campus in the southeast quadrant at the intersection of Greek Park Drive and Gemini Boulevard as shown in Figure 2. The facility has a total of 720 beds. It is served by a surface parking lot providing 541 permanent parking spaces and 40 overflow parking spaces. Therefore, the total parking capacity of the lot is 581 vehicles. This represents a ratio of 0.81 parking spaces per bed within the Lake Claire Complex.

The parking survey at this facility was conducted as described in the previous section on April 10, 2008. During the survey period, the occupancy rate at the facility was 97%. Table 1 summarizes the results of the observations.

**Table 1
Lake Claire Parking Lot**

Time	Occupied Spaces			Parking Occupancy Rate			Parking Demand (space/bed)
	Permanent Spaces	Overflow Spaces	Total Occupied	Permanent	Overflow	Overall	
6:00-6:30 AM	503	20	523	93.0%	50.0%	90.0%	0.73
6:30-7:00 AM	499	20	519	92.2%	50.0%	89.3%	0.72
7:00-7:30 AM	503	20	523	93.0%	50.0%	90.0%	0.73
7:30-8:00 AM	518	20	538	95.7%	50.0%	92.6%	0.75
8:00-8:30 AM	518	21	539	95.7%	52.5%	92.8%	0.75
8:30-9:00 AM	515	21	536	95.2%	52.5%	92.3%	0.74
6:00-6:30 PM	455	16	471	84.1%	40.0%	81.1%	0.65
6:30-7:00 PM	436	16	452	80.6%	40.0%	77.8%	0.63
7:00-7:30 PM	449	17	466	83.0%	42.5%	80.2%	0.65
7:30-8:00 PM	424	13	437	78.4%	32.5%	75.2%	0.61
8:00-8:30 PM	451	13	464	83.4%	32.5%	79.9%	0.64
8:30-9:00 PM	395	13	408	73.0%	32.5%	70.2%	0.57
Maximums	518	21	539	95.7%	52.5%	92.8%	0.75
Facility Occupancy Rate	97%		Adjusted Parking Demand			0.77	

Based on the parking survey, the parking lot is less than 93% occupied in the morning and the observed maximum ratio of occupied parking spaces to total beds is 0.75 (539 spaces / 720 beds). After adjusting for occupancy, the parking ratio is 0.77 spaces/bedroom (0.75 / 97%).



Northview Parking Study



Lake Claire Parking Lot

TPD

Traffic Planning and Design, Inc.

PROJECT NUMBER: 3774

FIGURE: 2

505 Woodloch Dr. #300 - 76100 and F131751
 Phone: 1-817-262-9926 Fax: 1-817-262-8054

Towers West Complex

The Towers West Complex is a student housing facility located on the University campus west of the UCF Arena, as shown in Figure 3. The facility has a total of 1,000 beds. It is served by a parking structure providing a total of 684 parking spaces. This represents a ratio of 0.68 parking spaces per bed within the Towers West Complex.

The parking survey at this facility was conducted as described in the previous section on April 9, 2008. During the survey period, the occupancy rate at the facility was 97%. Table 2 summarizes the results of the observations.

Table 2
Towers West Complex

Time	Occupied Spaces	Parking Occupancy Rate	Parking Demand (Spaces/Bed)
6:00-6:30 AM	553	80.8%	0.55
6:30-7:00 AM	563	82.3%	0.56
7:00-7:30 AM	550	80.4%	0.55
7:30-8:00 AM	554	81.0%	0.55
8:00-8:30 AM	542	79.2%	0.54
8:30-9:00 AM	543	79.4%	0.54
6:00-6:30 PM	414	60.5%	0.41
6:30-7:00 PM	408	59.6%	0.41
7:00-7:30 PM	407	59.5%	0.41
7:30-8:00 PM	404	59.1%	0.40
8:00-8:30 PM	416	60.8%	0.42
8:30-9:00 PM	420	61.4%	0.42
Maximums	563	82.3%	0.56
Facility Occupancy Rate			97%
Adjusted Parking Demand			0.58

Based on the parking survey, the parking lot is less than 83% occupied in the morning and the observed maximum ratio of occupied parking spaces to total beds is 0.56 (563 spaces / 1,000 beds). After adjusting for occupancy, the parking ratio is 0.58 spaces/bedroom (0.56 / 97%).



Northview Parking Study

Tower West Parking Structure

TPD

Traffic Planning and Design, Inc.

PROJECT NUMBER

3774

FIGURE

3

335 Newland Dr. 2300 Midland TX 79701
Phone: (409) 428-1855 Fax: (409) 428-1856

Towers East Complex

The Towers East Complex is a student housing facility located on the University campus northeast of the UCF Arena. The towers are located in the northeast quadrant of the intersection of North Orion Boulevard and Gemini Boulevard North, as shown in Figure 4. The facility has a total of 1,000 beds. It is served by a surface parking lot providing 682 parking spaces. This represents a ratio of 0.68 parking spaces per bed within the Towers East Complex.

