

ITEM # _____

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

SUBJECT: ETOR PUD (Planned Unit Development) Major Amendment

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

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

Agenda Date <u>2/04/2009</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:

1. **RECOMMEND APPROVAL** of the requested PUD Major Amendment to the ETOR PUD and Addendum #4 to the ETOR PUD Developer’s Commitment Agreement, containing 2.75 ± acres, located at the northwest corner of the intersection of S. Sun Drive and Greenwood Lakes Boulevard, based on staff findings (Robert Horian, applicant); or

2. **RECOMMEND DENIAL** of the requested PUD Major Amendment to the ETOR PUD, containing 2.75 ± acres, located at the northwest corner of the intersection of S. Sun Drive and Greenwood Lakes Boulevard, based on staff findings (Robert Horian, applicant); or

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

District 4 – Commissioner Henley

Austin Watkins, Senior Planner

BACKGROUND:

The ETOR PUD (Planned Unit Development) was originally approved in 1994 as a multi-use Office, Retail and Multi-Family development. In 1994 Tract “C” was approved for 12.41 acres of Office. At this time, the applicant, Robert Horian, is requesting to amend the approved uses of Tract “C” from Office to Office/Retail and increase the allowable retail uses within the neighborhood commercial Tract C-1.

Reviewed by: Co Atty: <u>KET</u> DFS: _____ OTHER: _____ DCM: _____ CM: _____ File No. <u>Z2008-57</u>

The ETOR PUD was recently amended in March 2008 to allow for a 70-unit 5-story condominium building on Tract C2, which is located on the north side of Sun Drive, adjacent to the subject property. Further, the 2008 amendment also allowed for a 108-unit 4-story condominium complex on the south side of Sun Drive.

Tract "C" is approved for 1.22 acres of Office (OP) uses. There is currently an existing two-story office building on Tract "C". The applicant is proposing to modify the permitted uses of Tract "C" from OP uses to:

OP uses plus the first floor (ground level) of Tract C may be used for C-1 zoning classification uses per the Seminole County Land Development Code with the following prohibited uses:

- Funeral Homes
- Hardware Stores
- Laundrettes and Laundromats
- Pet Stores
- Plant Nurseries
- Theaters
- Multi-Family Housing
- Communication Towers
- Outside Storage of Material

Additionally, the applicant is requesting to modify the permitted uses of Tract C-1 from Neighborhood Commercial (CN zoning classification) to:

C-1 zoning classification uses per the Seminole County Land Development Code with the following prohibited uses:

- Funeral Homes
- Hardware Stores
- Laundrettes and Laundromats
- Pet Stores
- Plant Nurseries
- Theaters
- Multi-Family Housing
- Communication Towers
- Outside Storage of Material

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the requested PUD Major Amendment to the ETOR PUD and Addendum #4 to the ETOR PUD Developer's Commitment Agreement, containing 2.75 ± acres, located at the northwest corner of the intersection of S. Sun Drive and Greenwood Lakes Boulevard.

Attachments:

Location Map

Zoning and Future Land Use Map

Aerial Map

Addendum #4 to the ETOR PUD Developer's Commitment Agreement

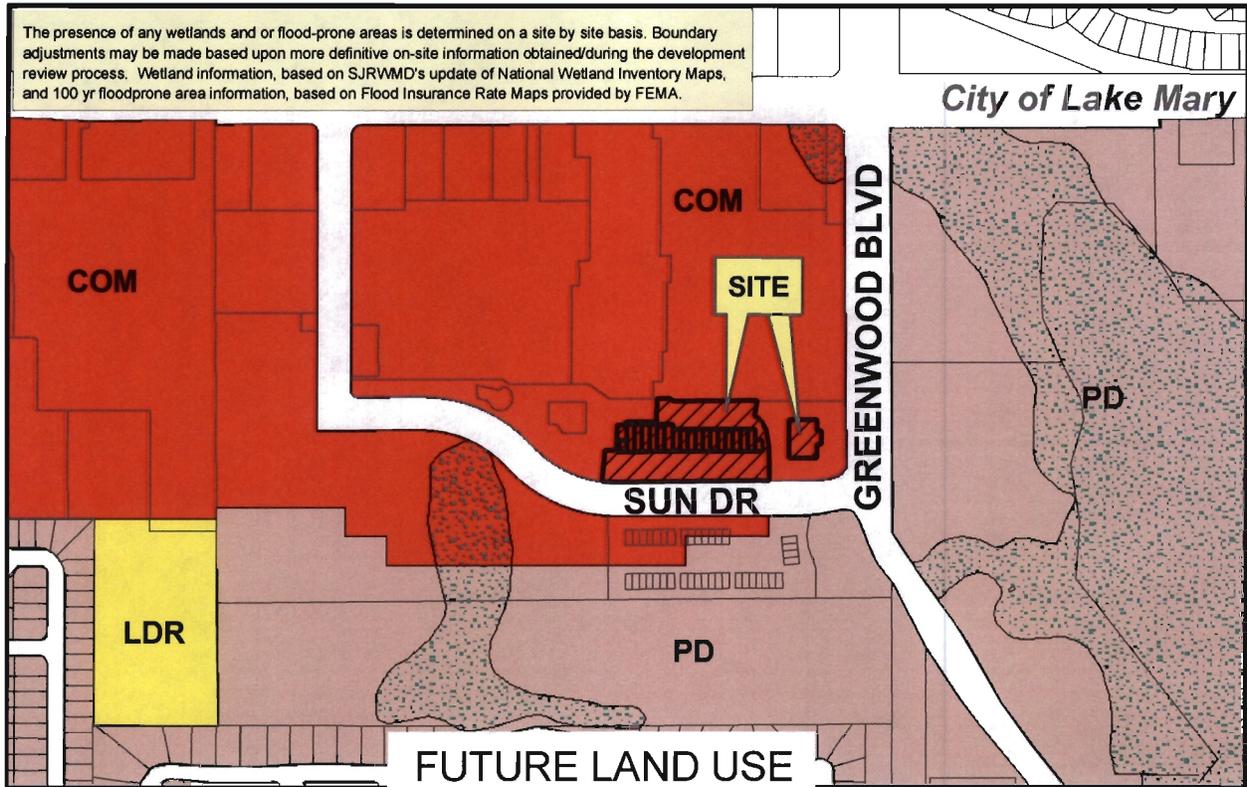
ETOR PUD Final Master Plan

ETOR PUD Developer's Commitment Agreement

Denial Development Order (applicable only if denied)

Ownership Disclosure Form

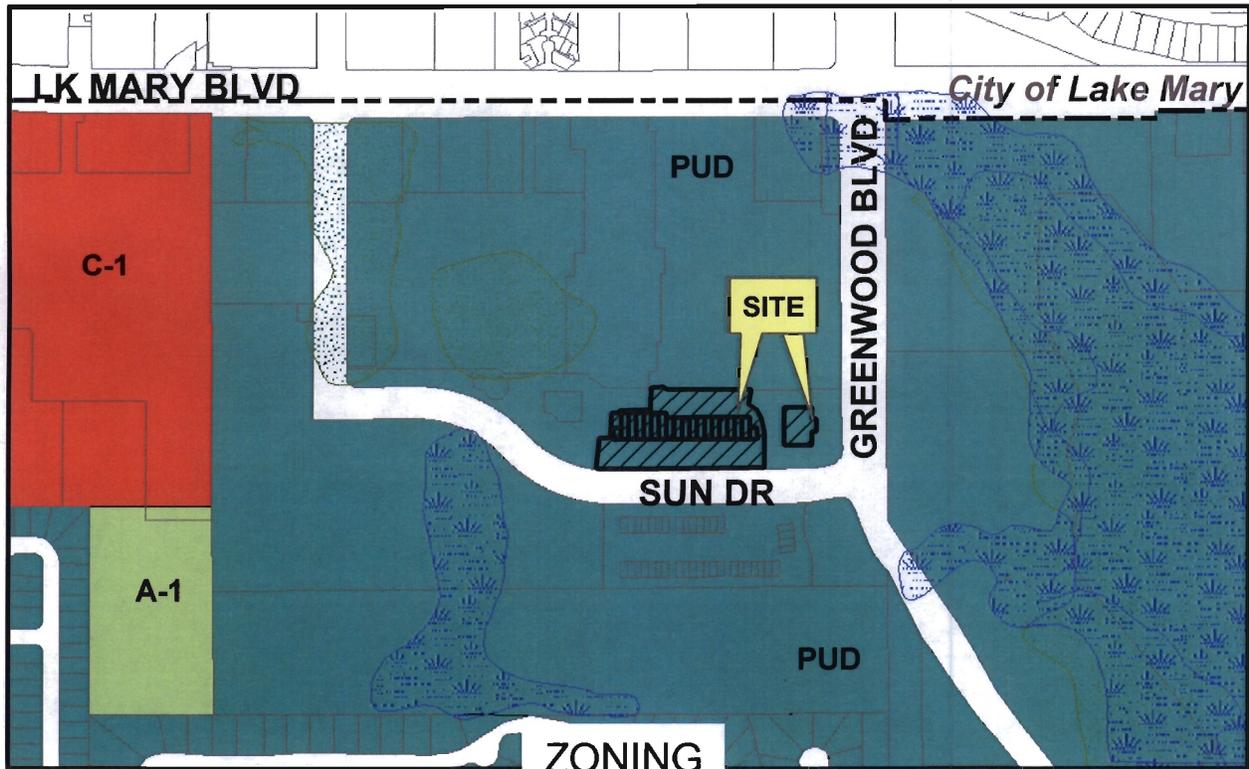
The presence of any wetlands and or flood-prone areas is determined on a site by site basis. Boundary adjustments may be made based upon more definitive on-site information obtained/during the development review process. Wetland information, based on SJRWMD's update of National Wetland Inventory Maps,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



LDR
 COM
 PD
 Site
 CONS
 Municipality

Applicant: Robert Horian
 Physical STR: 18-20-30
 Gross Acres: 16.29 +/- BCC District: 4
 Existing Use: office
 Special Notes: _____

