

ITEM # _____

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

SUBJECT: Stockbridge PUD Major Amendment (Tract 7 & a portion of Tract 5,
Congregation of Beth AM, Incorporated.)

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

AUTHORIZED BY: Alison Stettner **CONTACT:** Joy Williams **EXT.** 7339

Agenda Date <u>03/04/09</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:

1. **RECOMMEND APPROVAL** of the requested Major Amendment to the Stockbridge PUD for Tract 7 and a portion of Tract 5, and recommend approval of the revised Final Master Plan and Addendum #5 to the Stockbridge PUD Developer’s Commitment Agreement, for 1.54 ± acres, located at the intersection of N. Line Drive and Sand Lake Road, based on staff findings, (Congregation of Beth AM Incorporated. / Steve Mellich, applicants); or
2. **RECOMMEND DENIAL** of the requested Major Amendment to the Stockbridge PUD for Tract 7 and a portion of Tract 5, and recommend denial of the revised Final Master Plan and Addendum #5 to the Stockbridge PUD Developer’s Commitment Agreement, for 1.54 ± acres, located at the intersection of N. Line Drive and Sand Lake Road, (Congregation of Beth AM Incorporated. / Steve Mellich, applicants); or
3. **CONTINUE** the item until a time and date certain.

District 3 – Commissioner Van Der Weide Joy
Williams, Planner

BACKGROUND:

The Stockbridge PUD and Final Master Plan were approved by the Board of County Commissioners on February 22, 1983. The PUD as approved in 1983 consisted of 7 tracts, primarily residential and

Reviewed by:
Co Atty: <u>JKF</u>
DFS: _____
OTHER: _____
DCM: _____
CM: _____
File No. <u>Z2008-42</u>

recreational, with two tracts being designated for professional office and residential professional uses. The subject site, Tract 7 and a portion of Tract 5, allows for those uses permitted under the Residential Professional zoning district. The site plan for the Congregation of Beth AM Incorporated was approved in 1987. The applicant is requesting the PUD Major Amendment to allow for a change of location of the access point and modifications to the setbacks and buffering along the east side of the property.

The approved Final Master Plan and Developer's Commitment Agreement specify that Tract 7 will have only one access point from Sand Lake Road. Due to a progressing change in the traffic patterns, the applicant proposes to relocate the access from Sand Lake Road to N. Line Drive, in order to relieve traffic along Sand Lake Road and provide a safer access into the site. The request has been reviewed and supported by the Development Review Manager.

The applicant is also requesting a modification to the active/passive buffer and setback design standards along the east side of the property to allow for a proposed 23-foot by 60-foot portable classroom. The classroom will have no active components facing the east property line and, therefore, will be considered a passive edge.

The table below depicts the required and proposed setbacks and buffering components for the east property line:

	Requirement per Land Development Code Sec. 30.1232	Proposed
Passive Setback	25 feet for one (1) story	23 feet (1 story)
Landscape Buffer	15-foot landscape buffer along building and a 25-foot landscape buffer along all parking & drive isles, consisting of a six (6) foot high wall and/or landscaped earthen berm along with 20 canopy trees.	15-foot landscape buffer along building, parking & drive isles, consisting of an existing six (6) foot high wood fence and the existing vegetation consisting of 12 canopy trees.

STAFF FINDINGS

Staff finds that the proposed access relocation is compatible for the site and the adjacent local roads providing better traffic flow and access to the site. Staff also finds that the proposed setback and buffer modification does not adversely affect the

residential property to the east since the existing buffer has been in place for several years and the setback reduction is not substantial.

STAFF RECOMMENDATION:

Staff recommends approval of the requested Major Amendment to the Stockbridge PUD for Tract 7 and a portion of Tract 5, and recommends approval of the revised Final Master Plan and Addendum #5 to the Stockbridge PUD Developer's Commitment Agreement, for 1.54 ± acres, located at the intersection of N. Line Drive and Sand Lake Road.

Attachments:

Location Map

Zoning and Future Land Use Map

Aerial Map

Revised Final Master Plan for Tract 7

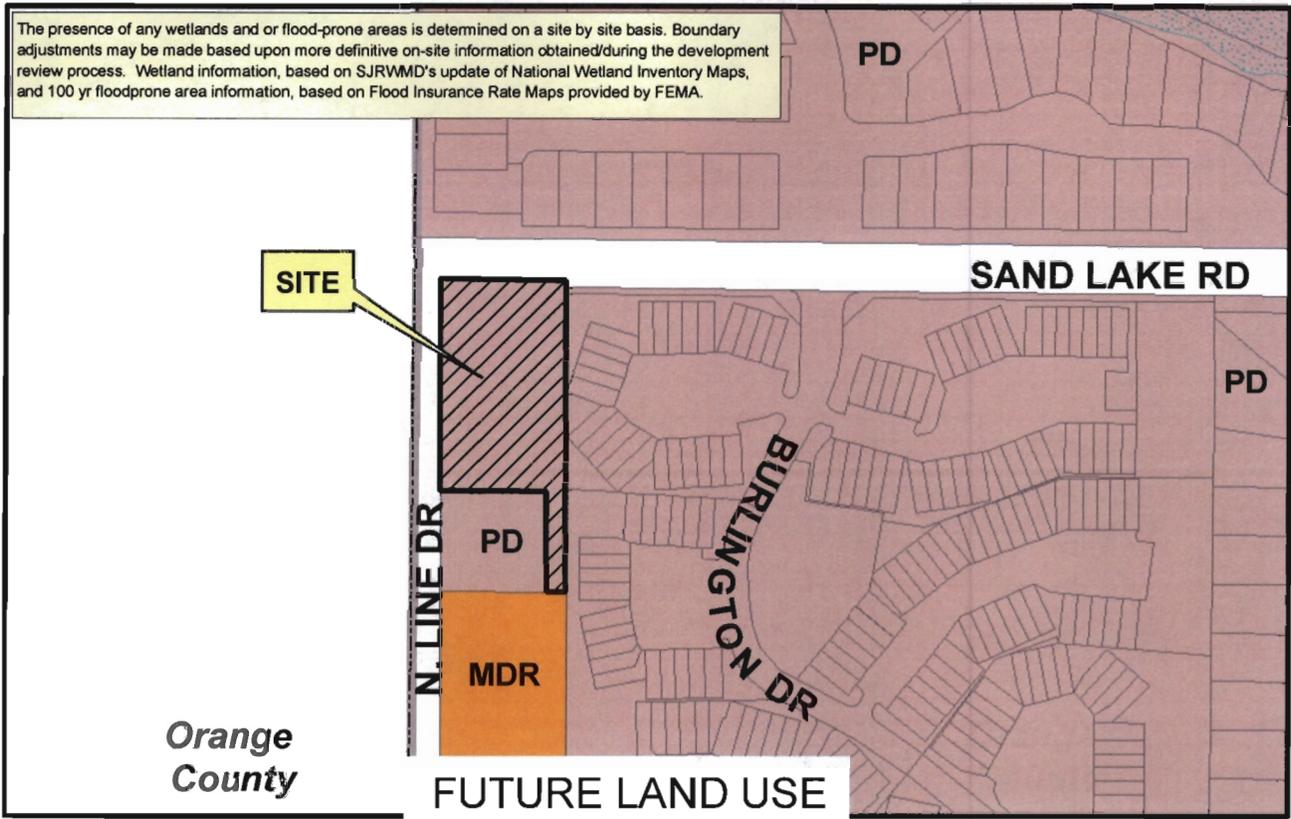
Stockbridge PUD DCA

Addendum #5 to the Stockbridge PUD DCA

Denial Development Order (applicable only if the request is denied)

