
**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Lake Mary Westin PUD Final Master Plan

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

AUTHORIZED BY: Dori DeBord

CONTACT: Ian Sikonia

EXT: 7398

MOTION/RECOMMENDATION:

1. Approve the Final Master Plan and authorize the Chairman to execute the Developer's Commitment Agreement for the Lake Mary Westin PUD, consisting of 5.64 ± acres, located on the northwest corner of the intersection of CR 46A and International Parkway, based on staff findings (YRG Hotel Group II, LLC, applicant); or
2. Deny the Final Master Plan for the Lake Mary Westin PUD, consisting of 5.64 ± acres, located on the northwest corner of the intersection of CR 46A and International Parkway (YRG Hotel Group II, LLC, applicant); or
3. Continue the request until a time and date certain.

District 5 Brenda Carey

Ian Sikonia

BACKGROUND:

The applicant is seeking Final Master Plan approval for parcel C which contains a 259 unit hotel with customary accessory uses including conference facilities, gift shop, bar, and a restaurant. The applicant obtained a Future Land Use Amendment from Office to Planned Development and a rezone from OP to PUD on July 24, 2007. Parcel A will be developed through a separate addendum to this Developer's Commitment Agreement, which will be brought to the Board of County Commissioners for approval at a later date. Staff finds that the proposed Final Master Plan and Developer's Commitment Agreement provided by the applicant comply with all of the conditions contained in the Approved Development Order.

STAFF RECOMMENDATION:

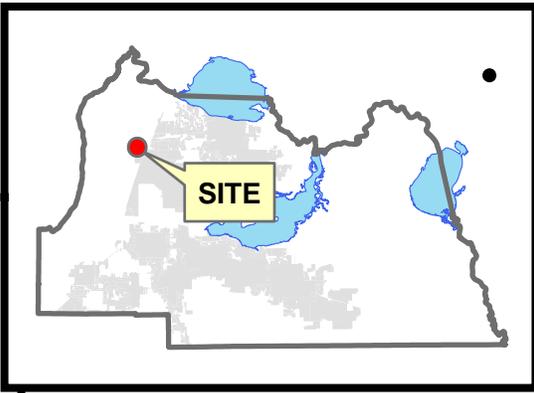
Staff recommends the Board approve the Final Master Plan and authorize the Chairman to execute the Developer's Commitment Agreement for the Lake Mary Westin PUD, consisting of 5.64 ± acres, located on the northwest corner of the intersection of CR 46A and International Parkway, based on staff findings.

ATTACHMENTS:

1. Location Map
2. Aerial Map
3. Final Master Plan
4. Developer's Commitment Agreement
5. Preliminary Master Plan

- 6. Approved Development Order
- 7. July 24, 2007 BCC Minutes

Additionally Reviewed By: <input checked="" type="checkbox"/> County Attorney Review (Kathleen Furey-Tran)
--



VOLUSIA COUNTY

Lake Monroe

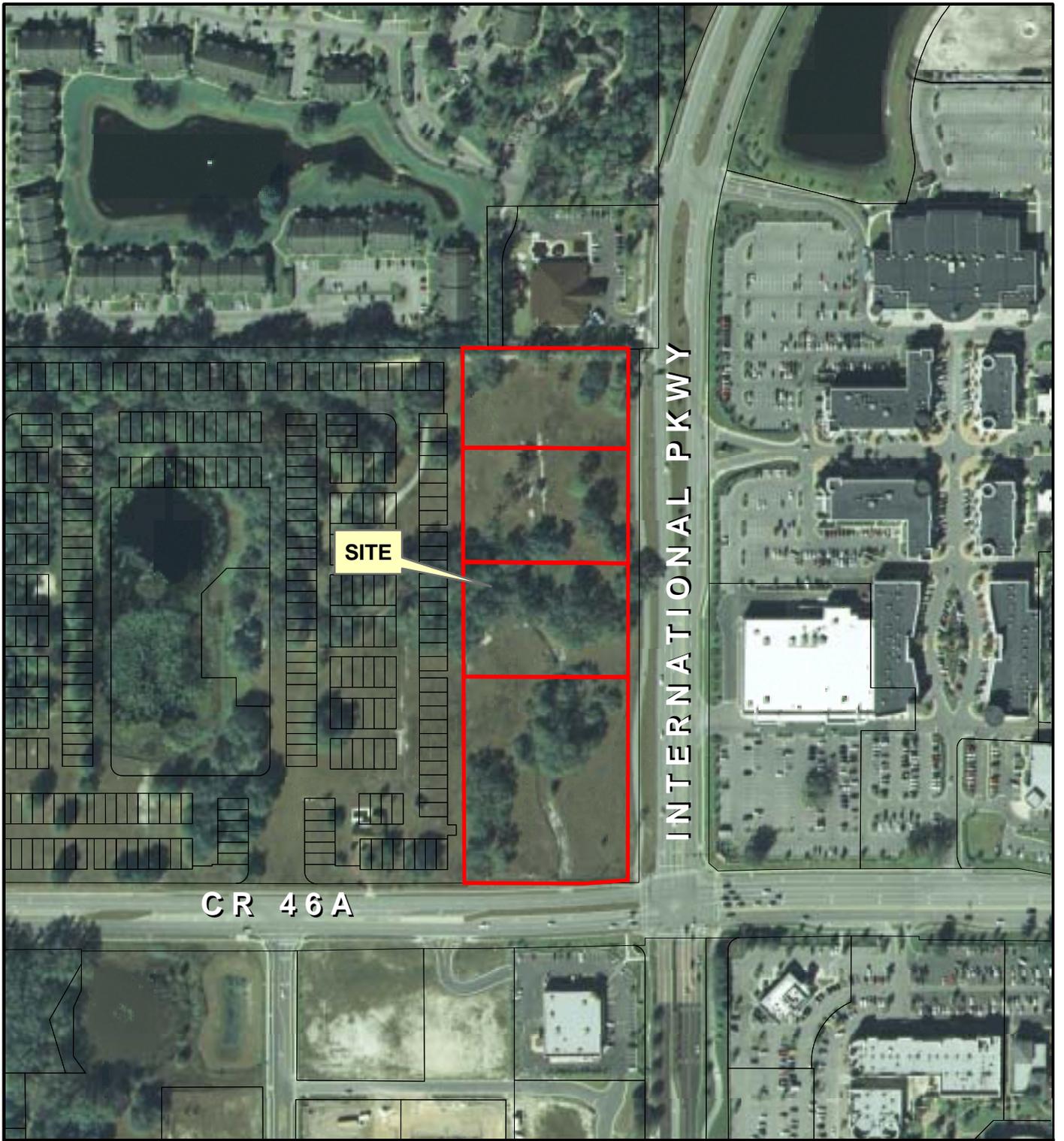
SANFORD

Z2007-56
SITE

LAKE
MARY

Lake
Jesup

LONGWOOD



Rezone No: Z2007-56

-  Parcel
-  Subject Property



Winter 2006 Color Aerials



MADDEN
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Melbourne, FL 32935
(407) 629-8330

UTILITY PLAN
FOR
LAKE MARY WESTIN
SEMINOLE COUNTY
FLORIDA

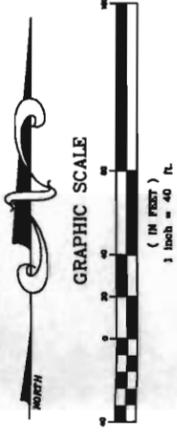
YRG HOTEL GROUP
4709 CALHOUN DRIVE
KNOXVILLE, TN 37918
865-521-2931

ENGINEER IN CHARGE:
DAVID F. GLUNT P.E. #57459
CERTIFICATE OF AUTHORIZATION NO. EB-0007733

DATE	REVISIONS
09/15/07	REVISED PER SEM. CO. COMMENTS
10/05/07	REVISED PER CLIENT REQUEST
10/05/07	REVISED PER SEM. CO. COMMENTS