	Amend/ Rezone#	From	To
FLU	--	--	--
Zoning	Z2008-057	PUD	PUD



A-1
 C-1
 PUD
 FP-1
 W-1



Rezone No: Z2008-057

From: PUD To: PUD

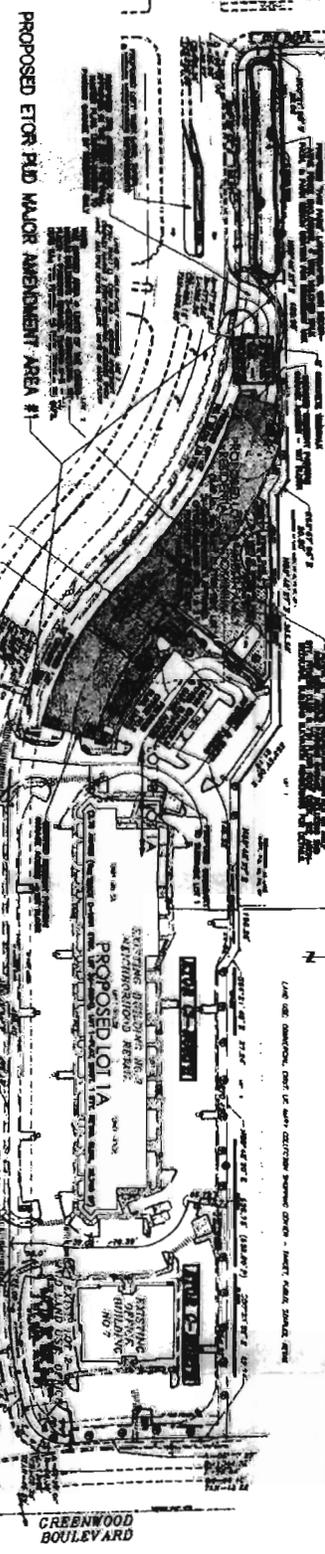
 Parcel

 Subject Property



Winter 2006 Color Aerials

PROPOSED LOT 1B
 EXIST. ETOR PUD LAND USE: OFFICE & RETAIL
 PROPOSED LOT 1B LAND USE: MULTI-FAMILY RESIDENTIAL



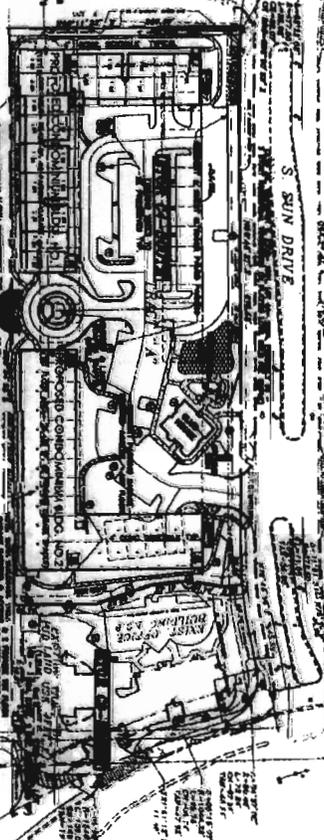
EXISTING TRACT "A" LEGAL DESCRIPTION
 THAT "A" BEING THE TRACT OF LAND IN SEMINOLE COUNTY, FLORIDA, BEING THE TRACT OF LAND DESCRIBED AS FOLLOWS: ...

PROPOSED LOT 1A LEGAL DESCRIPTION
 THAT "A" BEING THE TRACT OF LAND IN SEMINOLE COUNTY, FLORIDA, BEING THE TRACT OF LAND DESCRIBED AS FOLLOWS: ...

PROPOSED LOT 1B LEGAL DESCRIPTION
 THAT "A" BEING THE TRACT OF LAND IN SEMINOLE COUNTY, FLORIDA, BEING THE TRACT OF LAND DESCRIBED AS FOLLOWS: ...

SITE DATA

1. SITE LOCATION: ...	2. SITE AREA: ...	3. ZONING: ...
4. EXISTING UTILITIES: ...	5. PROPOSED UTILITIES: ...	6. ADJACENT PROPERTIES: ...
7. TRAFFIC VOLUMES: ...	8. VISUAL IMPACT: ...	9. ENVIRONMENTAL CONCERNS: ...
10. ...	11. ...	12. ...



REVISIONS:

NO.	DATE	DESCRIPTION
1	10/10/06	ISSUED FOR PERMITTING
2	10/10/06	REVISED PER COMMENTS
3	10/10/06	REVISED PER COMMENTS
4	10/10/06	REVISED PER COMMENTS
5	10/10/06	REVISED PER COMMENTS

Design Service Group, Inc.
 Planning • Consulting Engineering • Environmental Permitting
 409 WEST 1st STREET
 SANFORD, FLORIDA 32771
 PHONE: (407) 324-1409 FAX: (407) 324-1409

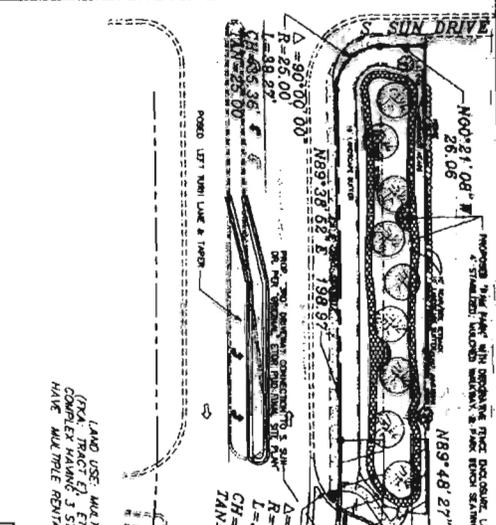
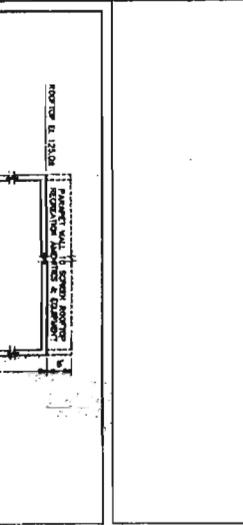
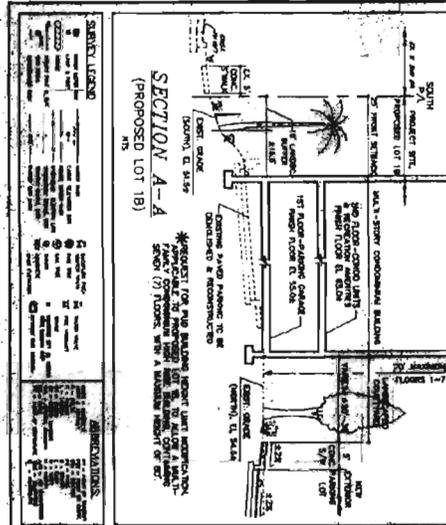
ETOR PUD MAJOR AMENDMENT EXHIBIT #1
REGAL POINTE PARK
 LOT 1, REGAL POINTE PARK # 2 TRACT A, BELLE TERRE
 SEMINOLE COUNTY, FLORIDA

PREPARED FOR:
SUMCOR PROPERTIES, INC.
 560 N. PALMETTO AVENUE
 SANFORD, FL 32771
 PHONE: (407) 688-7644
 FAX: (407) 688-7920

REVISIONS:

1	10/10/06	ISSUED FOR PERMITTING
2	10/10/06	REVISED PER COMMENTS
3	10/10/06	REVISED PER COMMENTS
4	10/10/06	REVISED PER COMMENTS
5	10/10/06	REVISED PER COMMENTS

DATE: OCTOBER, 2006
 SCALE: 1" = 60'
 SHEETS: 2 OF 5



SECTION A-A
(PROPOSED LOT 1B)

PROPOSED LOT 1B AND BUILDING FOOTPRINT LAYOUT SUPERSEDES ALL PREVIOUS LAYOUTS FOR THIS LOT. THE LAYOUT OF THIS SECTION OF FLOORING SHALL BE A REVISION OF THE PREVIOUS LAYOUT.

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
2. THE DESIGNER HAS CONDUCTED VISUAL IMPACT ANALYSIS AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT IS VISUALLY COMPATIBLE WITH THE SURROUNDING AREA.
3. THE DESIGNER HAS CONDUCTED TRAFFIC ANALYSIS AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT WILL NOT CAUSE UNREASONABLE TRAFFIC CONGESTION ON THE ADJACENT STREETS.
4. THE DESIGNER HAS CONDUCTED NOISE ANALYSIS AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT WILL NOT CAUSE UNREASONABLE NOISE LEVELS ON THE ADJACENT STREETS.
5. THE DESIGNER HAS CONDUCTED AIR QUALITY ANALYSIS AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT WILL NOT CAUSE UNREASONABLE AIR QUALITY IMPACTS ON THE ADJACENT STREETS.
6. THE DESIGNER HAS CONDUCTED WATER QUALITY ANALYSIS AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT WILL NOT CAUSE UNREASONABLE WATER QUALITY IMPACTS ON THE ADJACENT STREETS.
7. THE DESIGNER HAS CONDUCTED SOIL QUALITY ANALYSIS AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT WILL NOT CAUSE UNREASONABLE SOIL QUALITY IMPACTS ON THE ADJACENT STREETS.
8. THE DESIGNER HAS CONDUCTED GEOTECHNICAL ANALYSIS AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT WILL NOT CAUSE UNREASONABLE GEOTECHNICAL IMPACTS ON THE ADJACENT STREETS.
9. THE DESIGNER HAS CONDUCTED SEISMIC ANALYSIS AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT WILL NOT CAUSE UNREASONABLE SEISMIC IMPACTS ON THE ADJACENT STREETS.
10. THE DESIGNER HAS CONDUCTED HISTORIC PRESERVATION ANALYSIS AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT WILL NOT CAUSE UNREASONABLE HISTORIC PRESERVATION IMPACTS ON THE ADJACENT STREETS.
11. THE DESIGNER HAS CONDUCTED CULTURAL RESOURCE ANALYSIS AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT WILL NOT CAUSE UNREASONABLE CULTURAL RESOURCE IMPACTS ON THE ADJACENT STREETS.
12. THE DESIGNER HAS CONDUCTED ARCHAELOGICAL ANALYSIS AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT WILL NOT CAUSE UNREASONABLE ARCHAEOLOGICAL IMPACTS ON THE ADJACENT STREETS.
13. THE DESIGNER HAS CONDUCTED PALEONTOLOGICAL ANALYSIS AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT WILL NOT CAUSE UNREASONABLE PALEONTOLOGICAL IMPACTS ON THE ADJACENT STREETS.
14. THE DESIGNER HAS CONDUCTED BOTANICAL ANALYSIS AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT WILL NOT CAUSE UNREASONABLE BOTANICAL IMPACTS ON THE ADJACENT STREETS.
15. THE DESIGNER HAS CONDUCTED ZOOLOGICAL ANALYSIS AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT WILL NOT CAUSE UNREASONABLE ZOOLOGICAL IMPACTS ON THE ADJACENT STREETS.
16. THE DESIGNER HAS CONDUCTED ENVIRONMENTAL ANALYSIS AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT WILL NOT CAUSE UNREASONABLE ENVIRONMENTAL IMPACTS ON THE ADJACENT STREETS.
17. THE DESIGNER HAS CONDUCTED SOCIAL ANALYSIS AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT WILL NOT CAUSE UNREASONABLE SOCIAL IMPACTS ON THE ADJACENT STREETS.
18. THE DESIGNER HAS CONDUCTED ECONOMIC ANALYSIS AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT WILL NOT CAUSE UNREASONABLE ECONOMIC IMPACTS ON THE ADJACENT STREETS.
19. THE DESIGNER HAS CONDUCTED POLITICAL ANALYSIS AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT WILL NOT CAUSE UNREASONABLE POLITICAL IMPACTS ON THE ADJACENT STREETS.
20. THE DESIGNER HAS CONDUCTED LEGAL ANALYSIS AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT WILL NOT CAUSE UNREASONABLE LEGAL IMPACTS ON THE ADJACENT STREETS.