Ownership Disclosure Form

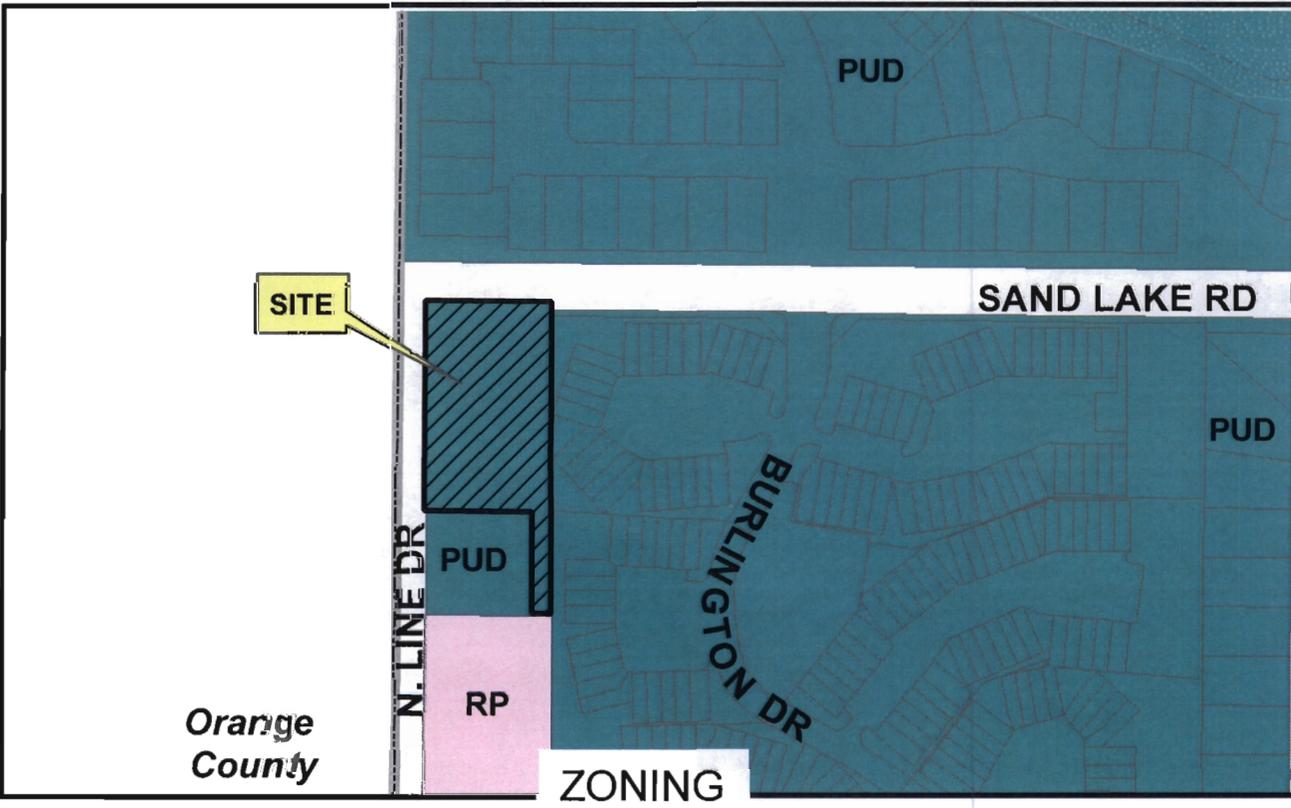
The presence of any wetlands and or flood-prone areas is determined on a site by site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process. Wetland information, based on SJRWMD's update of National Wetland Inventory Maps,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



Site
 MDR
 PD
 Municipality
 FLU...

Applicant: Congregation Beth AM Inc./Steve Mellich
 Physical STR: 07-21-29-300-019D-0000
 Gross Acres: 1.59 +/- BCC District: 3
 Existing Use: Temple
 Special Notes: _____

	Amend/ Rezone#	From	To
FLU	--	--	--
Zoning	Z2008-042	PUD	PUD



PUD
 RP



Rezone No: Z2008-042
PUD MAJOR AMENDMENT

-  Parcel
-  Subject Property



Winter 2007 Color Aerials

PUD MAJOR AMENDMENT STOCKBRIDGE PUD

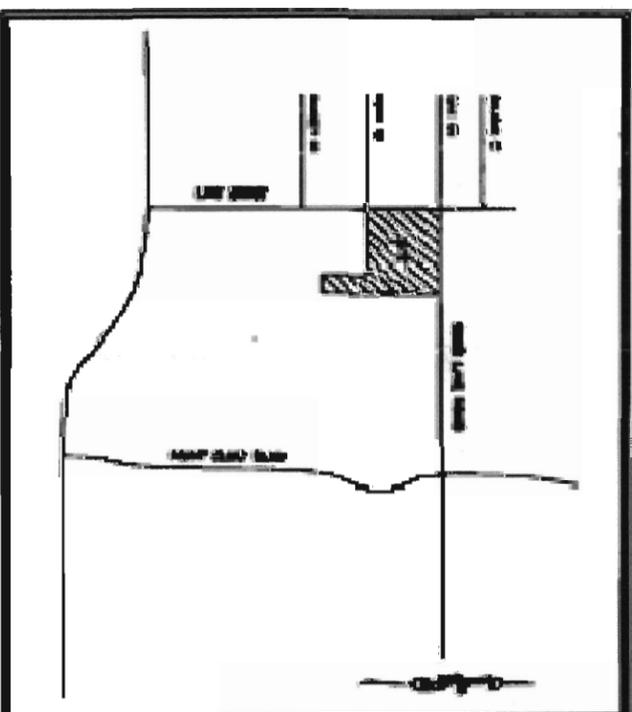
TRACT 7 & A PORTION OF TRACT 5

FOR

CONGREGATION BETH AM DRIVEWAY RELOCATION

TAX PARCEL NO. 07-81-89-300-0180-0000

PREPARED FOR:
CONGREGATION BETH AM



SCALE: 1" = 20'



2000 2001 2002
400 N. 07-400

PROJECT DIRECTORY

OWNER: CONGREGATION BETH AM
P.O. BOX 8100
LANSING, MI 48208-0810
TELEPHONE: (313) 487-8800
FAX: (313) 487-8800

PREPARED BY:

THE ENGINEERING CENTER, INC.
1100 LANSING AVENUE
SUITE 110
LANSING, MI 48208-3000
TELEPHONE: (313) 440-4400
FAX: (313) 440-4400
E-MAIL: info@theec.com

DATE:

ALTERNATE DRAWING:
DATE: 10/10/00
BY: J. J. JONES
CHECKED: J. J. JONES
DATE: 10/10/00
SCALE: (AS SHOWN)