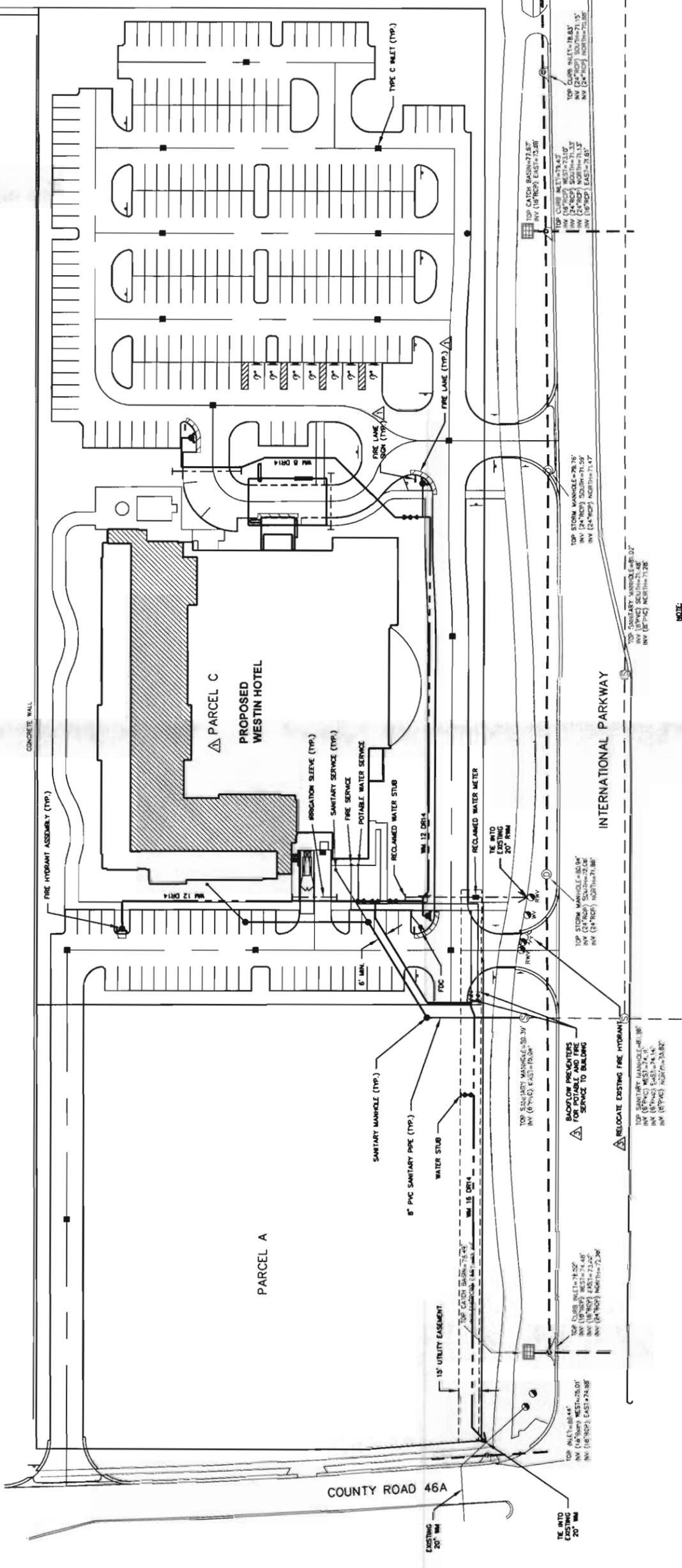
JOB # 26151
DATE: 05/08/07
SCALE: 1" = 40'
DESIGNED BY: SEW
DRAWN BY: SEW
APPROVED BY: DFG

UT-1



GRANDE OAKS AT HEATHROW
(NOT RECORDED)

50	168
51	167
52	166
53	165
54	164
	163
	162
	161
	160
	159
	158
	157
	114
	113
	112
	111
	110
	109
	108
	107
	106
	105
	86
	85
	84
	83
	82
	81
	80
	79
	78
	77



NOTE:
1. ALL STORMWATER RETENTION WILL BE PROVIDED UNDERGROUND AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS DETERMINED AT FINAL ENGINEERING.
2. ALL FIRE HYDRANTS ON SITE WILL BE PRIVATELY OWNED AND MAINTAINED.

PROPERTY APPRAISER ID NUMBER _____
SEMINOLE COUNTY
APPROVED FOR CONSTRUCTION

THIS APPROVAL IS SUBJECT TO SPECIFIC CONFORMANCE TO THE SEMINOLE COUNTY LAND DEVELOPMENT CODE AND ANY SPECIAL REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS. THE DEVELOPER SHALL BE RESPONSIBLE FOR CORRECTING ANY DEFECTS IN THE PLANS ON THE FACILITY AS CONSTRUCTED WHICH RESULTS IN A FAILURE TO MEET APPLICABLE CODE REQUIREMENTS. ADMINISTRATIVE ACCEPTANCE OF THE DEVELOPER'S PLANS DOES NOT CONSTITUTE A WAIVER OF ANY CODE REQUIREMENTS NOR DOES IT RELIEVE THE DEVELOPER OF ANY OBLIGATIONS TO MEET ANY APPLICABLE CODE REQUIREMENTS. THIS SPECIFIC APPROVAL IS VALID FOR A PERIOD OF ONE YEAR FROM THE DATE BELOW.

SEMINOLE COUNTY DEVELOPMENT REVENUE DEPARTMENT
DATE _____



PROJECT NO.	2707
SCALE	1"=40'
DATE	August 2007
SHEET	L-100

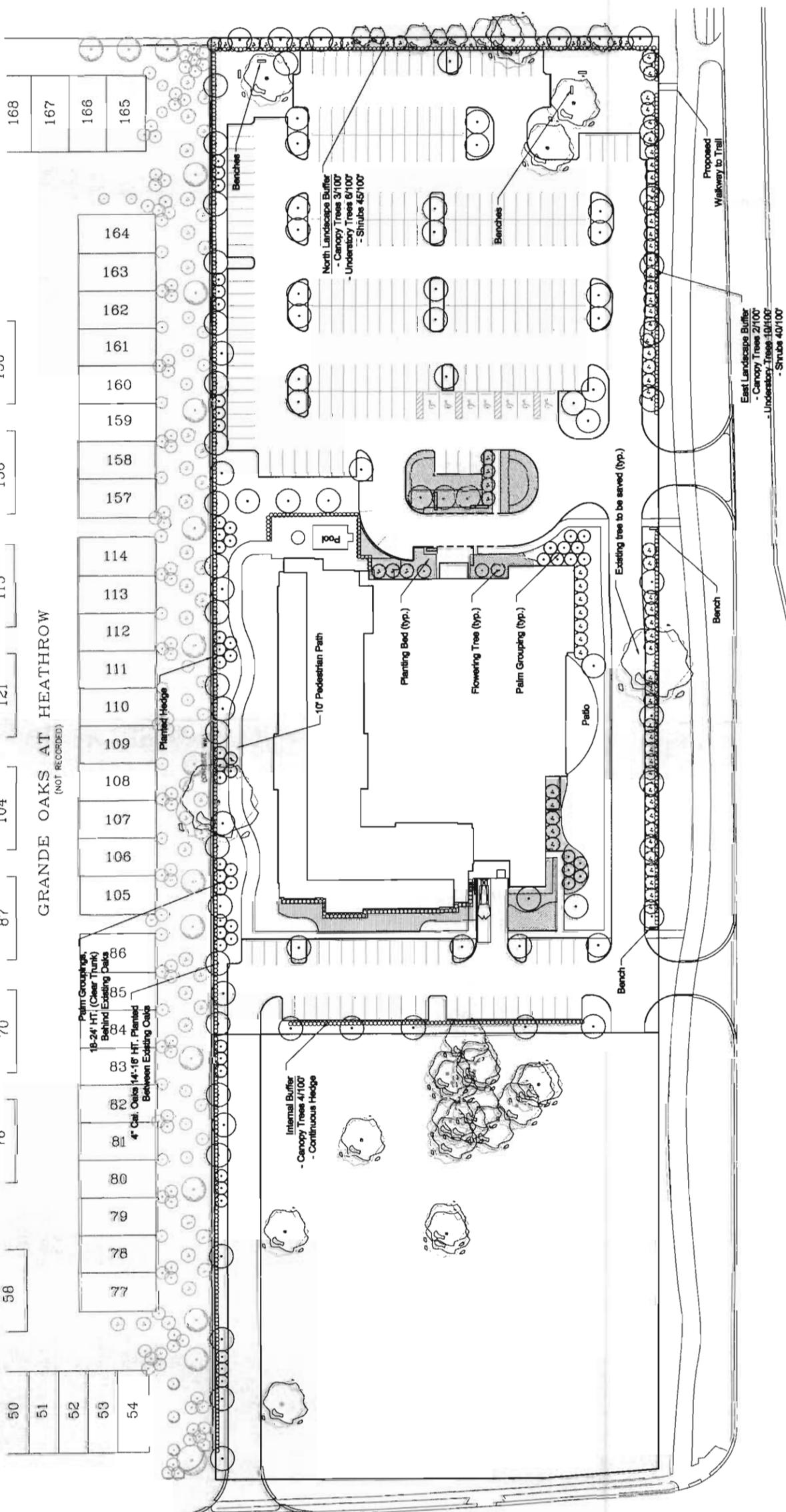
Date _____



Note:
Buffer and internal planting requirements have been adjusted in some places to accommodate, and integrate saved existing trees.