SITE DATA

PROPOSED LOT 1B AND BUILDING FOOTPRINT LAYOUT SUPERSEDES ALL PREVIOUS LAYOUTS FOR THIS LOT. THE LAYOUT OF THIS SECTION OF FLOORING SHALL BE A REVISION OF THE PREVIOUS LAYOUT.

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
2. THE DESIGNER HAS CONDUCTED VISUAL IMPACT ANALYSIS AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT IS VISUALLY COMPATIBLE WITH THE SURROUNDING AREA.
3. THE DESIGNER HAS CONDUCTED TRAFFIC ANALYSIS AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT WILL NOT CAUSE UNREASONABLE TRAFFIC CONGESTION ON THE ADJACENT STREETS.
4. THE DESIGNER HAS CONDUCTED NOISE ANALYSIS AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT WILL NOT CAUSE UNREASONABLE NOISE LEVELS ON THE ADJACENT STREETS.
5. THE DESIGNER HAS CONDUCTED AIR QUALITY ANALYSIS AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT WILL NOT CAUSE UNREASONABLE AIR QUALITY IMPACTS ON THE ADJACENT STREETS.
6. THE DESIGNER HAS CONDUCTED WATER QUALITY ANALYSIS AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT WILL NOT CAUSE UNREASONABLE WATER QUALITY IMPACTS ON THE ADJACENT STREETS.
7. THE DESIGNER HAS CONDUCTED SOIL QUALITY ANALYSIS AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT WILL NOT CAUSE UNREASONABLE SOIL QUALITY IMPACTS ON THE ADJACENT STREETS.
8. THE DESIGNER HAS CONDUCTED GEOTECHNICAL ANALYSIS AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT WILL NOT CAUSE UNREASONABLE GEOTECHNICAL IMPACTS ON THE ADJACENT STREETS.
9. THE DESIGNER HAS CONDUCTED SEISMIC ANALYSIS AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT WILL NOT CAUSE UNREASONABLE SEISMIC IMPACTS ON THE ADJACENT STREETS.
10. THE DESIGNER HAS CONDUCTED HISTORIC PRESERVATION ANALYSIS AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT WILL NOT CAUSE UNREASONABLE HISTORIC PRESERVATION IMPACTS ON THE ADJACENT STREETS.
11. THE DESIGNER HAS CONDUCTED CULTURAL RESOURCE ANALYSIS AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT WILL NOT CAUSE UNREASONABLE CULTURAL RESOURCE IMPACTS ON THE ADJACENT STREETS.
12. THE DESIGNER HAS CONDUCTED ARCHAELOGICAL ANALYSIS AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT WILL NOT CAUSE UNREASONABLE ARCHAEOLOGICAL IMPACTS ON THE ADJACENT STREETS.
13. THE DESIGNER HAS CONDUCTED PALEONTOLOGICAL ANALYSIS AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT WILL NOT CAUSE UNREASONABLE PALEONTOLOGICAL IMPACTS ON THE ADJACENT STREETS.
14. THE DESIGNER HAS CONDUCTED BOTANICAL ANALYSIS AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT WILL NOT CAUSE UNREASONABLE BOTANICAL IMPACTS ON THE ADJACENT STREETS.
15. THE DESIGNER HAS CONDUCTED ZOOLOGICAL ANALYSIS AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT WILL NOT CAUSE UNREASONABLE ZOOLOGICAL IMPACTS ON THE ADJACENT STREETS.
16. THE DESIGNER HAS CONDUCTED ENVIRONMENTAL ANALYSIS AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT WILL NOT CAUSE UNREASONABLE ENVIRONMENTAL IMPACTS ON THE ADJACENT STREETS.
17. THE DESIGNER HAS CONDUCTED SOCIAL ANALYSIS AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT WILL NOT CAUSE UNREASONABLE SOCIAL IMPACTS ON THE ADJACENT STREETS.
18. THE DESIGNER HAS CONDUCTED ECONOMIC ANALYSIS AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT WILL NOT CAUSE UNREASONABLE ECONOMIC IMPACTS ON THE ADJACENT STREETS.
19. THE DESIGNER HAS CONDUCTED POLITICAL ANALYSIS AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT WILL NOT CAUSE UNREASONABLE POLITICAL IMPACTS ON THE ADJACENT STREETS.
20. THE DESIGNER HAS CONDUCTED LEGAL ANALYSIS AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT WILL NOT CAUSE UNREASONABLE LEGAL IMPACTS ON THE ADJACENT STREETS.

REGAL POINTE PARK

PROPOSED LOT 1B, REGAL POINTE PARK NORTH, SEMINOLE COUNTY, FLORIDA

PREPARED FOR:
SUNCOR PROPERTIES, INC.
659 N. PALMETTO AVENUE
SANFORD, FL 32771
PHONE: (407) 888-7844
FAX: (407) 888-7820

Design Service Group, Inc.

4009 WEST 131 STREET
SANFORD, FLORIDA 32771

DATE: 01-04-2003
SCALE: 1" = 30'

REGAL POINTE PARK

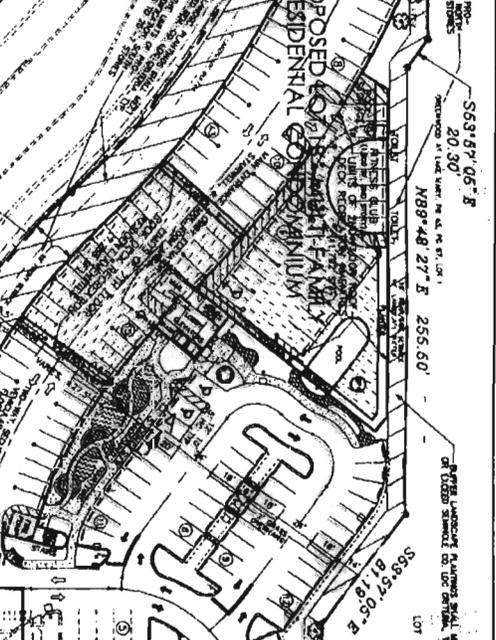
PROPOSED LOT 1B, REGAL POINTE PARK NORTH, SEMINOLE COUNTY, FLORIDA

PREPARED FOR:
SUNCOR PROPERTIES, INC.
659 N. PALMETTO AVENUE
SANFORD, FL 32771
PHONE: (407) 888-7844
FAX: (407) 888-7820

Design Service Group, Inc.

4009 WEST 131 STREET
SANFORD, FLORIDA 32771

DATE: 01-04-2003
SCALE: 1" = 30'



REGAL POINTE PARK

PROPOSED LOT 1B, REGAL POINTE PARK NORTH, SEMINOLE COUNTY, FLORIDA

PREPARED FOR:
SUNCOR PROPERTIES, INC.
659 N. PALMETTO AVENUE
SANFORD, FL 32771
PHONE: (407) 888-7844
FAX: (407) 888-7820

Design Service Group, Inc.

4009 WEST 131 STREET
SANFORD, FLORIDA 32771

DATE: 01-04-2003
SCALE: 1" = 30'

REGAL POINTE PARK

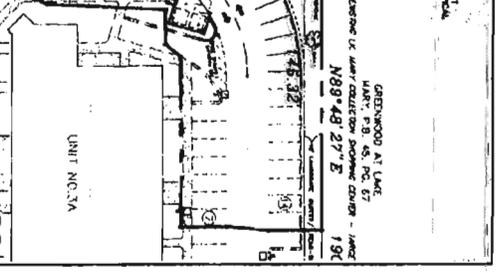
PROPOSED LOT 1B, REGAL POINTE PARK NORTH, SEMINOLE COUNTY, FLORIDA

PREPARED FOR:
SUNCOR PROPERTIES, INC.
659 N. PALMETTO AVENUE
SANFORD, FL 32771
PHONE: (407) 888-7844
FAX: (407) 888-7820

Design Service Group, Inc.

4009 WEST 131 STREET
SANFORD, FLORIDA 32771

DATE: 01-04-2003
SCALE: 1" = 30'



ETOR PROPERTIES
Planned Unit Development
Commitments, Classifications and District Description

ADDENDUM #4

On March 24, 2009, the Board of County Commissioners of Seminole County issued this Addendum to the “ETOR Planned Unit Development Commitments, Classifications and District Description” (the “PUD”) amending such PUD. Any aspects of that PUD not specifically amended herein or by Addendum #1, Addendum #2, or Addendum #3 shall remain in effect as set forth in that PUD.

(for your references, underlines are additions, strikethroughs are deletions)

IV. SPECIFIC USES

Commercial (Tract A & D): Will comply with Seminole County C-2 zoning excluding the following permitted uses: outdoor advertising signs. And excluding the following conditional uses: drive-in theatres, flea markets-open air, paint and body shops, and adult entertainment establishment.

Residential (Tract E):
Will comply with Seminole County R-4 zoning plus an additional use permitted will be day care facilities.

~~Residential (Tract C): Shall be limited to individually owned townhouses on fee simple lots, together with recreational and open space amenities consistent with Seminole County usable common open space requirements. The Developer shall establish a mandatory homeowners association for the townhouse development in Tract C.~~

Residential (Tracts “C2” – North and “C4” – South):
Shall comply with the Seminole County R-4 zoning classification (permitted uses only).

Neighborhood Commercial (Tract ~~C~~ C-1):
~~Shall be limited to uses listed as permitted in the CN zoning classification per the Seminole County Land Development Code.~~
Shall be limited to uses listed as permitted in the C-1 zoning classification per the Seminole County Land Development Code.
The following uses shall also be prohibited:

- Funeral Homes
- Hardware Stores
- Launderettes and Laundromats
- Pet Stores
- Plant Nurseries
- Theaters
- Multi-Family Housing
- Communication Towers
- Outside Storage of Material/Parts

Office (Tract B & C-3)

Will comply with Seminole County OP zoning.