The parking survey at this facility was conducted as described in the previous section on April 9, 2008. During the survey period, the occupancy rate at the facility was 97%. Table 3 summarizes the results of the observations.

**Table 3
Towers East Complex**

Time	Occupied Spaces	Parking Occupancy Rate	Parking Demand (Spaces/Bed)
6:00-6:30 AM	463	67.9%	0.46
6:30-7:00 AM	470	68.9%	0.47
7:00-7:30 AM	454	66.6%	0.45
7:30-8:00 AM	458	67.2%	0.46
8:00-8:30 AM	447	65.5%	0.45
8:30-9:00 AM	451	66.1%	0.45
6:00-6:30 PM	421	61.7%	0.42
6:30-7:00 PM	436	63.9%	0.44
7:00-7:30 PM	373	54.7%	0.37
7:30-8:00 PM	406	59.5%	0.41
8:00-8:30 PM	353	51.8%	0.35
8:30-9:00 PM	363	53.2%	0.36
Maximums	470	68.9%	0.47
Facility Occupancy Rate			97%
Adjusted Parking Demand			0.48

Based on the parking survey, the parking lot is less than 69% occupied in the morning and the observed maximum ratio of occupied parking spaces to total beds is 0.47 (470 spaces / 1,000 beds). After adjusting for occupancy, the parking ratio is 0.48 spaces/bedroom (0.47 / 97%).



Northview Parking Study

Tower East Parking Structure

PROJECT NUMBER 3774

FIGURE: 4

TPD Traffic Planning and Design, Inc.

555 North US 4100, Royal Oak, MI 48067
Phone: (248) 833-9925 Fax: (248) 833-8856

Hercules/Nike Complex

The Hercules/Nike Complex is a student housing facility located on the University campus south of the wellness center on Hercules Drive, as shown in **Figure 5**. The facility has a total of 1,600 beds. It is served by surface parking facilities providing 1,049 parking spaces. This represents a ratio of 0.66 parking spaces per bed within the Hercules/Nike Complex.

The parking survey at this facility was conducted as described in the previous section on April 10, 2008. During the survey period, the occupancy rate at the facility was 96%. **Table 4** summarizes the results of the observations.

Table 4
Hercules Parking Complex

Time	Occupied Spaces	Parking Occupancy Rate	Parking Demand (Spaces/Bed)
6:00-6:30 AM	912	86.9%	0.57
6:30-7:00 AM	907	86.5%	0.57
7:00-7:30 AM	891	84.9%	0.56
7:30-8:00 AM	873	83.2%	0.55
8:00-8:30 AM	864	82.4%	0.54
8:30-9:00 AM	849	80.9%	0.53
6:00-6:30 PM	930	88.7%	0.58
6:30-7:00 PM	917	87.4%	0.57
7:00-7:30 PM	906	86.4%	0.57
7:30-8:00 PM	923	88.0%	0.58
8:00-8:30 PM	925	88.2%	0.58
8:30-9:00 PM	945	90.1%	0.59
Maximums	945	90.1%	0.59
Facility Occupancy Rate			96%
Adjusted Parking Demand			0.62

Based on the parking survey, the parking lot is just over 90% occupied in the evening and the observed maximum ratio of occupied parking spaces to total beds is 0.59 (945 spaces / 1,600 beds). After adjusting for occupancy, the parking ratio is 0.62 spaces/bedroom (0.59 / 96%).



Northview Parking Study



PROJECT NUMBER

3774

FIGURE

5

Hercules Parking Lot

TPD

Traffic Planning and Design, Inc.

1000 Westwood Dr. # 200, Marietta, GA 30067
Phone: (404) 485-9555 Fax: (404) 428-8050

Pegasus Landing Complex

The Pegasus Landing Complex is a student housing facility located near the University campus in the southwest quadrant of the intersection at Corporate Boulevard and Alafaya Trail, as shown in **Figure 6**. The facility has a total of 2,532 beds. It is served by a surface parking lot providing 2,688 parking spaces. During the survey period, the occupancy rate at the facility was 93%. This represents a ratio of 1.06 parking spaces per bed within the Pegasus Landing Complex.

The parking survey at this facility was conducted as described in the previous section on April 8, 2008. **Table 5** summarizes the results of the observations.