SITE DATA

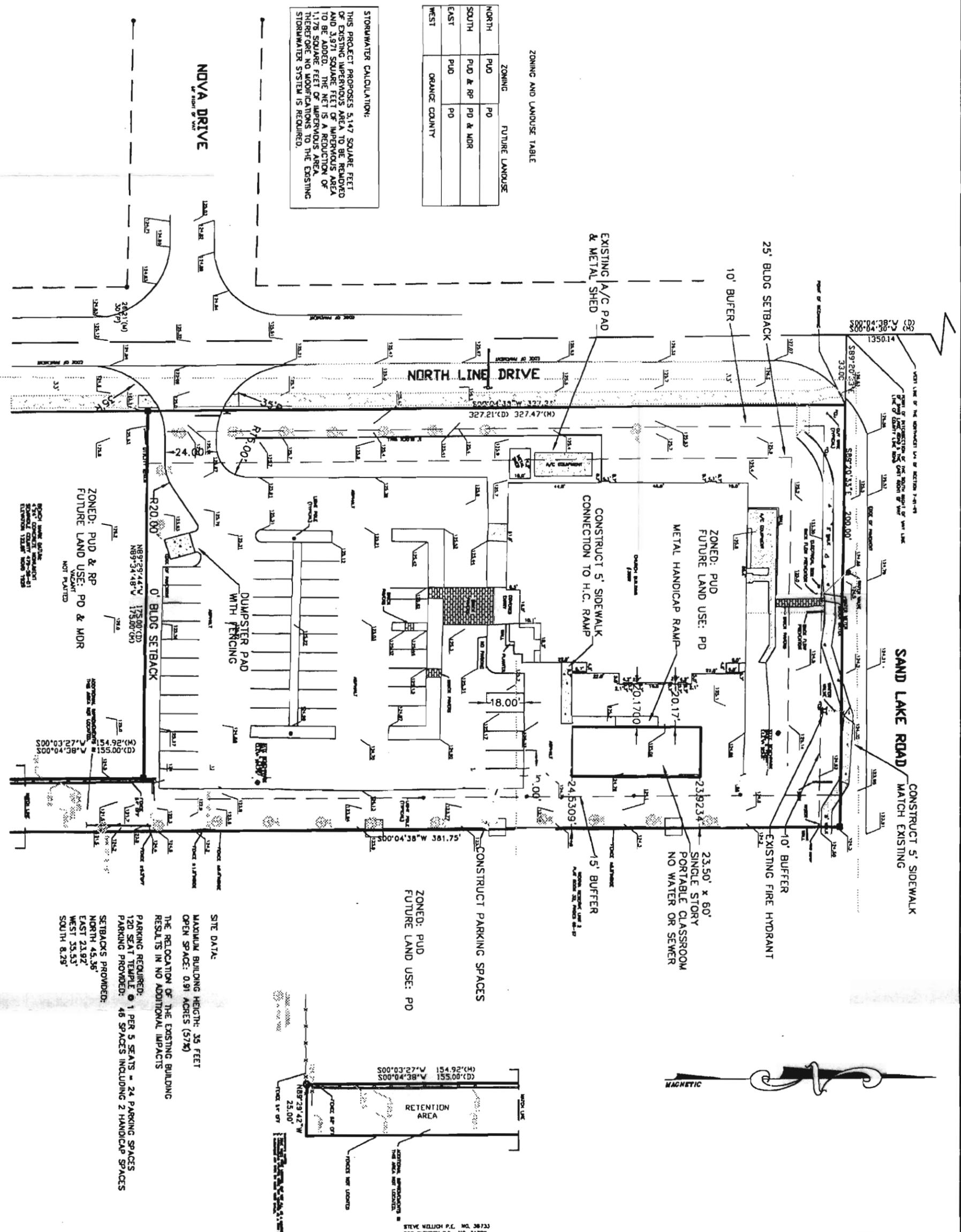
GENERAL: 100' x 100'
SUBJECT: CONGREGATION BETH AM
PROJECT NO.: 07-81-89-300-0180-0000
DATE: 10/10/00
SCALE: 1" = 20'
SHEET: 1 OF 1
DATE: 10/10/00
BY: J. J. JONES
CHECKED: J. J. JONES
DATE: 10/10/00

NOTES:
1. THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.
3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS OF WAY FROM THE ADJACENT PROPERTY OWNERS.
4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION FROM THE LOCAL UTILITY COMPANIES.
5. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY SURVEYING INFORMATION FROM A LICENSED SURVEYOR.
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14. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY SIGNAGE INFORMATION FROM A LICENSED SIGNAGE DESIGNER.
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27. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LEGAL INFORMATION FROM A LICENSED ATTORNEY.
28. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY FINANCIAL INFORMATION FROM A LICENSED FINANCIAL ENGINEER.
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32. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY MANAGEMENT INFORMATION FROM A LICENSED MANAGEMENT ENGINEER.
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41. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PRESERVATION INFORMATION FROM A LICENSED PRESERVATION ENGINEER.
42. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PROTECTION INFORMATION FROM A LICENSED PROTECTION ENGINEER.
43. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSERVATION INFORMATION FROM A LICENSED CONSERVATION ENGINEER.
44. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY RESTORATION INFORMATION FROM A LICENSED RESTORATION ENGINEER.
45. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PRESERVATION INFORMATION FROM A LICENSED PRESERVATION ENGINEER.

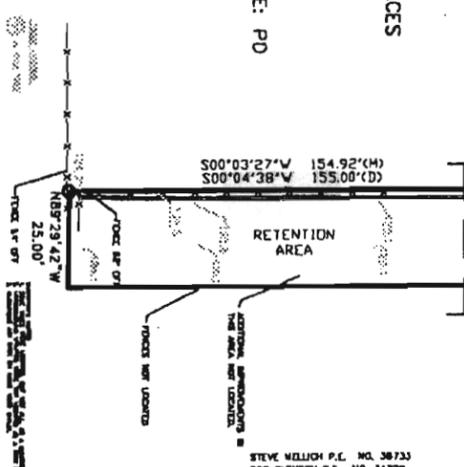
ZONING	FUTURE LANDUSE
NORTH	PO
SOUTH	PUD & RP PD & MDR
EAST	PUD
WEST	ORANGE COUNTY PO

ZONING AND LANDUSE TABLE

STORMWATER CALCULATION:
THIS PROJECT PROPOSES 5,147 SQUARE FEET OF EXISTING IMPERVIOUS AREA TO BE REMOVED AND 3,971 SQUARE FEET OF IMPERVIOUS AREA TO BE ADDED. THE NET IS A REDUCTION OF 1,176 SQUARE FEET OF IMPERVIOUS AREA. THEREFORE NO MODIFICATIONS TO THE EXISTING STORMWATER SYSTEM IS REQUIRED.



SITE DATA:
 MAXIMUM BUILDING HEIGHT: 35 FEET
 OPEN SPACE: 0.91 ACRES (57%)
 THE RELOCATION OF THE EXISTING BUILDING RESULTS IN NO ADDITIONAL IMPACTS
PARKING REQUIRED: 1 PER 5 SEATS = 24 PARKING SPACES
120 SEAT TEMPLE
PARKING PROVIDED: 46 SPACES INCLUDING 2 HANDICAP SPACES
SETBACKS PROVIDED:
 NORTH 45.36'
 EAST 23.92'
 WEST 35.53'
 SOUTH 8.29'



STEVE MELICH P.E. NO. 38733
 BOB BLENDE P.E. NO. 34729

CONGREGATION BETH AM PUD MAJOR AMENDMENT	DRAWN: JMM DESIGNED: JMM CHECKED: JMM DATE: 04/08	MELICH-BLENDE ENGINEERING, INC. 1177 LOUISIANA AVENUE - SUITE 111 WINTER PARK, FLORIDA 32789 (407) 847-6666 CERTIFICATE OF AUTHORIZATION NUMBER 8888	REV: 1 DATE: 04/08 DESCRIPTION:	BY:
	SCALE: 1" = 20' PROJECT NO.: 07-906 SHEET: 3 OF 3		REV: 2 DATE:	DESCRIPTION:

DEVELOPERS AGREEMENTA. Legal Description

See attached Exhibit.