Office (Tract C):

Will comply with Seminole County OP zoning. In addition to the OP uses, the first floor (ground level) of Tract C may be used for C-1 zoning classification uses per the Seminole County Land Development Code expect the following shall be prohibited uses:

- Funeral Homes
- Hardware Stores
- Launderettes and Laundromats
- Pet Stores
- Plant Nurseries
- Theaters
- Multi-Family Housing
- Communication Towers
- Outside Storage of Material/Parts

All other floors, except the first floor (ground level) of Tract C shall comply with Seminole County OP zoning.

VI. BUILDING RESTRICTIONS

Residential
(Tract E)

Building Height: 35 feet maximum
 Number of Stories: one, two and three
 Limited to two story first tier adjacent to Tract "F".

Residential
(Tract "C2" – North)

Building Height: 55'6 maximum
 Number of Stories: 5-story maximum
 No accessory structures shall be permitted.

Residential
(Tract "C4" – South)

Building Height:	45 feet maximum
Number of Stories:	4-story maximum
Accessory Building Height:	35 feet maximum
Accessory Number of Stories:	1 story maximum

Neighborhood Commercial
(Tract € C-1)

Building Height:	35 feet maximum
------------------	-----------------

BUILDING SETBACKS

Lake Mary Blvd.:
Sun Drive:

	50 feet
Commercial:	25 - feet
Office:	25 - feet
Residential: (Tract E)	25 feet – Single Story
	35 feet – Two Story
	45 feet – Three Story

Greenwood Blvd.:

Commercial:	25 feet
Residential:	25 feet – Single Story
	35 feet – Two Story
	45 feet – Three Story

Commercial use:

Front:	25 feet
Side:	0 feet
Rear:	10 feet

Office Use:

Front:	25 feet
Side:	0 feet
Rear:	10 feet

Neighborhood Commercial (Tract € C-1):

Front:	25 feet
Side:	0 feet
Rear:	10 feet

Residential (Tract "C2" – North):

Front (7-Story Maximum)	25 feet
Side (Adjacent to Retail or Office)	10 feet
Rear (Adjacent to Retail or Office)	10 feet

Residential (Tract "C4" – South):

Front (1-Story Maximum)	25 feet
Front (4-Story Maximum)	25 feet
Side (Adjacent to Retail or Office)	15 feet

Side (adjacent to Multi-Family Residential) 25 feet
Rear 20 feet
Minimum distance between buildings: 50 feet

BUFFERS

Lake Mary Blvd.: 15 ft.
Greenwood Blvd.: 5 ft. and 15 ft.
(Lake Mary Blvd Gateway Corridor)
South Property Line: 100 foot Natural Buffer
Office Use: 10 ft. abutting residential

A 6 foot high masonry block wall will be installed on the north side of the 100 foot natural buffer as shown on the Final Master Plan. Except as precluded by environmentally sensitive areas.

Done and Ordered this 24th day of March, 2009.

By: _____
Bob Dallari, Chairman Board of County Commissioners

OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, Regal Pointe Park North Condominium Association, Inc., on behalf of itself and its heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Developer's Commitment Agreement.

Witness

Ron Semans, President

Witness

STATE OF FLORIDA)

COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Ron Semans 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"
Legal Description

DESCRIPTION: LOT 1A

FROM THE MOST NORTHWESTERLY CORNER OF LOT 3, GREENWOOD AT LAKE MARY PHASE 2, AS RECORDED IN PLAT BOOK 54, PAGES 48 THROUGH 51, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, RUN ALONG THE BOUNDARY OF SAID LOT 3 THE FOLLOWING COURSES AND DISTANCES: N89°48'27"E A DISTANCE OF 489.96 FEET; THENCE S53°57'05"E A DISTANCE OF 20.30 FEET; THENCE N89°48'27"E A DISTANCE OF 255.50 FEET; THENCE S53°57'05"E A DISTANCE OF 81.19 FEET; THENCE N89°48'27"E A DISTANCE OF 145.32 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING THE NORTHERLY BOUNDARY OF SAID LOT 3 RUN S00°11'33"E A DISTANCE OF 30.00 FEET; THENCE S04°50'50"W A DISTANCE OF 24.09 FEET; THENCE S00°11'33"E A DISTANCE OF 26.27 FEET; THENCE S89°48'27"W A DISTANCE OF 96.22 FEET; THENCE S40°47'39"W A DISTANCE OF 11.56 FEET; THENCE S89°48'27"W A DISTANCE OF 19.60 FEET; THENCE S02°40'25"W A DISTANCE OF 68.03 FEET; THENCE S25°24'33"W A DISTANCE OF 14.14 FEET; THENCE S89°48'27"W ON A NON-RADIAL BEARING A DISTANCE OF 32.05 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHWEST AND HAVING A RADIUS OF 250.00 FEET; THENCE FROM A CHORD BEARING OF S03°39'51"W RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°32'03" A DISTANCE OF 24.15 FEET TO THE P.T. OF SAID CURVE; RUN THENCE S06°25'52"W A DISTANCE OF 65.48 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY BOUNDARY OF SAID LOT 3; SAID POINT OF INTERSECTION BEING ON THE ARC OF A CURVE CONCAVE NORTHEAST AND HAVING A RADIUS OF 372.50 FEET; THENCE FROM A CHORD BEARING OF S86°01'23"E RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 3; THROUGH A CENTRAL ANGLE OF 08°20'20" A DISTANCE OF 54.21 FEET TO THE P.T. OF SAID CURVE; RUN THENCE N89°48'27"E A DISTANCE OF 498.39 FEET; THENCE DEPARTING THE SOUTHERLY LINE OF SAID LOT 3 RUN N00°11'36"W A DISTANCE OF 38.00 FEET; THENCE N08°46'55"E A DISTANCE OF 37.06 FEET; THENCE N00°33'32"W A DISTANCE OF 70.39 FEET TO THE P.C. OF A CURVE CONCAVE SOUTHWEST AND HAVING A RADIUS OF 62.00 FEET; RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 79°16'46" A DISTANCE OF 85.79 FEET; THENCE FROM A CHORD BEARING OF S40°11'55"E RUN N10°09'42"E ON A RADIAL BEARING A DISTANCE OF 43.72 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID LOT 3; RUN THENCE ALONG THE NORTHERLY LINE OF SAID LOT 3 THE FOLLOWING COURSES AND DISTANCES; S89°48'30"W A DISTANCE OF 270.43 FEET; THENCE N56°21'48"W A DISTANCE OF 27.24 FEET; THENCE S89°48'27"W A DISTANCE OF 44.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.75 ACRES

AND BLDG 7 REGAL POINT PARK NORTH A CONDOMINIUM PB 70 PGS 21- 23

ETOR PROPERTIES
PLANNED UNIT DEVELOPMENT
COMMITMENTS, CLASSIFICATIONS AND DISTRICT DESCRIPTION

APPROVED BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS
ON JULY 30, 1991

FILED IN OFFICE
CITY COMMISSIONERS
CERTIFIED COPY
MARYANNE MORSE
CLERK OF CIRCUIT COURT
SEMINOLE COUNTY, FLORIDA
91 AUG 14 AM 11:52
CLERK TO THE
SEMINOLE CO. BY *[Signature]*
D.C. DEPUTY CLERK

I. LEGAL DESCRIPTION

From the East 1/4 Corner of Section 18, Township 20 South, Range 30 East, Seminole County, Florida, run North 00°34'14" West, along the East line of the Northeast 1/4 of said Section 18, a distance of 663.57 feet to the South line of the North 3/4 of the Northeast 1/4 of said Section 18, for a POINT OF BEGINNING, thence continue North 00°34'14" West, 382.24 feet to a point on a curve thence run Northwesterly along said curve concave Northeasterly having a radius of 1540.00 feet, a central angle of 06°39'34", a chord bearing of North 25°11'40" West, for an arc distance of 178.99 feet, thence run North 21°51'53" West, 11.46 feet, thence run Northwesterly along a curve concave Easterly having a radius of 1044.32 feet, a central angle of 21°17'40", a chord bearing of North 11°13'03" West, for an arc distance of 388.13 feet run North 00°34'13" West, 967.25 feet, thence run Northwesterly along a curve concave Southwesterly having a radius of 50.00 feet, a central angle of 89°37'27", a chord bearing of North 45°22'57" West, for an arc distance of 78.21 feet to a point on the South Right-of-Way line of Lake Mary Blvd., said South Right-of-Way being 40.00 feet South and parallel with the North line of the Northeast 1/4 of said Section 18, thence run South 89°48'19" West, along said Right-of-Way line 1949.36 feet to the East line of the West 389.498 feet of said Northeast 1/4 of Section 18, thence run South 00°21'16" East, along said East line 1959.52 feet to the South line of the North 3/4 of said Northeast 1/4, same being the North line of GREENWOOD LAKES UNIT 2, according to the Plat thereof as recorded in Plat Book 22, Pages 2 and 3, of the Public Records of Seminole County, Florida, thence run South 89°34'16" West, along said South line of the North 3/4 a distance of 770.81 feet to the Northeast corner of Lot 17, GREENWOOD LAKES UNIT 2 FIRST ADDITION, according to the Plat thereof as recorded in Plat Book 23, Page 52, said Public Records of Seminole County, Florida, thence run South 18°30'27" West, along the Easterly line of said Lot 17, a distance of 102.83 feet (Plat distance of 103.69 feet) to the North line of MORNING GLORY DRIVE as shown on said Plat of GREENWOOD LAKES UNIT 2 FIRST ADDITION, thence run Northeasterly along MORNING GLORY DRIVE and a curve concave Northwesterly having a radius of 166.82 feet, a central angle of 11°18'48", a chord bearing of North 51°16'56" East, for an arc distance of 32.94 feet to a point of reverse curve, thence run along a curve concave Southeasterly having a radius of 275.00 feet, a central angle of 44°00'00", a chord bearing of North 67°34'16" East, for an arc distance of 211.18 feet to the Northeast corner of said Plat of GREENWOOD LAKES UNIT 2 FIRST ADDITION, said Northeast corner being on the South line of the North 3/4 of said Northeast 1/4, thence run North 89°34'16" West, 1136.58 feet to the Point of Beginning. Containing 90.20 acres. Less the additional right-of-way for Lake Mary Boulevard.