Table 5
Pegasus Landing Complex

Time	Occupied Spaces				Parking Lot Occupancy	Parking Demand (Spaces/Bed)
	Lot 1	Lot 2	Lot 3	Total		
6:00-6:30 AM	581	551	675	1,807	67.2%	0.71
6:30-7:00 AM	577	542	674	1,793	66.7%	0.71
7:00-7:30 AM	568	535	661	1,764	65.6%	0.70
7:30-8:00 AM	563	503	652	1,718	63.9%	0.68
8:00-8:30 AM	557	474	643	1,674	62.3%	0.66
8:30-9:00 AM	506	459	628	1,593	59.3%	0.63
6:00-6:30 PM	419	399	450	1,268	47.2%	0.50
6:30-7:00 PM	433	390	459	1,282	47.7%	0.51
7:00-7:30 PM	439	411	467	1,317	49.0%	0.52
7:30-8:00 PM	444	417	471	1,332	49.6%	0.53
8:00-8:30 PM	452	407	479	1,338	49.8%	0.53
8:30-9:00 PM	460	384	485	1,329	49.4%	0.52
Maximums	581	551	675	1,807	67.2%	0.71
Facility Occupancy Rate						93%
Adjusted Parking Demand						0.77

Based on the parking survey, the parking lot is just over 67% occupied in the morning and the observed maximum ratio of occupied parking spaces to total beds is 0.71 (1,807 spaces / 2,532 beds). After adjusting for occupancy, the parking ratio is 0.77 spaces/bedroom (0.71 / 93%).



TPD Traffic Planning and Design, Inc.
 315 Versailles Dr #200 Marietta, GA 30066
 Phone: (404) 628-9555 Fax: (404) 628-8599

Pegasus Landing Parking Lot
 PROJECT NUMBER: 3774
 FIGURE: 6



Northview Parking Study

Pegasus Point Complex

The Pegasus Pointe Complex is a student housing facility located near the University in the northwest quadrant of the intersection at College Park Trail and Alafaya Trail as shown in Figure 7. The facility has a total of 1,224 beds. It is served by a surface parking lot providing 1,180 spaces. This represents a ratio of 0.96 parking spaces per bed within the Pegasus Pointe Complex.

The parking survey at this facility was conducted as described in the previous section on April 9, 2008. During the survey period, the occupancy rate at the facility was 98%. Table 6 summarizes the results of the observations.

**Table 6
Pegasus Pointe Complex**

Time	Occupied Spaces	Parking Occupancy Rate	Parking Demand (Spaces/Bed)
6:00-6:30 AM	901	76.4%	0.74
6:30-7:00 AM	900	76.3%	0.74
7:00-7:30 AM	866	73.4%	0.71
7:30-8:00 AM	831	70.4%	0.68
8:00-8:30 AM	798	67.6%	0.65
8:30-9:00 AM	770	65.3%	0.63
6:00-6:30 PM	623	52.8%	0.51
6:30-7:00 PM	632	53.6%	0.52
7:00-7:30 PM	641	54.3%	0.52
7:30-8:00 PM	649	55.0%	0.53
8:00-8:30 PM	643	54.5%	0.53
8:30-9:00 PM	657	55.7%	0.54
Maximums	901	76.4%	0.74
Facility Occupancy Rate			98%
Adjusted Parking Demand			0.75

Based on the parking survey, the parking lot is just over 76% occupied in the morning and the observed maximum ratio of occupied parking spaces to total beds is 0.74 (901 spaces / 1,224 beds). After adjusting for occupancy, the parking ratio is 0.75 spaces/bedroom (0.74 / 98%).



Northview Parking Study



PROJECT NUMBER: 3774

FIGURE: 7

Pegasus Pointe Parking Lot

TPD

Traffic Planning and Design, Inc.

555 Nevada Dr. 2009, Marietta, GA 30067
Phone: (407) 226-0955 Fax: (407) 226-6350

OBSERVED PARKING RATIOS

The information obtained from the parking survey and the actual parking ratios observed at the study facilities were tabulated to calculate the average parking supply and parking demand, as summarized in Table 7.

**Table 7
Average Parking Supply and Demand**

Facility	Beds	Parking Supply	Supply Ratio (Spaces/Bed)	Observed Demand	Facility Occupancy	Adjusted Demand	Adjusted Demand Ratio
On Campus							
Lake Claire	720	581	0.81	539	97%	556	0.77
Towers West	1,000	684	0.68	583	97%	580	0.58
Towers East	1,000	682	0.68	470	97%	485	0.48
Hercules/Nike	1,600	1,049	0.66	945	96%	984	0.62
Weighted Average (On Campus)			0.69				0.60
Off Campus							
Pegasus Landing	2,532	2,688	1.06	1,807	93%	1943	0.77
Pegasus Pointe	1,224	1,180	0.96	901	98%	919	0.75
Weighted Average (Off Campus)			1.03				0.76
Total Weighted Average			0.85				0.68

Based on existing parking supply and observed demand, on average student housing facilities in and around the University provide 0.85 parking spaces per bed. Observations of occupied parking spaces at each of the facilities indicate that the actual average demand, adjusted for occupancy, is 0.68 parking spaces per bed, which is lower than the average supply. When considering only off campus facilities, the average demand rises slightly to 0.76 parking spaces per bed, while off-campus parking supply is 1.03 spaces per bed.