B. Statement of Basic Fact

Total Acreage: 68.08

Total Dwelling Units: 425

Gross Density: 6.24 U/A

Net Density: 6.39 U/A

TABLE I
LAND USE ALLOCATION PROGRAM

<u>LAND USE</u>	<u>ACRES</u>	<u>% OF PROJECT</u>
ROADWAY/UTILITY TRACTS	5.93	8.7%
RECREATIONAL PARKS	5.23	7.7%
PASSIVE COMMON OPEN SPACE	12.23	18.0%
PROFESSIONAL OFFICE	0.80	1.2%
RESIDENTIAL PROFESSIONAL	0.80	1.2%
RESIDENTIAL	42.74	62.7%
RIGHT-OF-WAY RESERVATION	0.35	0.5%
TOTAL	68.08	100.0%

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TABLE 2
TRACT TABLE

<u>TRACT</u>	<u>TYPE</u>	<u>DENSITY</u>	<u>ACRES</u>	<u>UNITS</u>
1	Residential	5.19	27.95	145
2	Recreation/Common Open Space	-	1.74	-
3	Recreation/Common Open Space	-	3.05	-
4	Professional Office	-	0.80	-
5	Residential	8.40	33.30	280
6	Recreation Center	-	0.44	-
7	Residential Professional	-	<u>0.80</u>	<u>-</u>
TOTAL		6.24	68.08	425

C. Building Parameters

The Stockbridge PUD is designed as a self contained community using creative site planning concepts. The predominant first phase structures are detached, single family, zero lot line dwelling units with a minimum living area of 600 square feet. Interspersed with these zero lot line homes there will also be a limited number of duplex units with common walls to be titled in fee simple. These will be employed in locations where site conditions and the relationship to other lots dictate that duplex units will provide an optimum site planning solution and will promote the best use of open area. Flexibility for developer discretion should be maintained so that attached units may be used to accomplish these goals. Minimum lot size will be 3,000 sq. ft. However, the following spacing limitations will apply:

1. On all site perimeter lots, all buildings will be at least 35 feet from the property boundary.
2. Fireplaces on perimeter walls may protrude no further than 3 feet from the body of the house. However, where they exist, building setbacks will be measured from the body of the house, not from the fireplace.

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101 ED-47

D. Minimum Building Setbacks

1. All buildings will be set back 25 feet from the main spine road.
2. Building setbacks from interior roadway/utility tracts (excluding access courts and access lanes) shall be 15 feet front, 15 feet rear and 15 feet side.
3. Building setbacks from access courts and access lanes shall be 20 feet front, 15 feet rear and 0 or 7 feet side. One side shall be 0 feet and one side yard shall be 7 feet minimum on each lot.
4. Screen porches, pools and accessory buildings will have a 5 foot minimum rear yard setback with side yard setbacks being the same as for the main structure.

E. Maximum Building

Maximum building height will be 35 feet.

F. Professional Office and Residential Professional, Uses and Setbacks

Uses and setbacks within the professional office and residential professional tracts will conform to development criteria and restrictions in the professional office and residential professional districts.

G. Portable Sales Office

The developer will be able to utilize a portable sales office until such time as the model homes are constructed. The portable sales office may be relocated on-site and used as a construction office during the duration of the project construction activities. The portable office will be properly permitted by Seminole County.

H. Street Design

All roads will be private streets and will be maintained by the developer until they are taken over by the Homeowners Association.

I. Definitions:

- a. **Roadway/Utility Tracts.** As used herein, the designated tracts of commonly owned, Homeowners Association property, in which paved traffic access roads are located. Additional unpaved area flanking the paved surfaces are intended to be approximately equally spaced on each side of the paved surface and will make up the area within the roadway/utility tracts designated width.
 - b. **Interior Streets.** Paved roadways within roadway/utility tracts other than the main north/south spine road and the interior driveway access lanes.
 - c. **Interior Driveway Access Lanes.** Nominally sized paved surfaces that act as transitions from standard roadway/ utility tracts to dwelling units and driveways. These are not intended for use by through traffic, but solely to provide access to a group of dwelling units. They are intended, however, to be owned and maintained by the Homeowners Association and would fall under the same maintenance and ownership agreements as other paved roadways.
 - d. **Access Courts.** Common areas serving access lanes off interior streets.
2. All paved surfaces and curbing will be designed and constructed to normal Seminole County specifications. This includes necessary sub-base, base and surface composition. Pavement widths will be as follows:
- a. **Main north/south spine road - 28 feet total.** 12 foot driving lanes with 2 foot Miami curbs.
 - b. **Interior streets - 24 feet total.** 10 foot driving lanes with 2 foot Miami curbs.
 - c. **Interior driveway access lanes - minimum 12 foot paved surface.**

3. Roadway/Utility Tracts will be as follows:
 - a. Main north/south spine road - 40 feet.
 - b. Interior streets - 40 feet.
 - c. Interior driveway access lanes - minimum 20 feet.

4. For both the main north/south spine road and interior streets, running exactly parallel to the roadway/utility tract lines, there will be created and recorded on the plat, a perpetual 5 foot easement in favor of the entity that holds title to the specified roadway/utility tracts. This easement may fall on common PUD property, or on titled lots. This easement may be used for utilities, common development improvements such as drainage or sidewalks, maintenance access within the subject roadway/utility tracts, or any other purpose for which a conventional public right-of-way may be used. Under no circumstances will any individual homeowner or the Association be allowed to encumber such 5 foot easements with permanent structures.

I. On-Site Pedestrian Walkways

1. Developer shall provide 4 foot wide concrete or asphalt paved sidewalks parallel to both sides of the roadway/utility tracts on the main north/south spine road. Such sidewalks will be installed as construction of dwelling units impact this road. However, the sidewalks are to be completed prior to the occupancy of 50% of the dwelling units in the adjacent phase.

2. On interior streets, on one side of the street only, a 4 foot wide paved asphalt or concrete sidewalk will be provided parallel to the street roadway/utility tract. This sidewalk will be installed in conjunction with the construction of each house.

J. Off-Site Pedestrian Sidewalks

1. The developer will install a 4 foot wide sidewalk from the main entrance on Lake Border Road to the eastern property boundary at such time as the subject intersection is constructed.

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DATE 10/1 DATE 50-50

2. The developer will install a 4 foot wide sidewalk from the main entrance on Sand Lake Road to the east property boundary on completion of 50% of the units in the northeast portion of Tract 5.
3. The developer will install a 4 foot wide sidewalk on Sand Lake Road from the main entrance west to the residential professional tract on completion of the development in Tract 7.

K. Impact Contributions

1. The developer will contribute to the Seminole County School Impact Fund an impact fee of \$300 per single family dwelling unit, or \$200 per duplex dwelling unit.
2. The developer will contribute to the Seminole County Fire Control Unit an impact fee of \$10 per dwelling unit.
3. Each fee will be paid upon application for building permit of a specified dwelling unit. These fees shall comprise the total fees of impact and shall not increase or decrease during the life of the project. It is understood that the above specified impact fees have no bearing on other utility service fees or service agreements.