~~STOP~~**II. STATEMENT OF BASIC FACTS**

Commercial Area	31.99 Acres
Office Area	15.00 Acres
Residential Area	17.08 Acres
Retention, Recreation & Open Space	19.81 Acres
Right-of-Way	6.32 Acres
Total Area	90.20 Acres
Residential Density	17.6 D.U.A.

III. TRACT SUMMARY

<u>TRACT DESIGNATION</u>	<u>LAND USE</u>	<u>AREA</u>	<u>% OF SITE</u>
A	Commercial	2.08 Acres	2%
B	Office	2.59 Acres	6%
C	Office	12.41 Acres	11%
D	Commercial	29.91 Acres	33%
E	Residential-300 Units	17.08 Acres	19%
F	Recreation/Open Space Retention	19.81 Acres	22%
R.O.W.	Public Street	<u>6.32 Acres</u>	<u>7%</u>
	TOTAL	90.20 Acres	100%

IV. SPECIFIC USES

Residential: Uses consist of residential dwelling units plus the following additional uses: day care facilities, churches and adult congregate living facilities and group homes.

Office: Will comply with Seminole County OP zoning.

Commercial: Will comply with Seminole County C-2 zoning excluding the following permitted uses: outdoor advertising signs. And excluding the following conditional uses: drive-in theatres, flea markets-open air, paint and body shops, and adult entertainment establishment.

V. OPEN SPACE

Tract "F" Recreation/Retention/Open Space 19.81 Acres

Use of area is limited to the residents of Etor Properties and their guests.

20% of Tract "E" (17.08 Acres) 3.42 Acres

Use of area is limited to the residents of Tract "E".

TOTAL OPEN SPACE 23.23 Acres

VI. BUILDING RESTRICTIONS

Residential: Building Height: 35 Feet Maximum
Number of Stories: One, Two and Three
Limited to two story first tier adjacent to Tract "F".

BUILDING SETBACKS

Lake Mary Blvd.:		50 Feet
Sun Drive:	Commercial:	25 Feet
	Office:	25 Feet
	Residential:	25 Feet - Single Story
		35 Feet - Two Story
		45 Feet - Three Story
Greenwood Blvd.:	Commercial:	25 Feet
	Residential:	25 Feet - Single Story
		35 Feet - Two Story
		45 Feet - Three Story
Commercial Use:	Front:	25 Feet
	Side:	0 Feet
	Rear:	10 Feet
Office Use:	Front:	25 Feet
	Side:	0 Feet
	Rear:	10 Feet
Residential:	Front:	25, 35 and 45 Feet
	Side:	25, 35 and 45 Feet
	Rear:	0 Feet Adjacent to Tract "F"

BUFFERS

Lake Mary Blvd.:	15 Ft.
Greenwood Blvd.:	5 Ft. and 15 Ft. (Lake Mary Blvd. Gateway Corridor)
South Property Line:	100 Ft. Natural Buffer
Office Use:	10 Ft. Abutting Residential

A 6 foot high masonry block wall will be installed on the north side of the 100 foot natural buffer as shown on the Final Master Plan. Except as precluded by environmentally sensitive areas.

VII. VEHICULAR AND PEDESTRIAN TRAFFIC

- a. The Developer shall dedicate a 105 ft. right-of-way for the extension of Sun Drive from Lake Mary Boulevard to Greenwood Boulevard.
- b. The Developer shall dedicate an additional 52 ft. of right-of-way for Lake Mary Boulevard for a total 1/2 right-of-way width of 92 feet.
- c. The Developer shall dedicate a cross access easement through Tract D from Sun Drive eastward to Greenwood Boulevard.
- d.
 1. At the intersection of Lake Mary Boulevard and Greenwood Boulevard, construct a second northbound and southbound through lane on Greenwood Boulevard, a second westbound left turn lane on Lake Mary Boulevard and a continuous right turn lane on Lake Mary Boulevard from the northwest property corner to Greenwood Boulevard.
 2. At the intersection of Lake Mary Boulevard and Sun Drive, install an eight-phase traffic signal.
 3. At the intersection of Greenwood Boulevard and Sun Drive, install an eight-phase traffic signal.
 4. All roadway improvement commitments above will be completed prior to first C.O.
- e. Five foot wide pedestrian sidewalks will be provided along Sun Drive through the development as per the typical section shown on the Final Master Plan.

VIII. RECREATION

Recreational facilities, both active and passive, are to be included within the development. All recreational facilities within the residential development (Tract "E"), will be installed by the developer of said tract. Specific recreational facilities to be installed are swimming pool, tennis court, and jogging trail. These facilities will be completed prior to issuance of a C.O. for the 150th dwelling unit in the residential section.

IX. PUBLIC FACILITIES

1. Potable Water:

- a. There is an existing 12-inch water main along the west side of Greenwood Blvd. and a stubbed 12-inch water main along the south side of Lake Mary Blvd. at the northwest corner of the project and the northeast corner of the project. A proposed 12-inch water main will be constructed along the westerly and southerly side of Sun Drive from Lake Mary Blvd. to Greenwood Blvd. Water distribution by Seminole County. The commercial tracts, office tracts and residential tract shall be master metered for water service. Master meters will be provided for each final platted lot or tract.

2. Wastewater Collection:

- a. There is an existing 12-inch gravity sanitary sewer main along Greenwood Blvd. within the Florida Power Corporation easement. The tie-in point for the project will be at the southeast corner of the site. Wastewater treatment by Seminole County.

3. Stormwater Management:

- a. The stormwater collection and retention system will be designed in accordance with all Seminole County and St. Johns River Water Management District criteria. A 25 year/24 hour storm event will be the basis of design for storm routing and retention. The proposed drainage facilities, easements, and retention pond for the Lake Mary Blvd. improvements located within the project will be relocated as per the Joint Use Agreement between Etor Properties Ltd. and Seminole County dated March 7, 1991. Maintenance for the stormwater retention facilities will be funded by an owners association with Seminole County participating to the extent of their regular quarterly maintenance.

4. Re-Use Water System:

- a. This project will be required to connect to the County's re-use water system for irrigation when available at the project site.

X. OTHER COMMITMENTS

- A. A voluntary payment of \$350.00 per dwelling unit at the time of "Certificate of Occupancy", to the public school impact fund.

- B. The southerly 100 feet of the property will be maintained as a natural buffer (including the triangular shape extending into the Brandermill Subdivision).
- C. The adjacent 300 feet lying north of the 100 foot wide buffer will be reserved for recreation, open space, and stormwater retention and will be limited to the Etor property residents and their guests.
- D. A six-foot high masonry wall to be constructed east and west along the northerly boundary of the 100 foot buffer and south along the westerly line of the power line easement to the south property line. No wall or other type of fencing to be done in wetland areas.
- E. The first row of all buildings constructed adjacent to Tract "F" shall not exceed two (2) stories. The remainder may be three (3) stories but no structures may exceed 35 feet in height.
- F. All access to the Etor property will be from Lake Mary Boulevard or Greenwood Boulevard.
- G. This entire project shall comply with the lighting, landscaping, and signage standards contained in the Lake Mary Boulevard Gateway Corridor Ordinance. Lake Mary Boulevard Gateway Corridor Ordinance setbacks apply only to Lake Mary Boulevard.
- H. Trash receptacles must be contained in enclosed areas, either wood or masonry.
- I. The buffer area (including the triangular shaped area) shall be conveyed to the Brandermill and Reserve Homeowners Association. The conveyance should take place upon completion of construction of the fences and walls referred to in paragraph D.
- J. Tract "F" will count toward density calculations, open space, landscaping, and setbacks for the development of the remainder of the property.
- K. If any land use changes are contemplated from the current zoning classification within the next two years, the Brandermill and Reserve Homeowners Associations shall be notified in writing at least two (2) weeks prior to any public hearings.
- L. Any commitments with the Brandermill and Reserve Homeowners Association letter dated September 11, 1990, not outlined in the above paragraphs, shall be complied with.

XI. CODES AND ORDINANCES

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

XII. DEVELOPER DEFINITION

1. When the term "Developer" is used herein, the same shall apply to the specific developer as noted below in the signature block of this agreement. All obligations, liabilities, and responsibilities shall be assumed by any and all successors.

For Etor Properties, Ltd.:

Witness: *[Signature]*

[Signature]

Witness: _____

For Seminole County:

Witness: *[Signature]*

[Signature]
Chairman of Seminole County
Board of County Commissioners

Witness: *[Signature]*

ETOR PROPERTIES

Planned Unit Development

ADDENDUM #1

ADDENDUM APPROVED ON JUNE 11, 2002

The Etor Properties Planned Unit Development Commitment Agreement dated July 30, 1991, and amended on December 11, 2001, is hereby amended as follows:

II. STATEMENT OF BASIC FACTS

Commercial Area	31.99 acres
Office Area	12.41 acres
Residential Area	17.08 acres
Mixed Office and Commercial Area	2.59 acres
Retention, Recreation & Open Space	19.81 acres
Right-of-Way	6.32 acres
Total Area	90.20 acres
Residential Density	17.6 D.U.A.

III. TRACT SUMMARY

<u>TRACT DESIGNATION</u>	<u>LAND USE</u>	<u>AREA</u>	<u>% OF SITE</u>
A	Commercial	2.08 acres	2%
B	Office, Commercial*	2.59 acres	6%
C	Office	12.41 acres	11%
D	Commercial	29.91 acres	33%
E	Residential-300 units	17.08 acres	19%
F	Recreation, Open Space, Retention	19.81 acres	22%
R.O.W.	Public Street	<u>6.32 acres</u>	<u>7%</u>
	TOTAL	90.2 acres	100%

*The Owner shall provide a six-foot high fence along the south property line which shall be constructed of split-face block. The Owner shall also provide a row of canopy trees along the south property line.