It is clear from the data collected at the study sites that the requirement of 1.25 parking spaces per bed, as established in Seminole County Code for student housing, is considerably higher than observed requirements for such facilities. The parking supply required at off-campus student housing facilities should range from a minimum of 0.75 parking spaces per bed to a maximum of 1.0 parking space per bed.

INFRACTIONS

During the study period, UCF parking services tracked the number of citations, boots and tows that were meted out at the on campus housing faculties. During this period, no boots or tows were reported. The number of parking tickets written in the parking facilities, as reported by the University's Parking Services, is summarized in **Table 8**.

Table 8
Parking Citations by Facility

Facility	Date	Citations
Lake Claire	10-Apr	14
Towers West	9-Apr	7
Towers East	9-Apr	9
Hercules/Nike	10-Apr	19
Total		49

A total of 49 parking citations were given during the study period. These citations were given for various infractions including parking in the facility without a proper permit. It should be noted that these are citations given throughout a 24 hour period that includes the field observation activities at each lot.

FINDINGS & CONCLUSION

A field data collection effort was undertaken at several student housing facilities on and near the UCF campus. The field observations were conducted to develop a reasonable parking demand ratio for the proposed Northview Student Housing facility. Based on the observations, the following findings are made:

- Currently facilities within the UCF campus provide an average parking supply of 0.69 parking spaces per bed, while the observed average demand adjusted for occupancy is 0.60 parking spaces per bed. Off campus student housing complexes provide an average supply of 1.03 parking spaces per bed but the occupancy adjusted observed demand is 0.76 parking spaces per bed.
- Averaging all observed data in the study sample yields an average parking demand of 0.68 parking spaces per bed and an average parking supply of 0.85 parking spaces per bed.
- Based on this field review, the estimated average parking demand at the Northview Student Housing facility is 0.76 of a parking space per bed. Conservatively, the recommended parking supply ratio for the Northview Student Housing facility is 1.0 parking space per bed. Although the recommended ratio is lower than the County's 1.25 parking spaces per bed, it exceeds the observed parking demand of 0.76 spaces per bed for off-campus facilities.
- A review of parking infractions at on campus facilities during the study period indicates that throughout the 48 hours of April 9 and 10, 2008, UCF Parking Services issued a total of 49 citations within the study facilities. There were no tow-away's and no vehicle boots.

APPENDIX

EXHIBIT "D"

PARKING DEMAND MONITORING REPORT

Consistent with the Developer's Commitment Agreement, Section X(G), the Developer or its successor will be required to conduct an annual parking demand monitoring report. The monitoring report will consist of, and abide by, the following requirements:

- The parking demand monitoring report will be signed and sealed by a Professional Engineer and will consist of two sections: a summary of the current total parking spaces divided by section (i.e. parking garage, visitor parking, retail parking, etc.) and a monitoring analysis to evaluate the parking demand.
- The parking demand monitoring analysis shall be conducted during the peak season. The peak season will be defined by the University of Central Florida peak enrollment within the month of September. Weeks consisting of non-typical student activities, such as student holidays and exams, shall not qualify as adequate for monitoring. Documentation on activities of the University of Central Florida during the monitoring week shall be provided in the report.
- The parking demand monitoring analysis shall be conducted during the peak periods of the week. The analysis shall be conducted for three (3) consecutive weekdays and one (1) Saturday and one (1) Sunday.
- The parking demand monitoring analysis shall be conducted during the peak hours of the day, and the peak hours shall be defined as 6:00 AM to 9:00 AM, 5:00 PM to 9:00 PM, and 2:00 AM to 4:00 AM for each monitoring day.
- During the observation, vehicle inventory passes shall be conducted in one-half hour increments continuously throughout the peak times, and summarized in half hour increments.
- During the observation for each inventory pass, the vehicle inventories shall be recorded per parking location (i.e. parking garage, visitor parking, retail parking, etc.). In addition to the total number of parked vehicles, the total number of cars not in compliance with parking regulations (i.e. non-student vehicle parked in student lot) shall be recorded.
- The report will also include a summary of the previous year's parking violations (warnings, tows, tickets, boots, etc.) issued by the UCFPD and Seminole County Sheriff's Department. This summary shall include all violations, and provide a detailed description of violations incurred during UCF sporting events (i.e. football games)
- All parking monitoring analyses including recommendations for changes in parking, if any, will be summarized within the report.
- Prior to the monitoring each year, a methodology meeting with the Planning Division Manager shall be required. The Planning Division Manager shall have the ability to add additional review criteria at that time.