L. Off-Site Road Impact Commitments

1. Developer will provide tapers and turn lanes on Sand Lake Road and Lake Border Road as determined necessary to service entries into the PUD. Such improvements will be made at the time of connection of the main spine road servicing the PUD with the subject streets.
2. Developer will dedicate to the County the necessary additional property so as to provide for a 40 foot one half right-of-way on Sand Lake Road and County Line Road at such time as the development of the adjacent property commences.

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3. Developer will provide for necessary modifications as recommended by the County Engineer to the intersections at State Road 436 and County Line Road. This commitment shall cease upon the commencement of construction of the final phase of the development.
4. The developer will share in the cost for potential signalization at the intersection of Sand Lake Road and County Line Road, and at the intersection of County Line Road and State Road 436. It is understood that the contribution is based on a prorata impact of traffic generated by Stockbridge. This obligation shall cease upon the commencement of construction of the final phase of the development.
5. On the tract designated residential professional, located on the northwest corner of the PUD, developer will provide for a single entry only, on to Sand Lake Road, as far removed from the intersection as is practical. Specification of requirements shall occur at site plan approval of the subject parcel.

M. Buffers and Perimeter Impact

1. A 10 foot buffer, that will be used for fencing or landscaping will be established around the entire perimeter of the property.
2. No building may be erected closer than 35 feet to any project boundary.
3. The developer will install a 6 foot high wood fence along the common southern boundary of the Foxwood PUD.
4. Plans for landscaping or fencing will be submitted for screening on Sand Lake and County Line Roads as part of the site plan review process or at the time of final platting. Such plans will be subject to review and approval by Seminole County.
5. Streets trees on 50 foot centers will be installed along the main north/south spine road as house construction progresses along that road.

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6. Suitable screen trees will be planted along the eastern property line adjacent to Foxwood on 25 foot centers.

N. Recreational Areas and Common Space

1. The developer will create an amenity package consisting of recreational facilities including one pool and two tennis courts. These facilities will be installed and completed no later than the issuance of the certificate of occupancy on the 50th lot of the first phase. The developer will also create two park areas, one in the southern section (Tract 2) and one in the northern section (Tract 6). Each park will include benches and shade trees.
2. All recreational facilities and properties will become the property of the Stockbridge Homeowners Association, Inc. and will be financially supported and maintained by said Association. At no time will County maintenance of said facilities be required.

O. Seminole County Services

1. Seminole County will provide all necessary and usual community services to the development, including but not limited to, fire protection, police protection, and availability of primary and secondary educational facilities. Such provisions are subject to the limitations and restrictions imposed by the Stockbridge Homeowners Association, Inc. and its governing Declaration of Covenants and Restrictions to provide for its own maintenance of all common areas, road systems, parks and recreational facilities.
2. Seminole County will provide all necessary water service and sewer capacity to the property subject to the prevailing connection fees as required by the County, and subject to that certain agreement between Seminole County and Florida Residential Communities, Inc. and Oxford Development Enterprises, Inc. dated September 14, 1982 and executed by the Chairman of the County Commission on October 8, 1982.

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P. Drainage

Drainage improvements will utilize existing depressions to provide storage for the additional run-off volume generated by post development conditions, based on the 100 year storm. Any fill placed below the 100 year flood elevation will be compensated by an equal amount of additional storage.

Q. Other Commitments

1. The Developer shall create a Property Owners' Association which will in perpetuity maintain all common land, recreation, open space and road right-of-ways for the Project.
2. Whenever the term "Developer" is used herein, same shall be taken or construed to mean "Florida Residential Communities." All obligations, liabilities and responsibilities incurred by or imposed upon the Developer by this commitment shall be assumed by any successors in interest as the overall Developer of the Planned Unit Development.
3. Unless a particular item is specifically covered or permitted in this Agreement, the applicable portion of the Seminole County Land Development Code shall prevail.

APPROVED AND ACCEPTED

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY

FLORIDA RESIDENTIAL COMMUNITIES

Date: 2/22/83

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LEGAL DESCRIPTION

Tract A

Commence at the West 1/4 corner of Section 7, Township 21 South, Range 29 East, Seminole County, Florida, and run S88°46'32"E, along the East-West center of section line of said Section 7, a distance of 625.21 feet for a Point of Beginning; thence continue S88°46'32"E, a distance of 1822.04 feet to the center of said Section 7; thence run S00°33'51"W, along the North-South center of section line of said Section 7, a distance of 64.64 feet to a point on the Westerly line of a 100-foot Florida Power Corporation easement as recorded in Deed Book 70 at Pages 458 and 459, Public Records of Seminole County, Florida; thence run S44°40'50"W, along said Westerly line, a distance of 1266.00 feet to a point situated 120.00 feet Northeasterly by right angle measurement from the Northeasterly boundary of that certain parcel of land described in Official Records Book 813 at Pages 227, 228 and 229, Public Records of Seminole County, Florida; thence run N45°13'46"W, parallel with said Northeasterly boundary line, a distance of 214.55 feet to a point situated 100.00 feet Northwesterly by right angle measurement, from a Northeasterly projection of the Northwesterly boundary of said lands described in said Official Records Book 813 at Pages 227, 228 and 229; thence run S44°46'14"W, parallel with said Northwesterly boundary line, a distance of 634.96 feet to a point on the Northerly right-of-way line of State Road No. 436; thence run N53°43'46"W, along said right-of-way line, a distance of 42.94 feet to the point of curvature of a circular curve concave Southwesterly having a radius of 1278.11 feet; thence continuing along said right-of-way line, run Northwesterly along the arc of said curve, through a central angle of 15°29'37", a distance of 345.62 feet; thence run N00°18'44"E, parallel with the West line of the Southwest 1/4 of said Section 7, a distance of 1113.49 feet to the Point of Beginning.

Containing 34.011 acres.

Together with:

Tract B

The Southwest 1/4 of the Northwest 1/4 of Section 7, Township 21 South, Range 29 East, Seminole County, Florida,

LESS road rights-of-way and,

ALSO LESS commence at the Southwest corner of the Northwest 1/4 of said Section 7, and run N00°04'38"E, along the West line of the Northwest 1/4 of said Section 7, a distance of 422.37 feet to the Point of Beginning; thence continue N00°04'38"E, along said West line, a distance of 300.00 feet; thence run S89°29'31"E, a distance of 233.00 feet; thence S00°04'38"W, a distance of 300.00 feet; thence run N89°29'31"W, a distance of 233.00 feet to the Point of Beginning.

Containing 34.0718 acres.