INTERNATIONAL PARKWAY FORMERLY KNOWN AS GRANT LINE ROAD
142' Right-of-Way
 SCHMIDT, E. COUNTY RIGHT-OF-WAY
 FOR GRANT LINE ROAD/KAHNE STREET
 DTED 6/3/1988

H.R. THOMAS JR. PARKWAY FORMERLY KNOWN AS PAOLA ROAD - STATE ROAD 46A
SIGHT-OF-WAY VARIES PER
 SEMINOLE COUNTY RIGHT-OF-WAY MAP



Conceptual Landscape Plan
 International Parkway Hotel
 Seminole County, Florida

REV	DATE	DESCRIPTION	BY
1	09 13 07	Per Staff Comments Dated 09-05-07	mgm
2	10 03 07	Per Client Comments	mgm
2	10 04 07	Per Staff Comments Dated 10 04 07	mgm

daily design group inc.
 Land Planning, Landscape Architecture, Project Management, Development Consulting
 804 Courland St., Suite 202, Orlando, FL 32804 (407) 740-7373 www.dailydesign.com

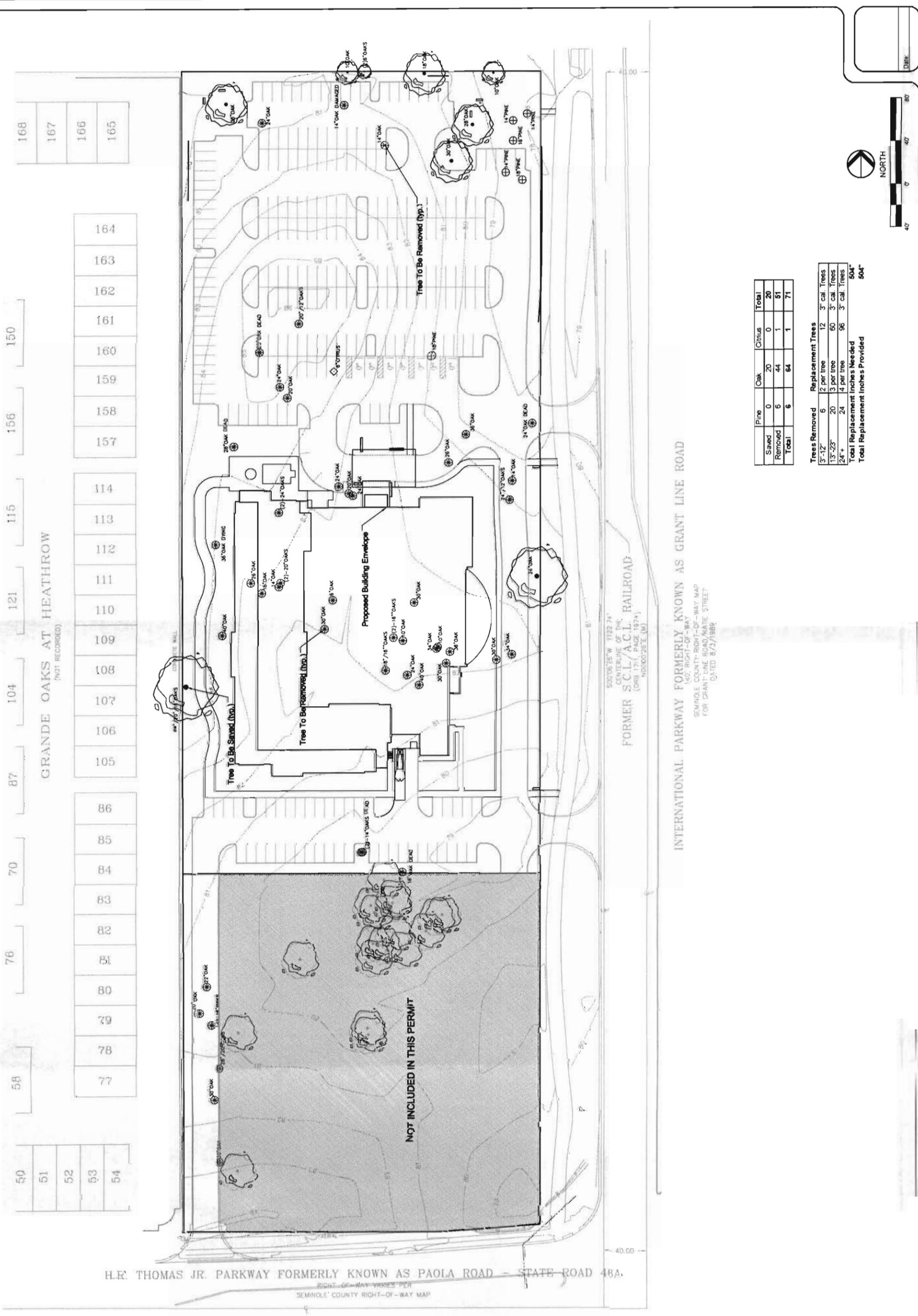


PROJECT NO
2707
SCALE
1"=40'
DATE
August 2007
SHEET
A-100

Arbor Permit Plan
International Parkway Hotel
Seminole County, Florida

Per Staff Comments Dated 10/04/07
10/04/07
09/13/07
09/13/07
Per Staff Comments Dated 09/05/07
DESCRIPTION
BY

daly design group inc.
604 Courland St., Suite 202, Orlando, FL 32804 (407) 740-7373 www.dalydesign.com
Land Planning, Landscape Architecture, Project Management, Development Consulting



	Pine	Oak	Citrus	Total
Saved	0	20	0	20
Removed	6	44	1	51
Total	6	64	1	71

Trees Removed	Replacement Trees
3"-12"	6
13"-23"	20
24"+	24
Total Replacement Inches Needed	504"
Total Replacement Inches Provided	504"



GRANDE OAKS AT HEATHROW
(NOT RECORDED)

INTERNATIONAL PARKWAY FORMERLY KNOWN AS GRANT LINE ROAD
FORMER S.C.L. / A.C.L. RAILROAD
500'00" 26° W 1122.74'
CENTERLINE OF D.H.
SEMINOLE COUNTY RIGHT-OF-WAY MAP
FOR GRANT LINE ROAD / WARE STREET
DATED 8/3/1989

H.R. THOMAS JR. PARKWAY FORMERLY KNOWN AS PAOLA ROAD - STATE ROAD 48A.
RIGHT-OF-WAY VARIES PER
SEMINOLE COUNTY RIGHT-OF-WAY MAP

daly design group inc.
 Land Planning, Landscape Architecture, Project Management, Development Consulting
 604 Courland St., Suite 202, Orlando, FL 32804 (407) 740-7373 www.dalydesign.com