EXHIBIT "E"

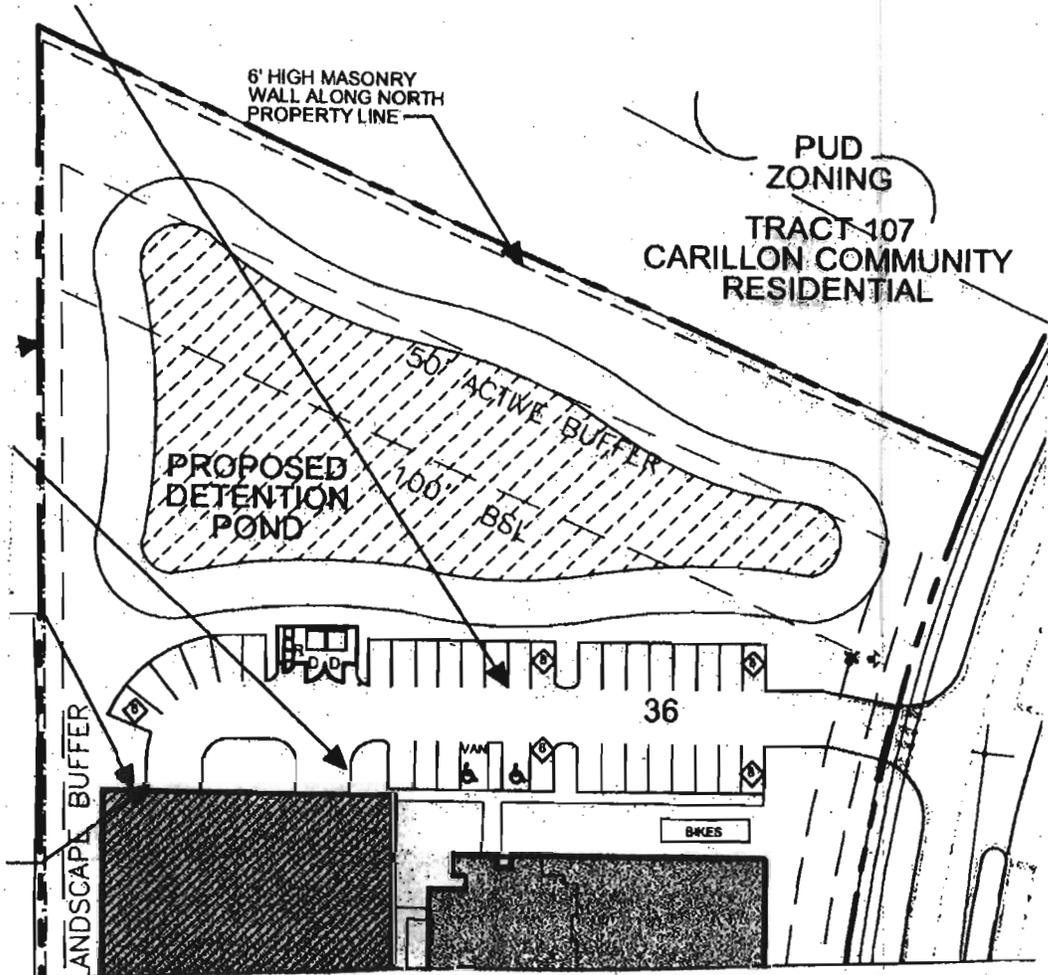
ACCESS CONTROL MONITORING REPORT

Consistent with the Developer's Commitment Agreement, Section X(J), the Developer or its successor will be required to conduct an annual access control monitoring report. The monitoring report will consist of, and abide by, the following requirements:

- The access control monitoring report will be signed and sealed by a Professional Engineer and will consist of two sections: an existing summary of access control in use and a monitoring analysis to evaluate the effectiveness of the access control.
- The summary of existing measures taken in enforcing access control will be summarized graphically.
- The access control monitoring shall be conducted during the peak season. The peak season will be defined by the University of Central Florida peak enrollment within the month of September. Weeks consisting of non-typical student activities, such as student holidays or exams, shall not qualify as adequate for monitoring. Documentation on activities of the University of Central Florida during the monitoring week shall be provided in the report.
- The access control monitoring analysis shall be conducted during the peak periods of the week. The analysis shall be conducted for three (3) consecutive weekdays and one (1) Saturday and one (1) Sunday.
- The access control monitoring analysis shall be conducted during the peak hours of the day, and the peak hours shall be defined as 6:00 AM to 9:00 AM, 5:00 PM to 9:00 PM, and 2:00 AM to 4:00 AM for each monitoring day.
- During the observation, access control inventory passes shall be conducted in one-half hour increments continuously throughout the peak times, and summarized in half hour increments.
- During the observation, the mode of access into restricted parking locations shall be tallied. The modes of access will include: legitimate vehicle access (via card or bar code), vehicles entering via call box, vehicles "tailgating" legitimate vehicles, vehicles circumnavigating access controls, and any additional vehicle accessing restricted parking via means not listed here.
- Per the results of the monitoring analysis, an overall conclusion of the operations of the access control shall be provided. If needed, recommendations on modifications to the access control shall be provided.
- All access control analyses and measures to improve access control, if necessary, will be summarized within the report.
- Prior to the monitoring each year, a methodology meeting with the Planning Division Manager shall be required. The Planning Division Manager shall have the ability to add additional review criteria at that time.