CANIN ASSOCIATES

**FINAL MASTER PLAN
FOR
FLORIDA RESIDENTIAL COMMUNITIES**

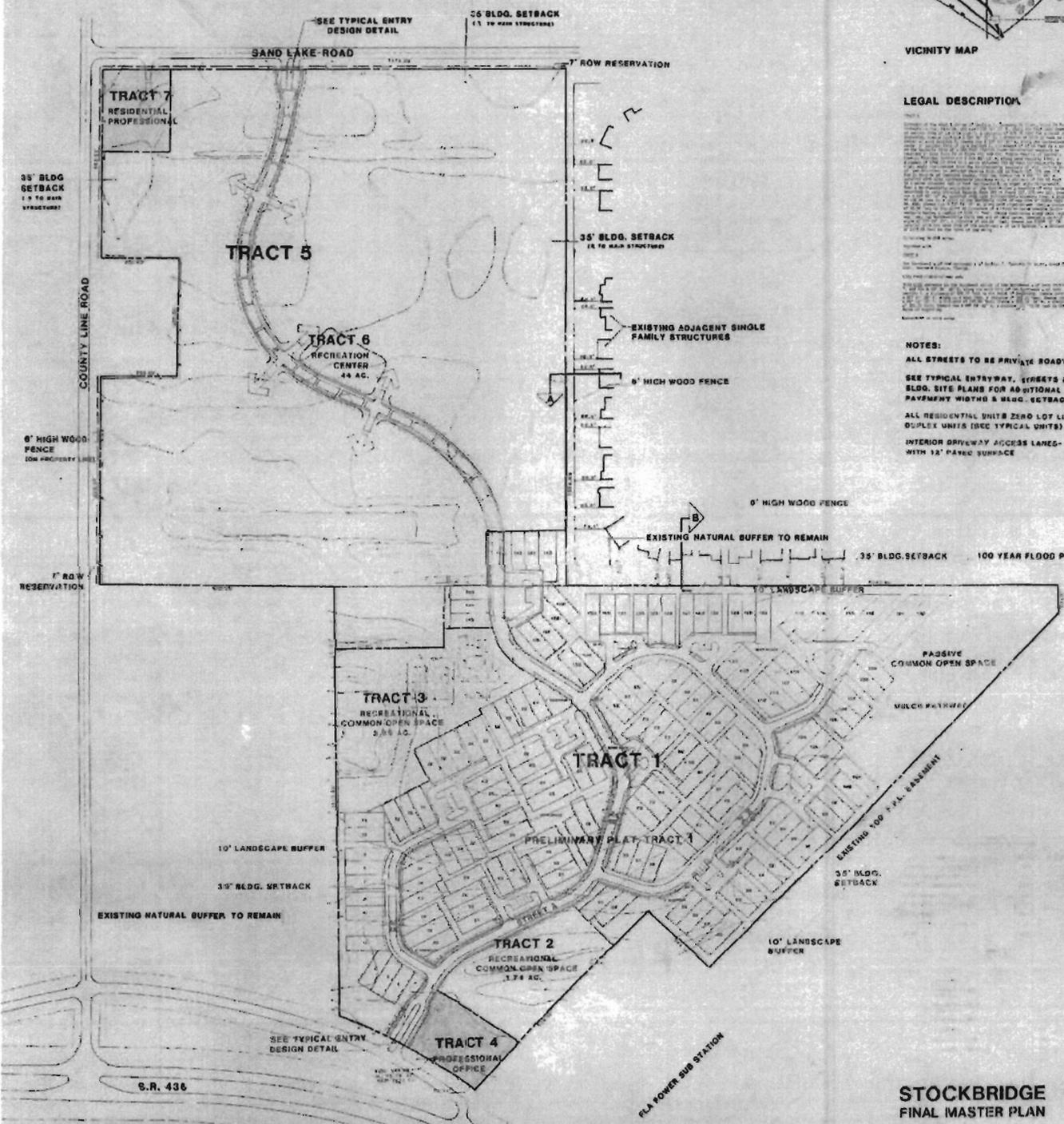


VICINITY MAP

LEGAL DESCRIPTION

TRACT 1
TRACT 2
TRACT 3
TRACT 4
TRACT 5
TRACT 6
TRACT 7
TRACT 8
TRACT 9
TRACT 10
TRACT 11
TRACT 12
TRACT 13
TRACT 14
TRACT 15
TRACT 16
TRACT 17
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TRACT 90
TRACT 91
TRACT 92
TRACT 93
TRACT 94
TRACT 95
TRACT 96
TRACT 97
TRACT 98
TRACT 99
TRACT 100

- NOTES:**
- ALL STREETS TO BE PRIVATE ROADWAYS
 - SEE TYPICAL ENTRYWAY, STREETS & TYPICAL BLDG. SITE PLANS FOR AD.ITIONAL DETAIL ON PAVEMENT WIDTHS & BLDG. SETBACKS
 - ALL RESIDENTIAL UNITS ZERO LOT LINE OR DOUBLE UNITS (SEE TYPICAL UNITS)
 - INTERIOR DRIVEWAY ACCESS LANES- MIN. 20' WITH 12' PAVED SURFACE

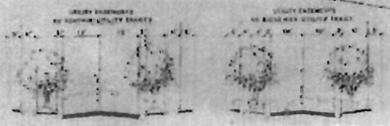


**STOCKBRIDGE P.U.D.
FINAL MASTER PLAN**

EXHIBIT 2



CANIN ASSOCIATES, INC.
URBAN & ENVIRONMENTAL PLANNERS



ADDENDUM #1

Commitments for Stockbridge, A
Planned Unit Development in
Seminole County, Florida
By

Florida Residential Communities

Section C of the Commitment Agreement dated February 22, 1984,
is hereby amended as follows.

C. Building Parameters

3. Minimum lot size for the northern portion of the
development (Stockbridge North) is 1,500 sq. ft.

DATED October 2, 1984

SEMINOLE COUNTY

By:

Landra S. O'Brien
Chairman

ATTEST:

Arthur H. Beckwith
Clerk

By:

[Signature]
Florida Residential Communities

ADDENDUM #2

Commitments for Stockbridge, A
Planned Unit Development in
Seminole County, Florida

By

Florida Residential Communities

Section D of the Commitment Agreement dated February 22, 1983 is hereby amended as follows:

D. Minimum Building Setbacks

3. Building setbacks from access courts and access lanes shall be 20 feet front, 15 feet rear and 0 or 6 feet side. One side shall be 0 feet and one side yard shall be 6 feet minimum on each lot, with a minimum 6 foot separation between units.

DATED January 22, 1985

SEMINOLE COUNTY

BY: *Robert J. Steiner*
Chairman

ATTEST: *Wanda Brown*
Clerk

BY: *[Signature]*
Florida Residential Communities

ADDENDUM #3
(Approved By BCC On May 12, 1987)
Commitments For Stockbridge, A
Planned Unit Development In
Seminole County, Florida
By
Florida Residential Communities

Section F of the Commitment Agreement dated February 22, 1983
is hereby amended as follows:

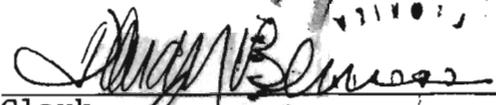
F. Professional Office and Residential Professional,
uses and setbacks

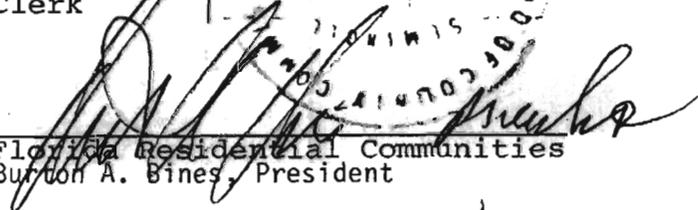
Add: The portion of Tract 5 located south of Residential
Professional Tract 7 may be utilized for off-street
parking and drainage retention in conjunction with
the development of said Tract 7.

Dated: May 12, 1987

Seminole County

By: 
Chairman

Attest: 
Clerk

By: 
Florida Residential Communities
Burton A. Bines, President

BK-129 PG. 112-554

ADDENDUM #4
(Approved on August 29, 2006)
Commitments for Stockbridge PUD,
A Planned Unit Development in Seminole County, Florida

The Stockbridge Planned Unit Development dated February 22, 1983, as amended, is hereby amended as follows:

TABLE 1
LAND USE ALLOCATION PROGRAM

<u>LAND USE</u>	<u>ACRES</u>	<u>% OF PROJECT</u>
RESIDENTIAL	42.12	62.7%
TOTAL	67.46	100%

The Development Order is further amended to remove 0.62 acres (as described in Exhibit A) from Tract 5 of the Stockbridge PUD.