MARYANNE MORSE, CLERK OF CIRCUIT COURT
CLERK OF SEMINOLE COUNTY
BK 04488 PG 0928
FILE NUM 2002923045
RECORDED 08/12/2002 09:18:37 AM
RECORDING FEES 15.00
RECORDED BY S Costney

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

RETURN TO SANDY MCCANN

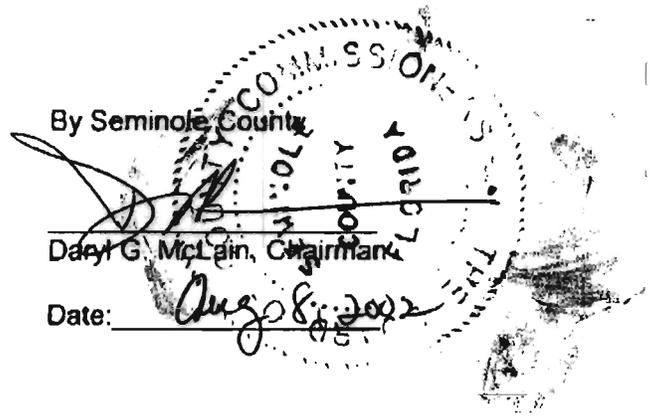
Approved and Accepted:

By: ETOR Properties LLC

Jeno F. Paulucci
Jeno F. Paulucci, Manager

Date: 7/22/02

By Seminole County



Dayl G. McLain, Chairman

Date: Aug 8, 2002

FILE NUM 2002923045
OR BOOK 04488 PAGE 0929

RETURN TO SANDY MCCANN

ETOR PROPERTIES
 Planned Unit Development
 Commitments, Classifications and District Description

ADDENDUM #2

On June 8, 2004, the Board of County Commissioners of Seminole County issued this Addendum to the "ETOR Planned Unit Development Commitments, Classifications and District Description" (the "PUD") amending such PUD. Any aspects of that PUD not specifically amended herein or by Addendum #1 shall remain in effect as set forth in that PUD.

II. STATEMENT OF BASIC FACTS

Commercial Area	34.99 acres
Office Area	5.47 acres
Residential Area	21.02 acres
Mixed Office and Commercial Area	2.59 acres
Retention, Recreation & Open Space	19.81 acres
Right-of-Way	6.32 acres
Total Area	90.20 acres
Residential Density (Tract C)	9.9 D.U.A. (gross density)
	12.4 D.U.A. (net density)
Residential Density (Tract E)	17.6 D.U.A.

III. TRACT SUMMARY

TRACT DESIGNATION	LAND USE	AREA	% OF SITE
A	Commercial	2.08 acres	2%
B	Office, Commercial*	2.59 acres	3 %
C	Office	5.47 acres	6 %
C	Neighborhood Commercial	3.00 acres	3 %
C	Residential - 39 units	3.94 acres	4%
D	Commercial	29.91 acres	33%
E	Residential - 300 units	17.08 acres	19%
F	Recreation, Open Space, Retention	19.81 acres	22%
R.O.W.	Public Streets	6.32 acres	7%
	TOTAL	90.20 acres	100%

* The Owner shall provide a six-foot high fence along the south property line which shall be constructed of split-face block. The Owner shall also provide a row of canopy trees along the south property line.

12.41

IV. SPECIFIC USES

Residential (Tract E): Will comply with Seminole County R-4 zoning plus an additional use permitted will be day care facilities.

CERTIFIED COPY
 MARYANNE MORSE
 CLERK OF CIRCUIT COURT
 SEMINOLE COUNTY, FLORIDA
 BY *Eric Rouse*
 DEPUTY CLERK

MARYANNE MORSE, CLERK OF CIRCUIT COURT
 SEMINOLE COUNTY
 BK 05387 PGS 0435-0438
 CLERK'S # 2004112036
 RECORDED 07/16/2004 10:17:07 AM
 RECORDING FEES 35.50
 RECORDED BY J ECKENROTH

Residential (Tract C): Shall be limited to individually-owned townhouses on fee-simple lots, together with recreational and open space amenities consistent with Seminole County usable common open space requirements. The Developer shall establish a mandatory homeowners association for the townhouse development in Tract C.

Neighborhood Commercial (Tract C):

Shall be limited to uses listed as permitted in the CN zoning classification per the Seminole County Land Development Code.

V. OPEN SPACE

Tract "F" Recreation/Retention/Open Space	19.81 acres
Use of area is limited to the residents of ETOR Properties and their guests.	
20% of Tract "E" (17.08 Acres)	3.42 acres
Use of area is limited to the residents of Tract "E".	
25% of the residential portion of Tract "C" (3.94 acres, to be evaluated at Final Engineering)	0.99 acre
TOTAL OPEN SPACE	24.22 acres

VI. BUILDING RESTRICTIONS

Residential (Tract "E"): Building Height: 35 feet maximum
 Number of Stories: one, two and three
 Limited to two story first tier adjacent to Tract "F".

Residential (Tract "C"): Building Height: 35 feet maximum
 Number of Stories: 2-story maximum
 Minimum Lot Size: 900 square feet
 Minimum Lot Width: 20 feet
 No accessory structures shall be permitted.

Neighborhood Commercial (Tract "C"): Building Height: 35 feet maximum

BUILDING SETBACKS

Residential (Tract "E"): no change
 Residential (Tract "C"): Min. setback from site boundary: 35 feet
 Min. distance between buildings: 20 feet
 Neighborhood Commercial (Tract "C"):
 Front: 25 feet
 Side: 0 feet
 Rear: 10 feet

VII. VEHICULAR AND PEDESTRIAN TRAFFIC

- f. The Developer shall install an eastbound left turn lane on Sun Drive at the proposed west entrance to the office and neighborhood commercial site on the north portion of Tract C.
- g. The Developer shall install an eastbound left turn lane on Sun Drive at Greenwood Boulevard.

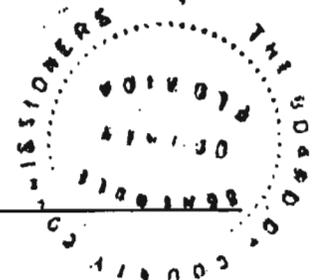
X. OTHER COMMITMENTS

- F. ~~All access to the ETOR property will be from Lake Mary Boulevard or Greenwood Boulevard.~~
- F. Landscaping and irrigation facilities shall be installed in the Sun Drive median strip adjacent to Tract C prior to issuance of the first certificate of occupancy for the townhouses and/or neighborhood retail center in that tract.

Done and Ordered this 8th day of June, 2004.

By: _____

Daryl G. McLain
 Chairman
 Seminole County Board of County Commissioners



MARYANNE MORSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 07006 Pgs 1645 - 1658; (14pgs)
CLERK'S # 2008065604
RECORDED 06/05/2008 04:12:08 PM
RECORDING FEES 120.50
RECORDED BY G Harford

ETOR PROPERTIES
Planned Unit Development
Commitments, Classifications and District Description

ADDENDUM #3

On March 25, 2008, the Board of County Commissioners of Seminole County issued this Addendum to the "ETOR Planned Unit Development Commitments, Classifications and District Description" (the "PUD") amending such PUD. Any aspects of that PUD not specifically amended herein or by Addendum #1 or Addendum #2 shall remain in effect as set forth in that PUD.

II. STATEMENT OF BASIC FACTS

Commercial Area	34.74 acres
Office Area	2.53 acres
Residential Area	23.83 acres
Mixed Office and Commercial Area	2.59 acres
Retention, Recreation & Open Space	19.81 acres
Right-of-way	6.70 acres
Total Area	90.20 acres
Residential Density (Tract "C2" - North)	29.78 D.U.A. (Net)
Residential Density (Tract "C4" - South)	33.9 D.U.A. (Net)
Residential Density (Tract E)	17.6 D.U.A.

III. TRACT SUMMARY

TRACT DESIGNATION	LAND USE	AREA	% OF SITE
A	Commercial	2.08 acres	2.3%
B	Office, Commercial	2.59 acres	3.2%
C (North)	Office	1.32 acres	1.5%
C1 (North)	Neighborhood Commercial	2.75 acres	3.0%
C2 (North)	Residential - 70 units	2.81 acres	3.1%
C3 (South)	Office	1.21 acres	1.2%
C4 (South)	Residential - 108 units	3.94 acres	4.4%

RETURN TO SANDY MCCANN

CERTIFIED COPY
MARYANNE MORSE
CLERK OF CIRCUIT COURT
SEMINOLE COUNTY, FLORIDA
BY *[Signature]*
DEPUTY CLERK

D	Commercial	29.91 acres	33.2%
E	Residential - 300 units	17.08 acres	19%
F	Recreation, Open Space, Retention	19.81 acres	22%
R.O.W.	Public Streets	6.70 acres	7.2%
	Total	90.20 Acres	100%

*The Owner shall provide a six-foot high wall along the south property line which shall be constructed of split-face block. The Owner shall also provide a row of canopy trees along the south property line

IV. SPECIFIC USES

Residential (Tracts "C2" – North and "C4" -- South):

Shall comply with the Seminole County R-4 zoning classification (permitted uses only).

V. OPEN SPACE

Tract "F" Recreation/Retention/Open Space Use of area is limited to the residents of ETOR Properties and their guests.	19.81 acres
20% of Tract "E" (17.08 Acres) Use of area is limited to the residents of Tract "E."	3.42 acres
25% of Tract "C2" – North (2.81 Acres, to be evaluated at Final Engineering)	0.70 acres
25% of Tract "C4" - South (3.94 acres, to be evaluated at Final Engineering)	0.98 acres
TOTAL OPEN SPACE	24.91 acres

VI. BUILDING RESTRICTIONS

Residential (Tract "C2" – North)	Building Height:	55'6 maximum
	Number of Stories:	5-story maximum
	No accessory structures shall be permitted.	

Residential (Tract "C4" – South)	Building Height:	45 feet maximum
	Number of Stories:	4-story maximum
	Accessory Building Height:	35 feet maximum
	Accessory Number of Stories:	1 story maximum

BUILDING SETBACKS

Residential (Tract "C2" – North):	Front (7-Story Maximum)	25 feet
	Side (Adjacent to Retail or Office)	10 feet
	Rear (Adjacent to Retail or Office)	10 feet
Residential (Tract "C4" – South):	Front (1-Story Maximum)	25 feet
	Front (4-Story Maximum)	25 feet
	Side (Adjacent to Retail or Office)	15 feet
	Side (adjacent to Multi-Family Residential)	25 feet
	Rear	20 feet
	Minimum distance between buildings:	50 feet

VII. VEHICULAR AND PEDESTRIAN TRAFFIC

- h. The Developer shall install an eastbound left turn lane on South Sun Drive at the proposed west entrance to Tract "C2" – North, a Multi-Family Residential Tract.

X. OTHER COMMITMENT

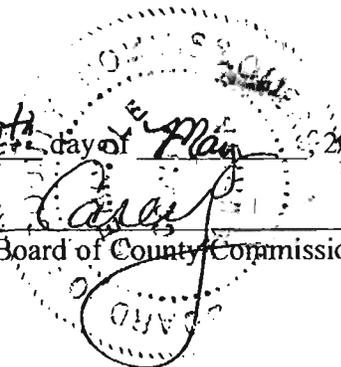
- m. The development shall comply with the Final Master Plan attached hereto as Exhibit "B", except that minor extensions, alterations or modifications of the Plan shall be permitted upon approval of the Planning Manager of Seminole County pursuant to the Land Development Code.