REV.	DATE	DESCRIPTION	BY

International Parkway Hotel
 Seminole County, Florida

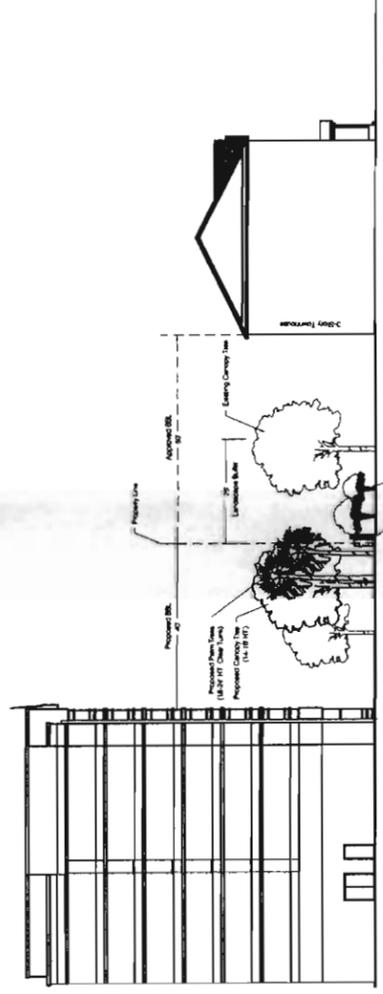
Buffer Exhibit



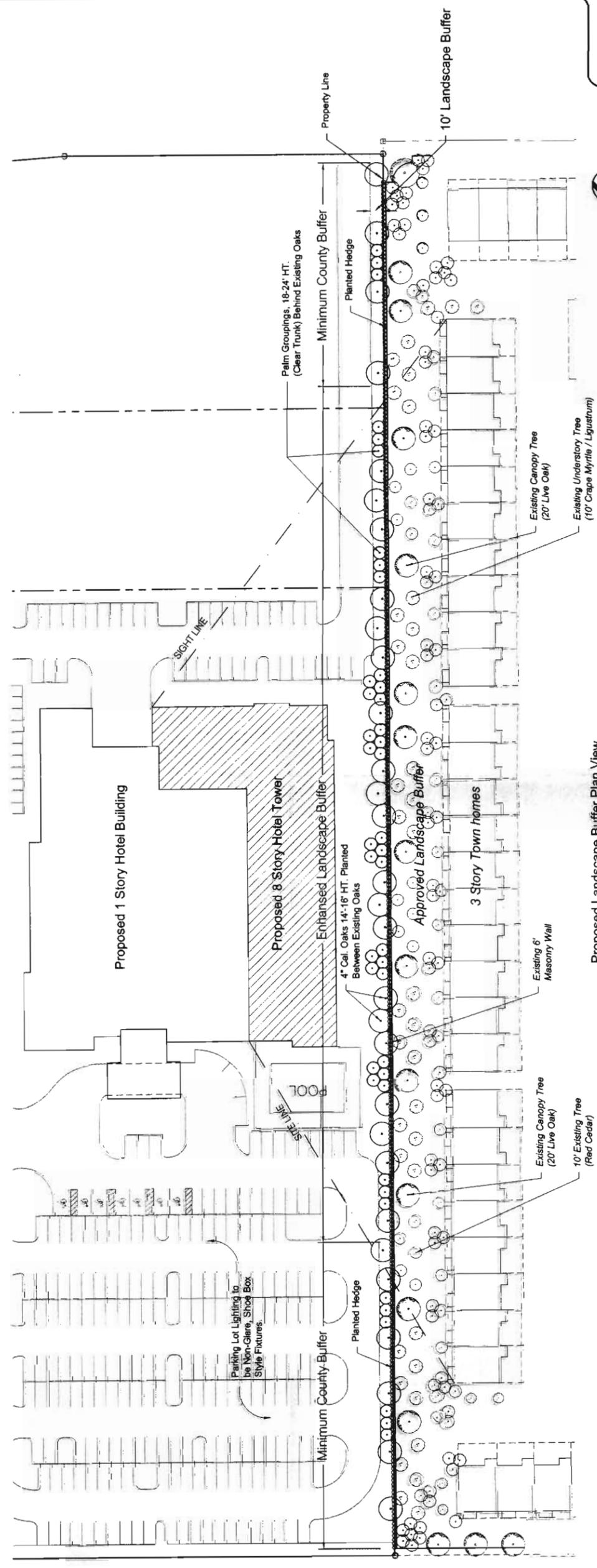
PROJECT NO. 2707
SCALE As Noted
DATE 07.24.07
SHEET LS1

Date: _____

OCT 05 2007



Proposed Landscape Buffer Section
 N.T.S.



Proposed Landscape Buffer Plan View
 (Revised based on M.S. Comments)
 SCALE: 1" = 40'



**LAKE MARY WESTIN PUD FINAL MASTER PLAN
DEVELOPER'S COMMITMENTS, CLASSIFICATIONS AND DISTRICT
DESCRIPTION**

On November 13, 2007, the Board of County Commissioners of Seminole County, Florida issued this Developer's Commitment Agreement relating to and touching and concerning the following described property:

1. **LEGAL DESCRIPTION**

See attached Exhibit A (the Property).

(The aforementioned legal description has been provided to Seminole County by the Owner of the Property.)

The Final Master Plan, a reduced copy of which is attached hereto as Exhibit B has been approved by the Board of County Commissioners of Seminole County concurrently with the approval of this Developer's Commitment Agreement.

2. **PROPERTY OWNERS**

The Property owner is: YRG Hotel Group II, LLC

To be developed and under contract by: BE & K Building Group, Inc.

3. **STATEMENT OF BASIC FACT**

Total Acreage: 5.64 ± acres

Zoning: PUD (Planned Unit Development)

Future Land Use: Planned Development (PD)

Number of Lots: 1

4. **LAND USE BREAKDOWN**

<u>LAND USE</u>	<u>AREA</u>	<u>PERCENT</u>
Pavement & Building Area	167,417 S.F./3.85 AC.	68.00%
Open Space	78,412 S.F/ 1.80 AC.	32.00%
Total Land/Developable Area	245,829 S.F./5.64 AC.	100.00%

5. OPEN SPACE CALCULATIONS

Open Space shall be provided as required per the approved preliminary Master Plan, at a minimum of 25%.

Total Land Area: Parcel C – 5.64 acres Parcel A – 2.51 acres Total - 8.15 acres
 Open Space Required: 0.25 X 8.15 = 2.04 acres
 Open Space Provided: Parcel A – 1.80 acres
 Minimum Open Space Required: Parcel C – 0.24 acres

6. BUILDING SETBACKS

Building setbacks to be 45' along all external property lines (North, South, and East), except along the West property line where the building setbacks shall be as follows:

<u>BUILDING HEIGHT</u>	<u>BUILDING SETBACK</u>
35	10
45	15
55	20
65	25
75	30
85	35
90	40
95	45
105	55
110 (Max Height)	60

Internal property lines (side setbacks) minimum 10 foot building setback and landscape buffer.

7. PERMITTED USES

Parcel C

Hotel with conference facilities and other customary in-building facilities such as a restaurant, bar, and retail gift shop; or a Target Industry Use as indicated in the Comprehensive Plan FLU Exhibit 23. Any proposed Target Industry Use must have the same or fewer impacts to public facilities (water, sewer, traffic) as the proposed hotel. Any use that will have greater impacts to public facilities is considered a Major Amendment to the PUD. If a Target Industry Use other than a hotel is proposed on Parcel C, the developer is required to submit public facility impact calculations acceptable to the Planning Manager, to determine if a Major Amendment is required.

8. **LANDSCAPE & BUFFER CRITERIA**

Landscape Buffers:

North and West – a minimum average of 10 – foot wide, that may go down to 5 feet wide when adjacent to internal drive isles or parking stalls.

Plantings shall include:

West Buffer – Shall include tall plantings such as “Queen Palms”, with 2 canopy trees, 2 understory trees, and 17 shrubs per 100 feet. The West buffer shall be consistent with Exhibit C of approved Development Order Number 07-22000001.

North Buffer – shall include 3 canopy trees, 6 understory trees, and 45 shrubs per 100 feet.

South – A minimum average of 15’ wide, that may go down to 10 feet when adjacent to internal drives or parking stalls. Plantings for the south shall be the same as the East, which is listed below.

East – a 10’ minimum buffer; plantings shall: 2 canopy trees, 10 understory trees, and 40 shrubs per 100 feet. Additional amenities such as park benches, shall be installed in the South and East buffers to encourage pedestrian interaction with the physical environment and the Seminole Wekiva Trail. These amenities are shown on the hardscape plan by Daly Design Group on Owner’s submitted plans. The required planting numbers may be modified to accommodate these pedestrian amenities upon approval by the planning manager.

The internal 10’ landscape buffers between parcels shall meet the Seminole County landscape code.

The common areas and landscape buffer will be maintained by each property owner.

9. **PARKING**

There shall be 254 regular parking spaces and 7 handicap spaces, for a total of 261 spaces.

10. **DEVELOPMENT COMMITMENTS**

a. All development shall comply with the site plan attached as Exhibit B.

- b. Maximum allowable building height shall be 110 feet.
- c. Nonresidential FAR shall be a maximum of 1.0 or less.
- d. A pedestrian, bicycle, and linkage plan is shown on the Final Master Plan.
- e. All areas west of the hotel building shall be green space except for limited sidewalks.
- f. There shall only be two access points located on International Parkway as shown on Exhibit B.
- g. There shall only be one access point on CR46A as shown on Exhibit B.
- h. Parcel A will be developed as an addendum to this Developer's Commitment Agreement which will be brought to the Board of County Commissioners for approval at a later date.