EXHIBIT "F"

POND ENCROACHMENT



Principals

Wayne D. Chalifoux
Donaldson K. Barton, Jr.
Lucius J. Cushman, Jr.
Jon S. Meadows
Lawrence L. Smith, Jr.
William T. Stone

September 10, 2008

DRMP Job #07-0441.000



Ms. Tina Williamson
Seminole County Planning
1101, East First Street
2nd Floor, West Wing
Sanford, Florida 32771

**Subject: Northview/Carillon PUD
Waiver Requests for a Passive Buffer Building Setback Line and
Duration of Retention/Detention Stormwater in Landscape Buffer**

Dear Ms. Williamson:

We are requesting two waivers for this project. The first waiver is for a Passive Buffer building setback line. This occurs along the north property line of Parcel 202. The Passive Buffer's building setback requirement outlined in Seminole County's Land Development Code, Section 30.1232 (Table 1) stipulates a required building setback of 100' from the property line for a two story multi-family building. The second waiver request of the Land Development Code, Section 30.1232(d)(2)(d) occurs along the north property line of Parcel 401. The code allows up to 50% of the Active Landscape Buffer to be wet for a period no longer than 24 hours after a 25year storm event and not require fencing around such area.

The first waiver request is to reduce the building setback in the Passive Buffer/Setback requirement. The table below shows the required and requested buffer setback from the north property line of Parcels 401 and 202:

PARCEL NO.	BUFFER TYPE	REQUIRED		PROVIDED	
		BUILDING	LANDSCAPE	BUILDING	LANDSCAPE
401	ACTIVE	100'	50'	195±	50
202	PASSIVE	100'	15'	32	15

As shown in the above table Parcel 401 meets or exceeds the Active Buffer/Setback requirements. However, Parcel 202 does not meet the Active Buffer/Setback requirements for building setback, therefore we are requesting a waiver to allow the building setback to be reduced from 100' to 32'. We feel the building setback requirement can be waived for the following reasons:

Immediately north of Parcel 202's property line is an existing retention pond and Lockwood Boulevard's right-of-way, with the closest residential lot approximately 250' north of Northview's property line. East of our proposed building is a conservation area with approximately 650' of separation between our proposed building and the closest residential lot. We feel with this amount of separation between Northview's buildings and the residential lots to the north and east that additional landscaping materials or buffer width are not

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Phone: 407.896.0594
Fax: 407.896.4836

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Charlotte, North Carolina
ChIPLEY, Florida
Columbia, South Carolina
DeLand, Florida
Ft. Myers, Florida
Gainesville, Florida
Jacksonville, Florida
Lakeland, Florida
Norcross, Georgia
Panama City Beach, Florida
Pensacola, Florida
Tallahassee, Florida
Tampa, Florida

1.800.375.3767
www.drmp.com



Ms. Tina Williamson
Northview/Carillon PUD
September 10, 2008
Page 2 of 2

needed, and our proposed fifteen (15) foot landscape buffer meets the code requirement and will contain four (4) canopy trees for every one hundred feet, and a three (3) foot high earthen berm with landscaping that will reach a height of six (6) feet with 100% opacity within one year.

The second waiver request is along the north property line of Parcel 401. We are requesting a waiver of the requirement for the landscape buffer to be dry within 24 hours after the 25 year storm event. The final engineering for the retention/detention pond has not been done and therefore it is not known if the pond will be able have this area dry within the allotted time. If during final design we cannot meet the intent of the above referenced section of the LDC we propose to plant Bald Cypress trees at 50' spacing (approximately 7 required) within the proposed landscape buffer and ask that fencing around this area not be required. These trees will be a minimum of 3" cal. and 12' minimum height.

Thank you for your consideration of these two waiver requests. Should you have any questions regarding this matter please contact me by phone at 407-947-9083 or email me at dlowe@drmp.com.

Sincerely,
Dyer, Riddle, Mills & Precourt, Inc.

David C. Lowe
Senior Project Manager

CC: Aaron Gorovitz, LDDKR

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On January 27, 2009, Seminole County issued this Denial Development Order relating to and touching and concerning the following described property:

See Attached Exhibit A

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

Property Owner(s): AHG Group LLC and University of Central Florida
Foundation, Inc.

Project Name: Carillon PUD Major Amendment (NorthView)

Requested Development Approval: Major Amendment

The Board of County Commissioners has determined that the request for a Major Amendment to the Carillon PUD is not compatible with the surrounding area and could not be supported.