RETURN TO SANDY MCCANN

SEMINOLE COUNTY PLANNING MANAGER

By: Tony Walter
Tony Walter

MARYANNE MORSE, CLERK OF CIRCUIT COURT
CLERK OF SEMINOLE COUNTY
BK 06419 Pgs 0334 - 335; (2pgs)
FILE NUM 2006152957
RECORDED 09/22/2006 02:17:23 PM
RECORDING FEES 18.50
RECORDED BY G Harford

CERTIFIED COPY
MARYANNE MORSE
CLERK OF CIRCUIT COURT
SEMINOLE COUNTY, FLORIDA
BY: Caylon Cole
DEPUTY CLERK

OWNER'S CONSENT AND COVENANT

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

Nelcy Reeves
Witness

Moiz Botee
Moiz Botee
8/31/06

Nelcy Reeves
Print Name

J. Wallace
Witness

L. Maitani
Print Name

STATE OF FLORIDA)

COUNTY OF SEMINOLE)

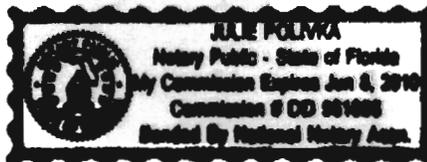
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Moiz Botee who is personally known to me or who has produced _____ as identification and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 31 day of August, 2006.

Julie Polwa

Notary Public, in and for the County and State Aforementioned

My Commission Expires: 6-8-10



ADDENDUM # 5
(Approved on April 28, 2009)
Commitments for Stockbridge, A
Planned Unit Development In
Seminole County, Florida

The Stockbridge Planned Unit Development dated February 22, 1983, as amended, is hereby amended as follows: (Plain text is provided for reference; strikethroughs are deletions and underlines are additions)

Legal description attached as Exhibit "A"
Amended Final Master Plan for Tract 7 and a portion of Tract 5
attached as Exhibit "B"

F. Professional Office and Residential Professional, Uses and Setbacks

1. Setbacks for tract 7 and that portion of Tract 5

North Property Line - 25 feet
West Property Line - 25 feet
South Property Line- 0 feet
East Property Line- 23 feet

2. Buffering for tract 7 and that portion of Tract 5

A 15-foot landscaped buffer on the east property line adjacent to the building, parking, and drive isles. The buffer shall consist of a 6-foot privacy fence along with 12 canopy trees.

L. Off-Site Road Impact Commitments

5. On the tract designated residential professional, located on the northwest corner of the PUD, developer will provide for a single entry only, on to ~~Sand Lake Road~~ N. Line Drive, as far removed from the intersection as is practical. Specification of requirements shall occur at site plan approval of the subject parcel.

DONE AND ORDERED ON THE DATE FIRST WRITTEN ABOVE

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

BY: _____
Bob Dallari, Chairman

OWNER'S CONSENT AND COVENANT

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

Congregation of Beth AM Incorporated.

Witness

Daniel F. Williams, President

Print Name

Witness

Print Name

STATE OF FLORIDA)
)
COUNTY OF)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Daniel F. Williams, as President of Congregation of Beth AM Incorporated., who is personally known to me or who has produced _____ as identification and who did execute the foregoing instrument.

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

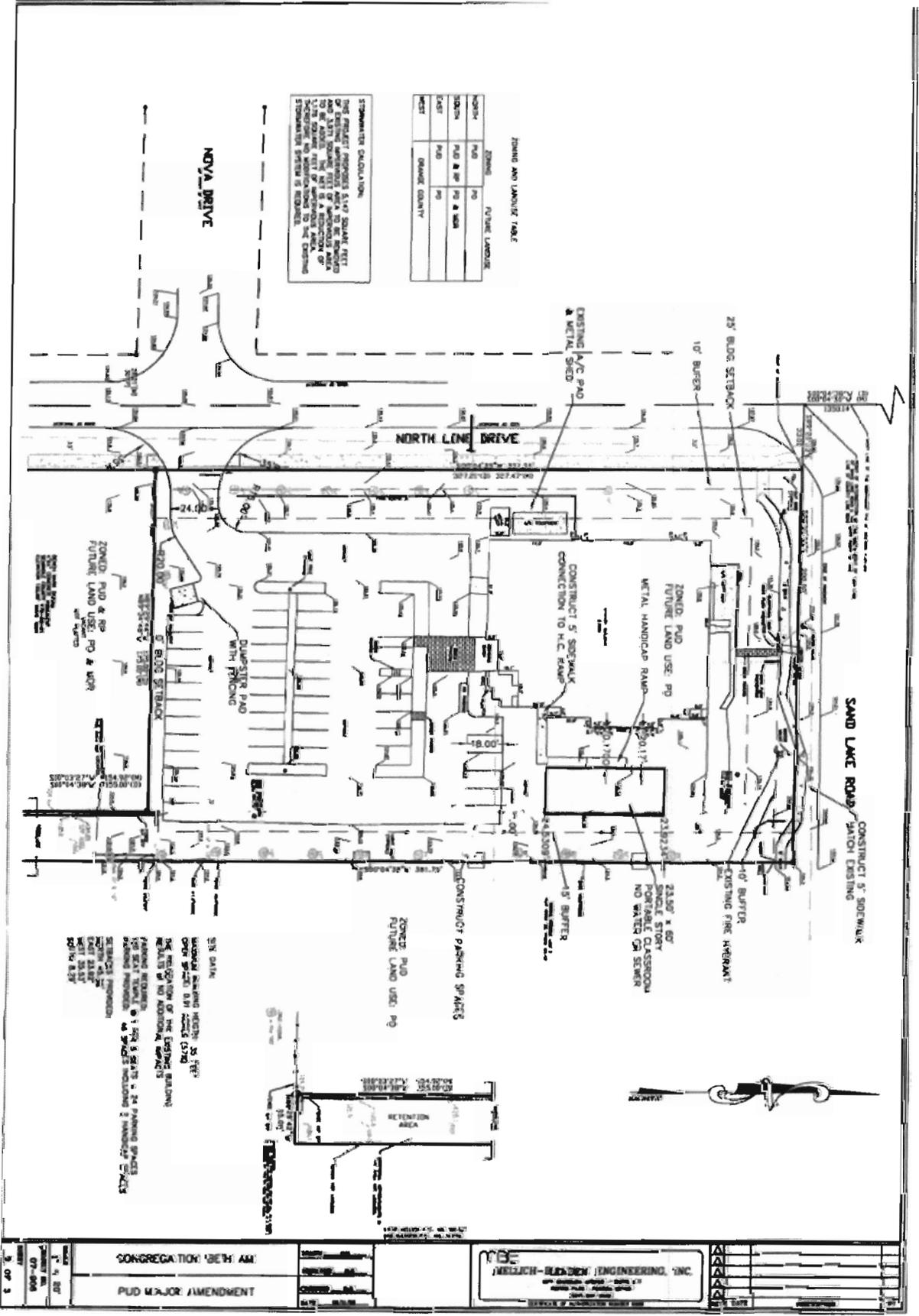
Notary Public, in and for the County and
State Aforementioned

My Commission Expires:

EXHIBIT "A"