11. **PUBLIC FACILITIES**

WATER:

Water service shall be provided by Seminole County. Design of lines and fire hydrants shall conform to all Seminole County and Florida Department of Environmental Protection Standards.

SANITARY SEWER:

Central sanitary sewer shall be provided by Seminole County. Design of lines and pump stations shall conform to all Seminole County and Department of Environmental Protection Standards.

STORM DRAINAGE:

Storm water drainage treatment and storage for pre-post conditions are to be provided on-site according to Seminole County and the St. Johns River Water Management District ERP regulations.

FIRE PROTECTION:

Fire protection shall be provided by Seminole County. Fire hydrants shall be located according to Seminole County regulations.

12. **STANDARD COMMITMENTS**

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

- b. The conditions upon which the Developer's Commitment Agreement and related commitments are made are accepted by and agreed to by the Owner of the Property.
- c. This Agreement touches and concerns the Property, and the conditions, commitments and provisions of the Agreement shall perpetually burden, run with, and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The Owner of the property has expressly covenanted and agreed to this provision and all other terms and provisions of the Agreement.
- d. The terms and provisions of this Agreement are not severable, and in the event any portion of this Agreement shall be found to be invalid or illegal, then the entire Agreement shall be null and void.
- e. The development approval sought is consistent with the Seminole County Vision 2020 Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.
- f. The Owner of the Property has expressly agreed to be bound by and subject to the development conditions and commitments stated above and have covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the Property.

13. **INTERPRETATION: RELATIONSHIP TO FINAL MASTER PLAN AND DEVELOPMENT ORDER**

This Developer's Commitment Agreement is intended to summarize material provisions of the Final Master Plan of the Property approved concurrently herewith by the Board of County Commissioners of Seminole County. In the event of an inconsistency between this Developer's Commitment Agreement and the Final Master Plan, the terms and conditions of the Developer's Commitment Agreement shall control. Furthermore, in the event of a conflict between the terms of the Developer's Commitment Agreement and Development Order Number 07-22000001, the terms of the Development Order shall control.

DONE AND ORDERED ON THE DATE FIRST WRITTEN ABOVE.

ATTEST:

MARYANNE MORSE
Clerk to the Board of
County Commissioners of
Seminole County, Florida.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA
By: _____
CARLTON D. HENLEY, Chairman

OWNERS' CONSENT AND COVENANT

COMES NOW, the Owner, YRG Hotel Group II, LLC, by its' Manager, Srinath Yedla, on behalf of himself and his heirs, successors, assigns and transferees of any nature whatsoever and consent to, agree with and covenant to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Agreement.

WITNESSES:

YRG Hotel Group II, LLC

By: _____
Srinath Yedla, Manager

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 Srinath Yedla, 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 _____, 2007.

Notary Public, in and for the County and
State Aforementioned
My Commission Expires:

EXHIBIT "A"

LEGAL DESCRIPTION

EXHIBIT "A"
TOWN CENTER COMMERCIAL LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 31; THENCE NORTH 00°02'42" WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 31 FOR 25.00 FEET; THENCE SOUTH 89°44'51" EAST ALONG THE NORTH RIGHT-OF-WAY OF STATE ROAD 46A (PAOLA ROAD) AND ALONG A LINE 25.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 31 FOR 1129.80 FEET TO POINT OF BEGINNING; THENCE NORTH 00°02'42" WEST, 1122.74 FEET; THENCE SOUTH 89°44'51" EAST; ALONG THE NORTH LINE OF THE SOUTH 17.39 CHAINS OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST AND ALONG THE SOUTHERLY LIMITS OF THE TOWN OF PAOLA, PER PLATS THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 4, PLAT BOOK 2, PAGE 73 AND PLAT BOOK 2, PAGE 98, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, FOR A DISTANCE OF 391.94 FEET; THENCE SOUTH 00°06'26" WEST, ALONG THE CENTERLINE OF THE ABANDONED RIGHT-OF-WAY OF THE SCL/ACL RAILROAD FOR 1122.74 FEET; THENCE NORTH 89°44'51" WEST ALONG SAID NORTH RIGHT-OF-WAY OF PAOLA ROAD FOR 138.96 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PART DEEDED TO SEMINOLE COUNTY IN OFFICIAL RECORDS BOOK 3708, PAGE 579 (GRANTLINE ROAD FROM C.R. 46A TO S.R. 46, OWNER: TOWN CENTER COMMERCIAL DEVELOPMENT ASSOC.; PARCEL #141), CONSTITUTING A PORTION OF THOSE CERTAIN PARCELS OF LAND BEING DESCRIBED IN OFFICIAL RECORDS BOOK 2014, PAGES 1291, 1293 AND 1295 OF THE PUBLIC RECORDS, SEMINOLE COUNTY, FLORIDA, LYING IN THE SW 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 31 (A) TINKLEPAUGH NAIL & DISK), THENCE RUN S 89°48'38" E ALONG THE SOUTH LINE OF SAID SECTION 31 FOR A DISTANCE OF 1517.96 FEET; THENCE RUN N 00°02'39" E ALONG THE CENTERLINE OF THE ABANDONED S.C.L. RAILROAD FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE RUN N 89°48'38" W ALONG THE NORTH RIGHT-OF-WAY LINE OF C.R. 46-A FOR A DISTANCE OF 1388.96 FEET; THENCE RUN N 00°05'32" W ALONG THE EAST LINE OF THE WEST 1129.80 FEET OF THE SW 1/4 OF SAID SECTION 31 FOR A DISTANCE OF 45.00 FEET; THENCE RUN S 89°48'38" E FOR A DISTANCE OF 241.86 FEET; THENCE RUN N 85°32'53" E FOR A DISTANCE OF 87.49 FEET; THENCE RUN N 00°02'39" E ALONG A LINE 60.0 FEET WEST OF AND PARALLEL TO THE CENTERLINE OF THE FORMER S.C.L. RAILROAD (OFFICIAL RECORDS BOOK 1711, PAGE 1974) FOR A DISTANCE OF 1076.66 FEET; THENCE RUN S 89°48'38" E ALONG THE NORTH LINE OF THE SOUTH 17.39 CHAINS OF THE SW 1/4 OF SAID SECTION 31 FOR A DISTANCE OF 60.00 FEET; THENCE RUN S 00°02'39" W ALONG SAID S.C.L. RAILROAD CENTERLINE FOR A DISTANCE OF 1122.74 FEET TO THE POINT OF BEGINNING.