After fully considering staff analysis titled "Carillon PUD Major Amendment" and all evidence submitted at the public hearing on January 27, 2009 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: _____
Bob Dallari, Chairman

EXHIBIT "A"

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 201

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 35; THENCE N 89 DEGREES 56' 13" E, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 35 FOR 663.45 FEET; THENCE N 00 DEGREES 49' 19" W, ALONG THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 35 FOR 60.00 FEET TO THE POINT OF BEGINNING; THENCE N 89 DEGREES 56' 13" E, ALONG THE NORTH RIGHT-OF-WAY LINE OF MCCULLOCH ROAD AS SHOWN ON THE PLAT OF LOCKWOOD BOULEVARD AS RECORDED IN PLAT BOOK 42, PAGE 80 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, A DISTANCE OF 240.51 FEET; THENCE N 44 DEGREES 56' 13" E, A DISTANCE OF 106.07 FEET; THENCE N 00 DEGREES 03' 47" W, A DISTANCE OF 120.00 FEET; THENCE N 02 DEGREES 59' 23" E, A DISTANCE OF 210.19 FEET; THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF LOCKWOOD BOULEVARD AND RUN S 89 DEGREES 56' 13" W, 332.06 FEET; THENCE S 00 DEGREES 49' 19" E, ALONG THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 35 FOR A DISTANCE OF 404.93 FEET TO THE POINT OF BEGINNING.

PARCEL 401

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 35; THENCE N 89 DEGREES 56' 13" E, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 35 FOR 663.45 FEET; THENCE N 00 DEGREES 49' 19" W, ALONG THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 35 FOR 60.00 FEET; THENCE N 89 DEGREES 56' 13" E, ALONG THE NORTH RIGHT-OF-WAY LINE OF MCCULLOCH ROAD AS SHOWN ON THE PLAT OF LOCKWOOD BOULEVARD AS RECORDED IN PLAT BOOK 42, PAGE 80 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, A DISTANCE OF 240.51 FEET; THENCE N 44 DEGREES 56' 13" E, A DISTANCE OF 106.07 FEET; THENCE N 00 DEGREES 03' 47" W, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF LOCKWOOD BOULEVARD FOR A DISTANCE OF 120.00 FEET; THENCE N 02 DEGREES 59' 23" E, A DISTANCE OF 210.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 02 DEGREES 59' 23" E, 15.13 FEET; THENCE N 00 DEGREES 03' 47" W, A DISTANCE OF 236.41 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 910.00 FEET, THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE

OF A CENTRAL ANGLE OF 21 DEGREES 37' 05" FOR A DISTANCE OF 343.36 FEET (SAID CURVE HAVING A CHORD BEARING OF N 10 DEGREES 44' 46" E, AND A CHORD LENGTH OF 341.32 FEET); THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF LOCKWOOD BOULEVARD AND RUN N 65 DEGREES 43' 00" W, A DISTANCE OF 446.83 FEET; THENCE S 00 DEGREES 49' 19" E, ALONG THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 35 FOR A DISTANCE OF 771.06 FEET, THENCE RUN N 89 DEGREES 56' 13" E, 332.06 FEET TO THE POINT OF BEGINNING

TOGETHER WITH LOT 2, CARILLON - PARCEL 202 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGES 27 AND 28, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

TOGETHER WITH EASEMENT BENEFITING THE PROPERTY CONTAINED IN THAT CERTAIN DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANTS RECORDED AUGUST 13, 1998 IN OFFICIAL RECORDS BOOK 3480, PAGE 313, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

February 20, 2008

RECEIVED

MAR 14 2008

SEMINOLE COUNTY
COUNTY MANAGER

Cynthia A. Coto
County Manager
1101 East First Street
Sanford, Florida 32771

Dear Ms. Coto,,

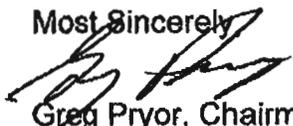
The Red Bug Residential Coalition meets on a periodic basis to discuss upcoming developments and activities of significance to our area. As you are aware, the Coalition is comprised of seventeen (17) homeowner association representatives from along the Red Bug corridor. For more than a decade, the Coalition has been proactively involved in a host of issues ranging from development and traffic to good government as they particularly effect the southern portion of the Seminole and the county as a whole.

As a part of our recent meeting, the joint application of AHG Group, LLC and the University of Central Florida Foundation for a major amendment to Carillon PUD at McCullough Road and Lockwood Boulevard was reviewed and discussed. It is the consensus and opinion of the Coalition, that this development would impose significant regional impact, calls into question established zoning patterns and future development trends. We urge you to oppose this major amendment to the planned development.

Should you have any questions or wish to discuss this further, please contact Mr. Tom Boyko to arrange a meeting with the Coalition. His number is 407-366-3062.

Thank you for your consideration in this matter.

Most Sincerely


Greg Pryor, Chairman

Red Bug Residential Coalition



Office of the President

May 5, 2008

The Honorable Bob Dallari
District 1 Commissioner
Seminole County Board of Commissioners
1101 East First Street
Sanford, FL 32771

Ms. Cynthia Coto
County Manager
Seminole County
1101 East First Street
Sanford, FL 32771

Dear Commissioner Dallari and Ms. Coto:

I write in response to Ms. Coto's letter of April 2. When I learned that you were working to develop a scope of work and cost estimates for a Small Area Study, I asked my staff to fulfill your requests as quickly as possible. I also asked them to meet with Seminole County Commissioners, county staff, and others in the county to be sure that we are proceeding properly and cooperating appropriately.