XIII. INTERPRETATION: RELATIONSHIP TO FINAL MASTER PLAN AND DEVELOPER'S COMMITMENT AGREEMENT

- a. 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 Developers Commitment Agreement shall control.

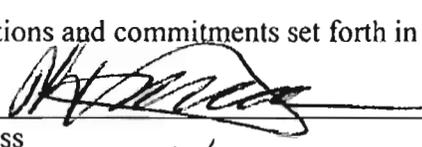
Done and Ordered this 17th day of May, 2008.

By: Brenda Carey
Brenda Carey, Chairman Board of County Commissioners



OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, Regal Pointe park North Condominium Association, Inc., on behalf of itself and its heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Developer's Commitment Agreement.



Witness Ron Semans, President



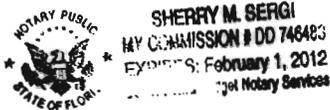
Witness

STATE OF FLORIDA)

COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Ron Semans 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 15th day of April, 2008.



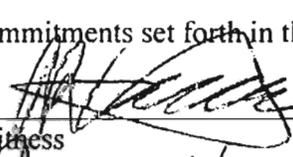


Notary Public, in and for the County and State
Aforementioned

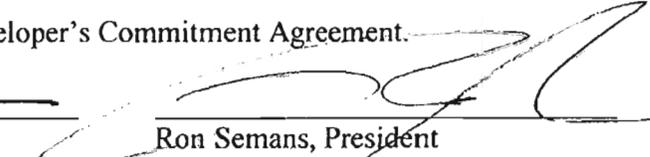
My Commission Expires: 2/1/12

OWNER'S CONSENT AND COVENANT

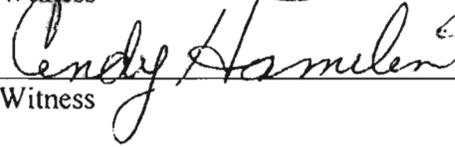
COMES NOW, the owner, Rivera Townhome Owner's Association, Inc., on behalf of itself and its heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Developer's Commitment Agreement.



Witness



Ron Semans, President



Witness

STATE OF FLORIDA)

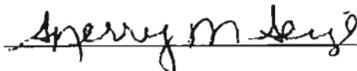
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Ron Semans 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 15th day of April, 2008.



SHERRY M. SERGI
MY COMMISSION # DU 148483
EXPIRES: February 1, 2012
Bonded Thru Budget Notary Services



Notary Public, in and for the County and State
Aforementioned

My Commission Expires: 2/1/12

OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, Suncor Properties, on behalf of itself and its heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Developer's Commitment Agreement.

Ron Semans

Witness

Robert Horian

Robert Horian, President

Cindy Hamelin

Witness

STATE OF FLORIDA)

COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Robert Horian 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 1 day of April, 2008.

[Signature]

Notary Public, in and for the County and State Aforementioned

My Commission Expires:

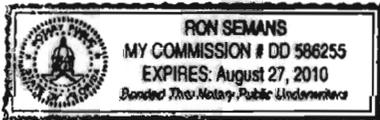


Exhibit "A"
Legal Description

EXISTING TRACT "A"

TRACT "A", TOGETHER WITH TOWNHOME LOTS 1 THRU 39, RIVIERA, A REPLAT OF LOT 4, GREENWOOD AT LAKE MARY PHASE 2, AS RECORDED IN PLAT BOOK 70, PAGES 87 – 90, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, CONTAINING 2.94 ACRES.

DESCRIPTION: LOT 1A

FROM THE MOST NORTHWESTERLY CORNER OF LOT 3, GREENWOOD AT LAKE MARY PHASE 2, AS RECORDED IN PLAT BOOK 54, PAGES 48 THROUGH 51, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, RUN ALONG THE BOUNDARY OF SAID LOT 3 THE FOLLOWING COURSES AND DISTANCES: N89°48'27"E A DISTANCE OF 489.96 FEET; THENCE S53°57'05"E A DISTANCE OF 20.30 FEET; THENCE N89°48'27"E A DISTANCE OF 255.50 FEET; THENCE S53°57'05"E A DISTANCE OF 81.19 FEET; THENCE N89°48'27"E A DISTANCE OF 145.32 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING THE NORTHERLY BOUNDARY OF SAID LOT 3 RUN S00°11'33"E A DISTANCE OF 30.00 FEET; THENCE S04°50'50"W A DISTANCE OF 24.09 FEET; THENCE S00°11'33"E A DISTANCE OF 26.27 FEET; THENCE S89°48'27"W A DISTANCE OF 96.22 FEET; THENCE S40°47'39"W A DISTANCE OF 11.56 FEET; THENCE S89°48'27"W A DISTANCE OF 19.60 FEET; THENCE S02°40'25"W A DISTANCE OF 68.03 FEET; THENCE S25°24'33"W A DISTANCE OF 14.14 FEET; THENCE S89°48'27"W ON A NON-RADIAL BEARING A DISTANCE OF 32.05 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHWEST AND HAVING A RADIUS OF 250.00 FEET; THENCE FROM A CHORD BEARING OF S03°39'51"W RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°32'03" A DISTANCE OF 24.15 FEET TO THE P.T. OF SAID CURVE; RUN THENCE S06°25'52"W A DISTANCE OF 65.48 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY BOUNDARY OF SAID LOT 3; SAID POINT OF INTERSECTION BEING ON THE ARC OF A CURVE CONCAVE NORTHEAST AND HAVING A RADIUS OF 372.50 FEET; THENCE FROM A CHORD BEARING OF S86°01'23"E RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 3; THROUGH A CENTRAL ANGLE OF 08°20'20" A DISTANCE OF 54.21 FEET TO THE P.T. OF SAID CURVE; RUN THENCE N89°48'27"E A DISTANCE OF 498.39 FEET; THENCE DEPARTING THE SOUTHERLY LINE OF SAID LOT 3 RUN N00°11'36"W A DISTANCE OF 38.00 FEET; THENCE N08°46'55"E A DISTANCE OF 37.06 FEET; THENCE N00°33'32"W A DISTANCE OF 70.39 FEET TO THE P.C. OF A CURVE CONCAVE SOUTHWEST AND HAVING A RADIUS OF 62.00 FEET; RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 79°16'46" A DISTANCE OF 85.79 FEET; THENCE FROM A CHORD BEARING OF S40°11'55"E RUN N10°09'42"E ON A RADIAL BEARING A DISTANCE OF 43.72 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID LOT 3; RUN THENCE

ALONG THE NORTHERLY LINE OF SAID LOT 3 THE FOLLOWING COURSES AND DISTANCES; S89°48'30"W A DISTANCE OF 270.43 FEET; THENCE N56°21'48"W A DISTANCE OF 27.24 FEET; THENCE S89°48'27"W A DISTANCE OF 44.94 FEET TO THE POINT OF BEGINNING.
CONTAINING 2.75 ACRES

DESCRIPTION: LOT 1B

FROM THE MOST NORTHWESTERLY CORNER OF LOT 3, GREENWOOD AT LAKE MARY PHASE 2, AS RECORDED IN PLAT BOOK 54, PAGES 48 THROUGH 51, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AS A POINT OF BEGINNING, RUN ALONG THE BOUNDARY OF SAID LOT 3 THE FOLLOWING COURSES AND DISTANCES: N89°48'27"E A DISTANCE OF 489.96 FEET; THENCE S53°57'05"E A DISTANCE OF 20.30 FEET; THENCE N89°48'27"E A DISTANCE OF 255.50 FEET; THENCE S53°57'05"E A DISTANCE OF 81.19 FEET; THENCE N89°48'27"E A DISTANCE OF 145.32 FEET; THENCE DEPARTING THE NORTHERLY BOUNDARY OF SAID LOT 3 RUN S00°11'33"E A DISTANCE OF 30.00 FEET; THENCE S04°50'50"W A DISTANCE OF 24.09 FEET; THENCE S00°11'33"E A DISTANCE OF 26.27 FEET; THENCE S89°48'27"W A DISTANCE OF 96.22 FEET; THENCE S40°47'39"W A DISTANCE OF 11.56 FEET; THENCE S89°48'27"W A DISTANCE OF 19.60 FEET; THENCE S02°40'25"W A DISTANCE OF 68.03 FEET; THENCE S25°24'33"W A DISTANCE OF 14.14 FEET; THENCE S89°48'27"W ON A NON-RADIAL BEARING A DISTANCE OF 32.05 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHWEST AND HAVING A RADIUS OF 250.00 FEET; THENCE FROM A CHORD BEARING OF S03°39'51"W RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°32'03" A DISTANCE OF 24.15 FEET TO THE P.T. OF SAID CURVE; RUN THENCE S06°25'52"W A DISTANCE OF 65.48 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY BOUNDARY OF SAID LOT 3; SAID POINT OF INTERSECTION BEING ON THE ARC OF A CURVE CONCAVE NORTHEAST AND HAVING A RADIUS OF 372.50 FEET; THENCE FROM A CHORD BEARING OF N62°23'00"W RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 3; THROUGH A CENTRAL ANGLE OF 38°56'25" A DISTANCE OF 253.16 FEET TO THE P.R.C. WITH A CURVE BEING CONCAVE SOUTHWEST AND HAVING A RADIUS OF 477.50 FEET RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°26'20" A DISTANCE OF 395.35 FEET TO THE P.T. OF SAID CURVE; RUN THENCE S89°38'52"W A DISTANCE OF 198.97 FEET TO THE P.C. OF A CURVE CONCAVE NORTHEAST AND HAVING A RADIUS OF 25.00 FEET; RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 39.27 FEET TO THE P.T. OF SAID CURVE; RUN THENCE N00°21'08"W A DISTANCE OF 26.06 FEET TO THE POINT OF BEGINNING.
CONTAINING 2.81 ACRES

Exhibit "B"
Revised Final Master Plan

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On March 24, 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): Regal Pointe Park North Condominium Association

Project Name: ETOR PUD Major Amendment # 4

Requested Development Approval: A Major Amendment to the ETOR PUD.