Z2007-56

07-21000005

EXHIBIT "B"
FINAL MASTER PLAN
See Attached

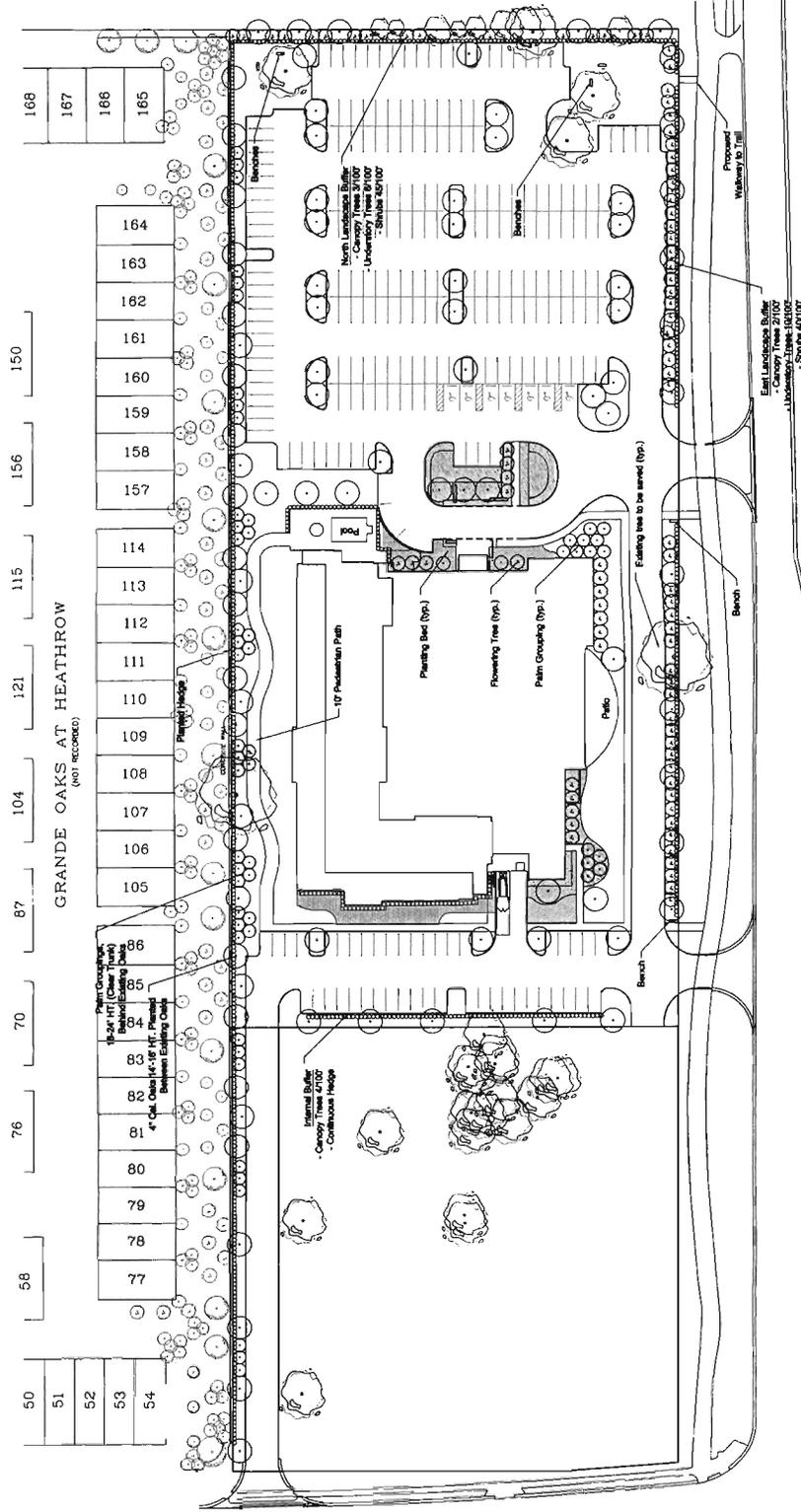


PROJECT NO.	07-110
SCALE	AS SHOWN
DATE	AUGUST 2007
DESIGNER	daily design group inc.

REV	DATE	DESCRIPTION
1	08.13.07	FOR STATE COMMENTS DATED 08-05-07
2	08.03.07	FOR STATE COMMENTS
3	10.04.07	FOR STATE COMMENTS DATED 10-04-07

804 Cowland St. Suite 202, Orlando, FL 32804 (407) 740-7373 www.dailydesign.com
 804 Parkview, Lake Nona, Orlando, FL 32827 (407) 740-7373 www.dailydesign.com

Seminoole County, Florida
International Parkway Hotel
 Conceptual Landscape Plan



Note:
 Buffer and internal planting requirements have been adjusted in some places to accommodate, and integrate saved existing trees.



INTERNATIONAL PARKWAY FORMERLY KNOWN AS GRANT LINE ROAD
 SEMINOLE COUNTY RIGHT-OF-WAY MAP
 FOR GRANT LINE ROAD/PAATE STREET
 DATED 8/7/1989

H.R. THOMAS JR. PARKWAY FORMERLY KNOWN AS PAOLA ROAD - STATE ROAD 46A
 8044 - 80 - NEW VIEWS PER
 SEMINOLE COUNTY RIGHT-OF-WAY MAP

GRANDE OAKS AT HEATHROW
 (not recorded)

50 51 52 53 54
 76 77 78 79 80 81 82 83 84 85 86
 105 106 107 108 109 110 111 112 113 114
 157 158 159 160 161 162 163 164
 165 166 167 168

168
167
166
165

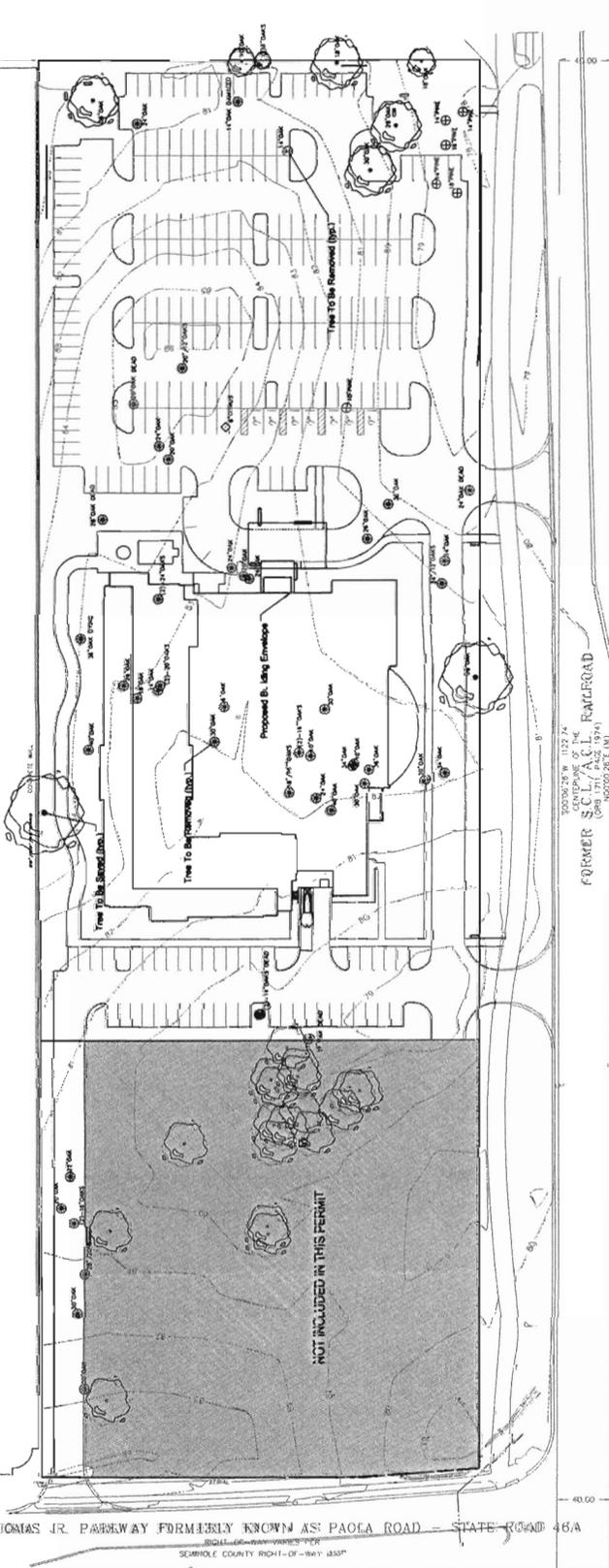
150 156 157 158 159 160 161 163 164

114
113
112
111
110
109
108
107
106
105

78 79 78 77 80 81 82 83 84 85 86

50
51
52
53
54

GRANDE OAKS AT HEATHROW
(NOT RECORDED)



H. R. THOMAS JR. PARKWAY FORMERLY KNOWN AS: PAOLA ROAD - STATE ROAD 46A

FORMER S.C. RAILROAD
INTERNATIONAL PARKWAY FORMERLY KNOWN AS GRANT LINE ROAD
SEMOLE COUNTY RIGHT-OF-WAY MAP
FOR GRANT LINE BOULEVARD STREET
CITY OF ATLANTA