Staff members had these meetings, and they have expressed concern that a Small Area Study will delay consideration of the NorthView project on its merits and that a study would not be cost effective at this time. Under these circumstances, therefore, I suggest that the county dispense with the study.

As you know, UCF is supporting the development of the NorthView project to provide quality housing for our students, with revenue from both the housing and retail components providing us the necessary financing tools. A delay of the NorthView project would affect the university's ability to meet the needs of our students.

We at UCF are proud of our many partnerships with Seminole County, and we look forward to continue working with you to enhance our community and the quality of life for all its residents.

Cordially yours,

A handwritten signature in black ink that reads 'John C. Hitt'. Below the signature, the name 'John C. Hitt' and the title 'President' are printed in a serif font.

John C. Hitt
President

c: Seminole County Commission
Dori Debord, Seminole County Planning Director
Fred Kittinger, UCF Director of State and Local Government Affairs

THERIAQUE VORBECK & SPAIN

ATTORNEYS AT LAW

REPLY TO: ORLANDO

December 9, 2008

VIA TELEFACSIMILE AND UNITED STATES MAIL

Dori DeBord, Planning & Development Director
Seminole County Planning & Development
1101 East First Street
Sanford, Florida 32771

Re: *Carillon PUD Major Amendment (File No. Z2007-24)*

Dear Ms. DeBord:

Our law firm represents the Carillon Community Residential Association, Inc. ("Association"), with respect to the above-referenced PUD amendment ("Carillon PUD Amendment"), which is currently scheduled to be heard by the Planning & Zoning Commission on December 10, 2008, at 7:00 p.m. For the reasons set forth below, the Association submits that it is inappropriate for the Planning & Zoning Commission to consider the Carillon PUD Amendment at this time, as such development proposal is required to first undergo a comprehensive plan amendment pursuant to the Future Land Use Element of the Seminole County Comprehensive Plan.

As you aware, the Future Land Use Element of the County's Comprehensive Plan prescribes certain Standards of Review for amendments to existing planned developments, such as the Carillon PUD. In particular, the Future Land Use Element provides:

A Plan amendment is required if the proposal shows uses or land areas not previously approved. The only exception to this criteria is public and quasi-public uses (e.g., libraries, schools, recreation, roads) which provide an areawide benefit to the community.

(Emphasis supplied). In other words, if a proposed amendment to an existing PUD shows new uses, a comprehensive plan amendment is required as a condition precedent to such changes.

In the instant case, the proposed Carillon PUD Amendment shows, among other uses, a two (2) story parking garage on Parcel 401 and a four (4) story parking garage on Parcel 202. As originally approved, however, the Carillon PUD limited the retail uses therein to C-1 uses.

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4767 NEW BROAD STREET
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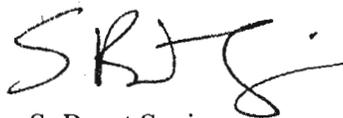
Dori DeBord
December 9, 2008
Page 2

Significantly, parking garages are not listed as a permitted use within the C-1 zoning district.¹ Rather, parking garages are only listed as a permitted use within the C-2 zoning district – uses which have not been previously approved within the Carillon PUD.²

As noted above, the Future Land Use Element of the County's Comprehensive Plan provides that a comprehensive plan amendment is a prerequisite if a proposed amendment to an existing PUD involves a use which has not been previously approved. The Carillon PUD Amendment scheduled to be heard by the Planning & Zoning Commission on December 10 involves a use which has not been previously approved, *i.e.*, parking garages which are a C-2 use. Thus, it is inappropriate for the Planning & Zoning Commission to consider the Carillon PUD Amendment until such time as a comprehensive plan amendment has been approved in accordance with the Future Land Use Element of the County's Comprehensive Plan. Accordingly, on behalf of the Association, I respectfully request that the Planning Department pull this matter from the Agenda for the Planning & Zoning Commission's December 10 meeting and require the applicant to pursue a comprehensive plan amendment in accordance with the Future Land Use Element.

I appreciate your prompt attention to this request. Please do not hesitate to contact me if you have any questions or need further information.

Sincerely,



S. Brent Spain

cc: Carillon Community Residential Association, Inc.
David A. Theriaque, Esquire
Commissioner Bob Dallari, District 1 (*via facsimile*)
Robert McMillan, Esquire (*via facsimile*)
Alison Stettner, Planning Manager (*via facsimile*)

¹ See § 30.742, Seminole County Land Development Code.

² See *id.* at § 30.762(j). In this regard, it bears noting that the CS and CN zoning districts, whose permitted uses are incorporated by reference into the C-1 zoning district, prohibit parking garages. See *id.* at §§ 30.742; 30.722; 30.704(e); and 30.725(e).