Legal Description

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA, SAID POINT BEING A 4 INCH SQUARE CONCRETE MONUMENT SITUATED N00°04'38"E, 20.38 FEET FROM A 6 INCH SQUARE CONCRETE MONUMENT LOCATED AT THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; FROM SAID POINT OF REFERENCE RUN THENCE S00°04'38"W, ALONG THE WEST LINE OF THE NORTHWEST ¼ OF SAID SECTION 7, A DISTANCE OF 1,350.14 FEET; THENCE RUN S89°20'33"E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAND LAKE ROAD; A DISTANCE OF 33.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S89°20'33"E A DISTANCE OF 200.00 FEET TO A POINT ON THE WEST LINE OF WEKIVA RESERVE UNIT 1, AS RECORDED IN PLAT BOOK 32, PAGES 66-67, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE S00°04'38"W, ALONG SAID WEST LINE AND THE WEST LINE OF WEKIVA RESERVE UNIT 2, AS RECORDED IN PLAT BOOK 34, PAGES 33-35, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, A DISTANCE OF 481.68 FEET; THENCE DEPARTING SAID WEST LINE, RUN N89°29'42"W, A DISTANCE OF 25 FEET; THENCE N00°04'38"E, A DISTANCE OF 155.00 FEET; THENCE N89°29'42"W, A DISTANCE OF 175.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COUNTY LINE ROAD; THENCE N00°04'38"E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 327.21 FEET TO THE POINT OF BEGINNING.



FORM AND LAND USE TABLE

FORM	ZONE	FUTURE LAND USE
HOUSE	PO	PO
COLONY	PO & SP	PO & SP
LOT	PO	PO
WEST	ORANGE COUNTY	

STIPPLED CALCULATION:
 THE PROJECT PROPOSES 5,147 SQUARE FEET OF FUTURE LAND USE. THIS IS TO BE COMPARED TO THE 5,147 SQUARE FEET OF FUTURE LAND USE ALLOWED BY THE ZONING ORDINANCE. THE STIPPLED AREA IS THE FUTURE LAND USE ALLOWED BY THE ZONING ORDINANCE. THE STIPPLED AREA IS THE FUTURE LAND USE ALLOWED BY THE ZONING ORDINANCE.

S/S DATE:
 MAXIMUM DRAINAGE WIDTH: 25 FEET
 OPEN SPACES: 811 SQUARE FEET
 NO. OF VEHICLES OF THE EXISTING BUILDING:
 RESULTS: NO ADDITIONAL VEHICLES
 PARKING REQUIREMENTS:
 1. 1000 SQUARE FEET x 24 PARKING SPACES
 2. 1000 SQUARE FEET x 24 PARKING SPACES
 3. 1000 SQUARE FEET x 24 PARKING SPACES
 4. 1000 SQUARE FEET x 24 PARKING SPACES
 5. 1000 SQUARE FEET x 24 PARKING SPACES
 6. 1000 SQUARE FEET x 24 PARKING SPACES
 7. 1000 SQUARE FEET x 24 PARKING SPACES
 8. 1000 SQUARE FEET x 24 PARKING SPACES
 9. 1000 SQUARE FEET x 24 PARKING SPACES
 10. 1000 SQUARE FEET x 24 PARKING SPACES

<p>CONGREGATION BETH AM</p> <p>PUD MAJOR AMENDMENT</p>	<p>DATE: 11/1/2017</p> <p>SCALE: AS SHOWN</p>	<p>PROJECT NO. 07-004</p> <p>3 OF 3</p>	<p>RESEARCH-BLADEN ENGINEERING, INC.</p> <p>1000 W. 10TH STREET, SUITE 100</p> <p>ORANGE COUNTY, FL 32137</p> <p>TEL: 407-886-1111</p> <p>WWW.RESEARCH-BLADEN.COM</p>
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SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On April 28, 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): Congregation of Beth AM Incorporated
3899 Sand Lake Road
Longwood, FL 32779

Project Name: Stockbridge PUD Major Amendment (Tract 7 & a portion of Tract 5, Congregation of Beth AM Incorporated.)

Requested Development Approval: The applicant is requesting a Major Amendment to the Stockbridge PUD (Planned Unit Development) for 1.54 ± acres, located at the intersection of N. Line Drive and Sand Lake Road.

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

After fully considering staff analysis titled "Stockbridge PUD Major Amendment (Tract 7 and a portion of Tract 5, Congregation of Beth AM Incorporated." and all evidence submitted at the public hearing on April 28, 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

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>CONGREGATION BETH AM INC.</u>	Name of Corporation: _____
Officers: <u>(SEE ATTACHMENT)</u>	Officers: _____
Address: <u>(SEE ATTACHMENT)</u>	Address: _____
Directors: _____	Directors: _____
Address: _____	Address: _____
Shareholders: <u>NONE - NONPROFIT CORP.</u>	Shareholders: _____
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 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.

9/5/2008
Date

Samuel Williams PRESIDENT
Owner, Agent, Applicant Signature

STATE OF FLORIDA
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me this 4 day of September, 2008 by _____

[Signature]
Signature of Notary Public

Joseph Bg
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: _____

2008 NOT-FOR-PROFIT CORPORATION ANNUAL REPORT

**FILED
Feb 01, 2008
Secretary of State**

DOCUMENT# 741237

Entity Name: CONGREGATION OF BETH AM, INCORPORATED

Current Principal Place of Business:

3899 SAND LAKE RD.
LONGWOOD, FL 32779

New Principal Place of Business:

Current Mailing Address:

P.O. BOX 915756
LONGWOOD, FL 327915756 US

New Mailing Address:

FEI Number: 59-2570603

FEI Number Applied For ()

FEI Number Not Applicable ()

Certificate of Status Desired ()

Name and Address of Current Registered Agent:

WEISS, JOANNE
3899 SAND LAKE ROAD
LONGWOOD, FL 32779 US

Name and Address of New Registered Agent:

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

OFFICERS AND DIRECTORS:

Title: P () Delete
Name: DAVIDS, MARK
Address: 429 WILLOWBROOK LANE
City-St-Zip: LONGWOOD, FL 32779

Title: T () Delete
Name: RUBEN, ANTHONY
Address: 504 SPRINGCREEK DRIVE
City-St-Zip: LONGWOOD, FL 32779

Title: VP () Delete
Name: WILLIAMS, DAN
Address: 110 SHADOW LAKE DR
City-St-Zip: LONGWOOD, FL 32779

Title: SD () Delete
Name: BLATTNER, CRAIG
Address: 508 WOODVIEW DRIVE
City-St-Zip: LONGWOOD, FL 32779

ADDITIONS/CHANGES TO OFFICERS AND DIRECTORS:

Title: P (X) Change () Addition
Name: WILLIAMS, DAN
Address: 110 SHADOW LAKE DRIVE
City-St-Zip: LONGWOOD, FL 32779

Title: T (X) Change () Addition
Name: WILSON, LOUIS
Address: 521 KESSAMO WAY
City-St-Zip: LAKE MARY, FL 32746

Title: VP (X) Change () Addition
Name: RIOLA, JAMES
Address: 4571 OLD CARRIAGE TRAIL
City-St-Zip: OVIEDO, FL 32765

Title: SD (X) Change () Addition
Name: MORGAN, MARSHAL
Address: 295 SMOKERISE BLVD
City-St-Zip: LONGWOOD, FL 32779

I hereby certify that the information supplied with this filing does not qualify for the exemption stated in Chapter 119, Florida Statutes. I further certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with an address, with all other like empowered.

SIGNATURE: DANIEL WILLIAMS

PRES

02/01/2008

Electronic Signature of Signing Officer or Director

Date