Species	Area	Quantity	Total
Specie	0	21	0
Removed	4	1	1
Retained	6	4	1

Tree to be Retained	Replacement Trees
1" DBH	2 1/2" DBH
2" DBH	3 1/2" DBH
3" DBH	4 1/2" DBH
4" DBH	5 1/2" DBH
5" DBH	6 1/2" DBH
6" DBH	7 1/2" DBH
7" DBH	8 1/2" DBH
8" DBH	9 1/2" DBH
9" DBH	10 1/2" DBH
10" DBH	11 1/2" DBH
11" DBH	12 1/2" DBH
12" DBH	13 1/2" DBH
13" DBH	14 1/2" DBH
14" DBH	15 1/2" DBH
15" DBH	16 1/2" DBH
16" DBH	17 1/2" DBH
17" DBH	18 1/2" DBH
18" DBH	19 1/2" DBH
19" DBH	20 1/2" DBH
20" DBH	21 1/2" DBH
21" DBH	22 1/2" DBH
22" DBH	23 1/2" DBH
23" DBH	24 1/2" DBH
24" DBH	25 1/2" DBH
25" DBH	26 1/2" DBH
26" DBH	27 1/2" DBH
27" DBH	28 1/2" DBH
28" DBH	29 1/2" DBH
29" DBH	30 1/2" DBH
30" DBH	31 1/2" DBH
31" DBH	32 1/2" DBH
32" DBH	33 1/2" DBH
33" DBH	34 1/2" DBH
34" DBH	35 1/2" DBH
35" DBH	36 1/2" DBH
36" DBH	37 1/2" DBH
37" DBH	38 1/2" DBH
38" DBH	39 1/2" DBH
39" DBH	40 1/2" DBH
40" DBH	41 1/2" DBH
41" DBH	42 1/2" DBH
42" DBH	43 1/2" DBH
43" DBH	44 1/2" DBH
44" DBH	45 1/2" DBH
45" DBH	46 1/2" DBH
46" DBH	47 1/2" DBH
47" DBH	48 1/2" DBH
48" DBH	49 1/2" DBH
49" DBH	50 1/2" DBH
50" DBH	51 1/2" DBH
51" DBH	52 1/2" DBH
52" DBH	53 1/2" DBH
53" DBH	54 1/2" DBH
54" DBH	55 1/2" DBH
55" DBH	56 1/2" DBH
56" DBH	57 1/2" DBH
57" DBH	58 1/2" DBH
58" DBH	59 1/2" DBH
59" DBH	60 1/2" DBH
60" DBH	61 1/2" DBH
61" DBH	62 1/2" DBH
62" DBH	63 1/2" DBH
63" DBH	64 1/2" DBH
64" DBH	65 1/2" DBH
65" DBH	66 1/2" DBH
66" DBH	67 1/2" DBH
67" DBH	68 1/2" DBH
68" DBH	69 1/2" DBH
69" DBH	70 1/2" DBH
70" DBH	71 1/2" DBH
71" DBH	72 1/2" DBH
72" DBH	73 1/2" DBH
73" DBH	74 1/2" DBH
74" DBH	75 1/2" DBH
75" DBH	76 1/2" DBH
76" DBH	77 1/2" DBH
77" DBH	78 1/2" DBH
78" DBH	79 1/2" DBH
79" DBH	80 1/2" DBH
80" DBH	81 1/2" DBH
81" DBH	82 1/2" DBH
82" DBH	83 1/2" DBH
83" DBH	84 1/2" DBH
84" DBH	85 1/2" DBH
85" DBH	86 1/2" DBH
86" DBH	87 1/2" DBH
87" DBH	88 1/2" DBH
88" DBH	89 1/2" DBH
89" DBH	90 1/2" DBH
90" DBH	91 1/2" DBH
91" DBH	92 1/2" DBH
92" DBH	93 1/2" DBH
93" DBH	94 1/2" DBH
94" DBH	95 1/2" DBH
95" DBH	96 1/2" DBH
96" DBH	97 1/2" DBH
97" DBH	98 1/2" DBH
98" DBH	99 1/2" DBH
99" DBH	100 1/2" DBH
100" DBH	101 1/2" DBH
101" DBH	102 1/2" DBH
102" DBH	103 1/2" DBH
103" DBH	104 1/2" DBH
104" DBH	105 1/2" DBH
105" DBH	106 1/2" DBH
106" DBH	107 1/2" DBH
107" DBH	108 1/2" DBH
108" DBH	109 1/2" DBH
109" DBH	110 1/2" DBH
110" DBH	111 1/2" DBH
111" DBH	112 1/2" DBH
112" DBH	113 1/2" DBH
113" DBH	114 1/2" DBH
114" DBH	115 1/2" DBH
115" DBH	116 1/2" DBH
116" DBH	117 1/2" DBH
117" DBH	118 1/2" DBH
118" DBH	119 1/2" DBH
119" DBH	120 1/2" DBH
120" DBH	121 1/2" DBH
121" DBH	122 1/2" DBH
122" DBH	123 1/2" DBH
123" DBH	124 1/2" DBH
124" DBH	125 1/2" DBH
125" DBH	126 1/2" DBH
126" DBH	127 1/2" DBH
127" DBH	128 1/2" DBH
128" DBH	129 1/2" DBH
129" DBH	130 1/2" DBH
130" DBH	131 1/2" DBH
131" DBH	132 1/2" DBH
132" DBH	133 1/2" DBH
133" DBH	134 1/2" DBH
134" DBH	135 1/2" DBH
135" DBH	136 1/2" DBH
136" DBH	137 1/2" DBH
137" DBH	138 1/2" DBH
138" DBH	139 1/2" DBH
139" DBH	140 1/2" DBH
140" DBH	141 1/2" DBH
141" DBH	142 1/2" DBH
142" DBH	143 1/2" DBH
143" DBH	144 1/2" DBH
144" DBH	145 1/2" DBH
145" DBH	146 1/2" DBH
146" DBH	147 1/2" DBH
147" DBH	148 1/2" DBH
148" DBH	149 1/2" DBH
149" DBH	150 1/2" DBH
150" DBH	151 1/2" DBH
151" DBH	152 1/2" DBH
152" DBH	153 1/2" DBH
153" DBH	154 1/2" DBH
154" DBH	155 1/2" DBH
155" DBH	156 1/2" DBH
156" DBH	157 1/2" DBH
157" DBH	158 1/2" DBH
158" DBH	159 1/2" DBH
159" DBH	160 1/2" DBH
160" DBH	161 1/2" DBH
161" DBH	162 1/2" DBH
162" DBH	163 1/2" DBH
163" DBH	164 1/2" DBH
164" DBH	165 1/2" DBH
165" DBH	166 1/2" DBH
166" DBH	167 1/2" DBH
167" DBH	168 1/2" DBH
168" DBH	169 1/2" DBH
169" DBH	170 1/2" DBH
170" DBH	171 1/2" DBH
171" DBH	172 1/2" DBH
172" DBH	173 1/2" DBH
173" DBH	174 1/2" DBH
174" DBH	175 1/2" DBH
175" DBH	176 1/2" DBH
176" DBH	177 1/2" DBH
177" DBH	178 1/2" DBH
178" DBH	179 1/2" DBH
179" DBH	180 1/2" DBH
180" DBH	181 1/2" DBH
181" DBH	182 1/2" DBH
182" DBH	183 1/2" DBH
183" DBH	184 1/2" DBH
184" DBH	185 1/2" DBH
185" DBH	186 1/2" DBH
186" DBH	187 1/2" DBH
187" DBH	188 1/2" DBH
188" DBH	189 1/2" DBH
189" DBH	190 1/2" DBH
190" DBH	191 1/2" DBH
191" DBH	192 1/2" DBH
192" DBH	193 1/2" DBH
193" DBH	194 1/2" DBH
194" DBH	195 1/2" DBH
195" DBH	196 1/2" DBH
196" DBH	197 1/2" DBH
197" DBH	198 1/2" DBH
198" DBH	199 1/2" DBH
199" DBH	200 1/2" DBH
200" DBH	201 1/2" DBH
201" DBH	202 1/2" DBH
202" DBH	203 1/2" DBH
203" DBH	204 1/2" DBH
204" DBH	205 1/2" DBH
205" DBH	206 1/2" DBH
206" DBH	207 1/2" DBH
207" DBH	208 1/2" DBH
208" DBH	209 1/2" DBH
209" DBH	210 1/2" DBH
210" DBH	211 1/2" DBH
211" DBH	212 1/2" DBH
212" DBH	213 1/2" DBH
213" DBH	214 1/2" DBH
214" DBH	215 1/2" DBH
215" DBH	216 1/2" DBH
216" DBH	217 1/2" DBH
217" DBH	218 1/2" DBH
218" DBH	219 1/2" DBH
219" DBH	220 1/2" DBH
220" DBH	221 1/2" DBH
221" DBH	222 1/2" DBH
222" DBH	223 1/2" DBH
223" DBH	224 1/2" DBH
224" DBH	225 1/2" DBH
225" DBH	226 1/2" DBH
226" DBH	227 1/2" DBH
227" DBH	228 1/2" DBH
228" DBH	229 1/2" DBH
229" DBH	230 1/2" DBH
230" DBH	231 1/2" DBH
231" DBH	232 1/2" DBH
232" DBH	233 1/2" DBH
233" DBH	234 1/2" DBH
234" DBH	235 1/2" DBH
235" DBH	236 1/2" DBH
236" DBH	237 1/2" DBH
237" DBH	238 1/2" DBH
238" DBH	239 1/2" DBH
239" DBH	240 1/2" DBH
240" DBH	241 1/2" DBH
241" DBH	242 1/2" DBH
242" DBH	243 1/2" DBH
243" DBH	244 1/2" DBH
244" DBH	245 1/2" DBH
245" DBH	246 1/2" DBH
246" DBH	247 1/2" DBH
247" DBH	248 1/2" DBH
248" DBH	249 1/2" DBH
249" DBH	250 1/2" DBH
250" DBH	251 1/2" DBH
251" DBH	252 1/2" DBH
252" DBH	253 1/2" DBH
253" DBH	254 1/2" DBH
254" DBH	255 1/2" DBH
255" DBH	256 1/2" DBH
256" DBH	257 1/2" DBH
257" DBH	258 1/2" DBH
258" DBH	259 1/2" DBH
259" DBH	260 1/2" DBH
260" DBH	261 1/2" DBH
261" DBH	262 1/2" DBH
262" DBH	263 1/2" DBH
263" DBH	264 1/2" DBH
264" DBH	265 1/2" DBH
265" DBH	266 1/2" DBH
266" DBH	267 1/2" DBH
267" DBH	268 1/2" DBH
268" DBH	269 1/2" DBH
269" DBH	270 1/2" DBH
270" DBH	271 1/2" DBH
271" DBH	272 1/2" DBH
272" DBH	273 1/2" DBH
273" DBH	274 1/2" DBH
274" DBH	275 1/2" DBH
275" DBH	276 1/2" DBH
276" DBH	277 1/2" DBH
277" DBH	278 1/2" DBH
278" DBH	279 1/2" DBH
279" DBH	280 1/2" DBH
280" DBH	281 1/2" DBH
281" DBH	282 1/2" DBH
282" DBH	283 1/2" DBH
283" DBH	284 1/2" DBH
284" DBH	285 1/2" DBH
285" DBH	286 1/2" DBH
286" DBH	287 1/2" DBH
287" DBH	288 1/2" DBH
288" DBH	289 1/2" DBH
289" DBH	290 1/2" DBH
290" DBH	291 1/2" DBH
291" DBH	292 1/2" DBH
292" DBH	293 1/2" DBH
293" DBH	294 1/2" DBH
294" DBH	295 1/2" DBH
295" DBH	296 1/2" DBH
296" DBH	297 1/2" DBH
297" DBH	298 1/2" DBH
298" DBH	299 1/2" DBH
299" DBH	300 1/2" DBH
300" DBH	301 1/2" DBH
301" DBH	302 1/2" DBH
302" DBH	303 1/2" DBH
303" DBH	304 1/2" DBH
304" DBH	305 1/2" DBH
305" DBH	306 1/2" DBH
306" DBH	307 1/2" DBH
307" DBH	308 1/2" DBH
308" DBH	309 1/2" DBH
309" DBH	310 1/2" DBH
310" DBH	311 1/2" DBH
311" DBH	312 1/2" DBH
312" DBH	313 1/2" DBH
313" DBH	314 1/2" DBH
314" DBH	315 1/2" DBH
315" DBH	316 1/2" DBH
316" DBH	317 1/2" DBH
317" DBH	318 1/2" DBH
318" DBH	319 1/2" DBH
319" DBH	320 1/2" DBH
320" DBH	321 1/2" DBH
321" DBH	322 1/2" DBH
322" DBH	323 1/2" DBH
323" DBH	324 1/2" DBH
324" DBH	325 1/2" DBH
325" DBH	326 1/2" DBH
326" DBH	327 1/2" DBH
327" DBH	328 1/2" DBH
328" DBH	329 1/2" DBH
329" DBH	330 1/2" DBH