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

After fully considering staff analysis titled "ETOR 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 to the ETOR PUD 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"

DESCRIPTION: LOT 1A

FROM THE MOST NORTHWESTERLY CORNER OF LOT 3, GREENWOOD AT LAKE MARY PHASE 2, AS RECORDED IN PLAT BOOK 54, PAGES 48 THROUGH 51, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, RUN ALONG THE BOUNDARY OF SAID LOT 3 THE FOLLOWING COURSES AND DISTANCES: N89°48'27"E A DISTANCE OF 489.96 FEET; THENCE S53°57'05"E A DISTANCE OF 20.30 FEET; THENCE N89°48'27"E A DISTANCE OF 255.50 FEET; THENCE S53°57'05"E A DISTANCE OF 81.19 FEET; THENCE N89°48'27"E A DISTANCE OF 145.32 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING THE NORTHERLY BOUNDARY OF SAID LOT 3 RUN S00°11'33"E A DISTANCE OF 30.00 FEET; THENCE S04°50'50"W A DISTANCE OF 24.09 FEET; THENCE S00°11'33"E A DISTANCE OF 26.27 FEET; THENCE S89°48'27"W A DISTANCE OF 96.22 FEET; THENCE S40°47'39"W A DISTANCE OF 11.56 FEET; THENCE S89°48'27"W A DISTANCE OF 19.60 FEET; THENCE S02°40'25"W A DISTANCE OF 68.03 FEET; THENCE S25°24'33"W A DISTANCE OF 14.14 FEET; THENCE S89°48'27"W ON A NON-RADIAL BEARING A DISTANCE OF 32.05 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHWEST AND HAVING A RADIUS OF 250.00 FEET; THENCE FROM A CHORD BEARING OF S03°39'51"W RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°32'03" A DISTANCE OF 24.15 FEET TO THE P.T. OF SAID CURVE; RUN THENCE S06°25'52"W A DISTANCE OF 65.48 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY BOUNDARY OF SAID LOT 3; SAID POINT OF INTERSECTION BEING ON THE ARC OF A CURVE CONCAVE NORTHEAST AND HAVING A RADIUS OF 372.50 FEET; THENCE FROM A CHORD BEARING OF S86°01'23"E RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 3; THROUGH A CENTRAL ANGLE OF 08°20'20" A DISTANCE OF 54.21 FEET TO THE P.T. OF SAID CURVE; RUN THENCE N89°48'27"E A DISTANCE OF 498.39 FEET; THENCE DEPARTING THE SOUTHERLY LINE OF SAID LOT 3 RUN N00°11'36"W A DISTANCE OF 38.00 FEET; THENCE N08°46'55"E A DISTANCE OF 37.06 FEET; THENCE N00°33'32"W A DISTANCE OF 70.39 FEET TO THE P.C. OF A CURVE CONCAVE SOUTHWEST AND HAVING A RADIUS OF 62.00 FEET; RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 79°16'46" A DISTANCE OF 85.79 FEET; THENCE FROM A CHORD BEARING OF S40°11'55"E RUN N10°09'42"E ON A RADIAL BEARING A DISTANCE OF 43.72 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID LOT 3; RUN THENCE ALONG THE NORTHERLY LINE OF SAID LOT 3 THE FOLLOWING COURSES AND DISTANCES; S89°48'30"W A DISTANCE OF 270.43 FEET; THENCE N56°21'48"W A DISTANCE OF 27.24 FEET; THENCE S89°48'27"W A DISTANCE OF 44.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.75 ACRES
AND

BLDG 7 REGAL POINT PARK NORTH A CONDOMINIUM PB 70 PGS 21- 23

SEMINOLE COUNTY
APPLICATION & AFFIDAVIT

Ownership Disclosure Form

Please provide the information as requested below in accordance with Ordinance No. 07- _____:

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

Name: JAMES OWEN & TERILISA Name: _____
Address: 1770 ALAQUA LKS. CONWOOD Address: _____
Phone #: 407-833-0930 Phone #: _____

Name: _____ Name: _____
Address: _____ Address: _____
Phone #: _____ Phone #: _____

(Use additional sheets for more space.)

2. For each corporate owner, list the name, address, and title of each officer of the corporation, the name and address of each director of the corporation, and the name and address of each shareholder who owns 2% or more of the stock of the corporation. Shareholders need not be disclosed as to corporations whose shares of stock are traded publicly on any national or regional stock exchange.

Name of Corporation: ENTRUST ADMIN SERVICES Inc. Name of Corporation: SUNCOA PROPERTIES Inc.
Officers: OWEN E. JAMES Officers: ROBERT BORIAX
Address: 1064 GREENWOOD LK MARY Address: 541 W. PALMETTO SANFORD
Directors: SAME Directors: SAME
Address: _____ Address: _____
Shareholders: SAME Shareholders: SAME
Address: _____ Address: _____

(Use additional sheets for more space.)

3. In the case of a trust, list the name and address of each trustee and the name and address of the beneficiaries of the trust.

Name of Trust: _____
Trustees: _____ Beneficiaries: _____
Address: _____ Address: _____

(Use additional sheets for more space.)

SEMINOLE COUNTY
APPLICATION & AFFIDAVIT

Ownership Disclosure Form

Please provide the information as requested below in accordance with Ordinance No. 07- _____ :

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

Name: _____	Name: _____
Address: _____	Address: _____
Phone #: _____	Phone #: _____
 Name: _____	 Name: _____
 Address: _____	 Address: _____
 Phone #: _____	 Phone #: _____

(Use additional sheets for more space.)

2. For each corporate owner, list the name, address, and title of each officer of the corporation, the name and address of each director of the corporation, and the name and address of each shareholder who owns 2% or more of the stock of the corporation. Shareholders need not be disclosed as to corporations whose shares of stock are traded publicly on any national or regional stock exchange.

Name of Corporation: <u>Jm Dev. LLC</u>	Name of Corporation: <u>DEL BUEA VISTA PH VI LLC</u>
Officers: <u>MATT ARENA</u>	Officers: <u>ROBERT AYD</u>
Address: <u>2050 Jessup Rd. Oviedo</u>	Address: <u>1061 Sun Dr. Lk Mary</u>
Directors: <u>SAME</u>	Directors: <u>SAME</u>
Address: _____	Address: _____
Shareholders: <u>SAME</u>	Shareholders: <u>SAME</u>
Address: _____	Address: _____

(Use additional sheets for more space.)

3. In the case of a trust, list the name and address of each trustee and the name and address of the beneficiaries of the trust.

Name of Trust: _____	Beneficiaries: _____
Trustees: _____	Address: _____
Address: _____	_____

(Use additional sheets for more space.)

SEMINOLE COUNTY
APPLICATION & AFFIDAVIT

Ownership Disclosure Form

Please provide the information as requested below in accordance with Ordinance No. 07-_____:

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

Name: _____	Name: _____
Address: _____	Address: _____
Phone #: _____	Phone #: _____
Name: _____	Name: _____
Address: _____	Address: _____
Phone #: _____	Phone #: _____

(Use additional sheets for more space.)

2. For each corporate owner, list the name, address, and title of each officer of the corporation, the name and address of each director of the corporation, and the name and address of each shareholder who owns 2% or more of the stock of the corporation. Shareholders need not be disclosed as to corporations whose shares of stock are traded publicly on any national or regional stock exchange.

Name of Corporation: <u>FUSION FITNESS LLC</u>	Name of Corporation: <u>B4B PROPERTIES LLC</u>
Officers: <u>ARIEL HERWANDER</u>	Officers: <u>NORMAN BOWER</u>
Address: <u>950 MARKET PROMENADE LKMMW</u>	Address: <u>6235 BORDERLUX Circle SANFORD</u>
Directors: <u>SAME</u>	Directors: <u>SAME</u>
Address: _____	Address: _____
Shareholders: <u>SAME</u>	Shareholders: <u>SAME</u>
Address: _____	Address: _____

(Use additional sheets for more space.)

3. In the case of a trust, list the name and address of each trustee and the name and address of the beneficiaries of the trust.

Name of Trust: _____	
Trustees: _____	Beneficiaries: _____
Address: _____	Address: _____

(Use additional sheets for more space.)

SEMINOLE COUNTY
APPLICATION & AFFIDAVIT

Ownership Disclosure Form

Please provide the information as requested below in accordance with Ordinance No. 07-_____:

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

Name: _____	Name: _____
Address: _____	Address: _____
Phone #: _____	Phone #: _____
Name: _____	Name: _____
Address: _____	Address: _____
Phone #: _____	Phone #: _____

(Use additional sheets for more space.)

2. For each corporate owner, list the name, address, and title of each officer of the corporation, the name and address of each director of the corporation, and the name and address of each shareholder who owns 2% or more of the stock of the corporation. Shareholders need not be disclosed as to corporations whose shares of stock are traded publicly on any national or regional stock exchange.

Name of Corporation: <u>POLE PERFECT STUDIOS LLC</u>	Name of Corporation: <u>DTBR W/OPM LLC</u>
Officers: <u>JAMES SKALKO</u>	Officers: <u>CHRISTOPHER MENDEZ</u>
Address: <u>3457 ROCKCLIFF LONGWOOD</u>	Address: <u>1595 ROCK SPRINGS RD. APOPKA</u>
Directors: <u>SAME</u>	Directors: <u>SAME</u>
Address: _____	Address: _____
Shareholders: <u>SAME</u>	Shareholders: <u>SAME</u>
Address: _____	Address: _____

(Use additional sheets for more space.)

3. In the case of a trust, list the name and address of each trustee and the name and address of the beneficiaries of the trust.

Name of Trust: _____	Beneficiaries: _____
Trustees: _____	Address: _____
Address: _____	_____

(Use additional sheets for more space.)

SEMINOLE COUNTY
APPLICATION AND AFFIDAVIT

4. For partnerships, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners.

Name of Partnership: _____ Name of Partnership: _____
Principal: _____ Principal: _____
Address: _____ Address: _____
(Use additional sheets for more space.)

5. In the circumstances of a contract for purchase, list the name of each contract vendee, with their names and addresses, the same as required for corporations, trust, or partnerships. In addition, the date of the contract for purchase shall be specified along with any contingency clause relating to the outcome of the consideration of this petition.

Contract Vendee: _____ Contract Vendee: _____
Name: _____ Name: _____
Address: _____ Address: _____
(Use additional sheets for more space.)

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

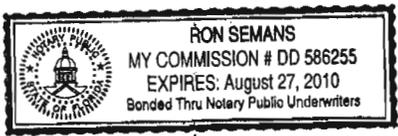
11/15/09
Date
[Signature]
Owner, Agent, Applicant Signature

STATE OF FLORIDA
COUNTY OF SEMINOLE

Sworn to (or affirmed) and subscribed before me this 15 day of DEC, 2008 by ROBERT
HORIAN

[Signature]
Signature of Notary Public
Print, Type or Stamp Name of Notary Public

Personally Known OR Produced Identification
Type of Identification Produced _____



For Use by Planning & Development Staff

Date: _____ Application Number: _____