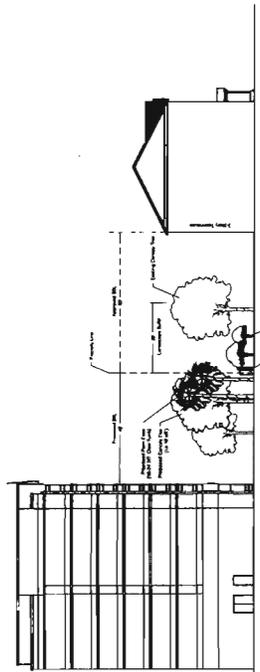
REV.	DATE	DESCRIPTION

International Parkway Hotel
 Seminole County, Florida
 Buffer Exhibit

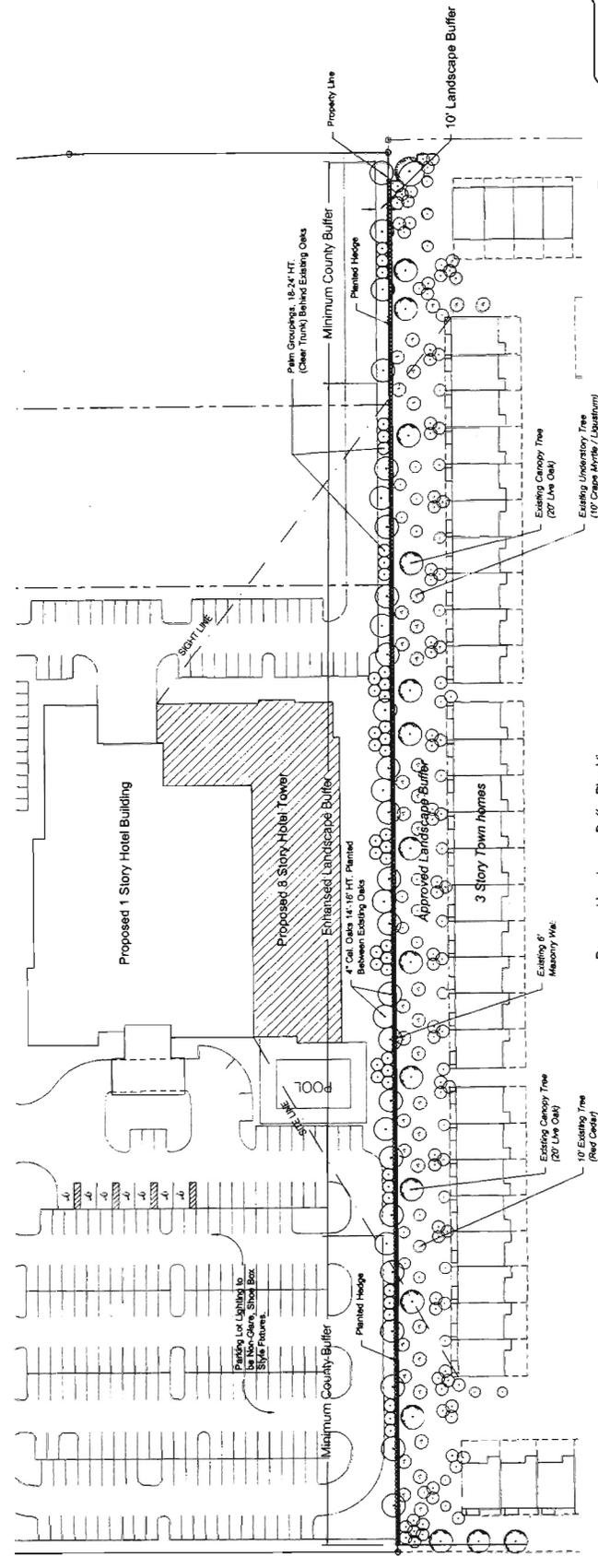


276740
 As Noted
 07/24/07
 P.S.1

OCT 05 2007



Proposed Landscape Buffer Section
 N.T.S.



Proposed Landscape Buffer Plan View
 Views based on M.S. Comments
 SCALE: 1"=40'



SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On July 24, 2007, Seminole County issued this Development Order relating to and touching and concerning the following described property:

Legal description attached as Exhibit A.

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

FINDINGS OF FACT

Property Owner: YRG Hotel Group II, LLC
6000 Memorial Parkway
Huntsville, AL 35801

Project Name: International Parkway Westin PUD

Requested Development Approval:

Small Scale Future Land Use Amendment from Office (OFF) to Planned Development (PD) and rezone from OP (Office) to PUD (Planned Unit Development)

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

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

Prepared by:
Ian Sikonia, Senior Planner
1101 East First Street
Sanford, Florida 32771

RETURN TO SANDY MCCANN

MARYANNE MORSE, CLERK OF CIRCUIT COURT
CLERK OF SEMINOLE COUNTY
BK 06806 Pgs 1094 - 1101; (8pgs)
FILE NUM 2007127024
RECORDED 08/31/2007 12:12:15 PM
RECORDING FEES 69.50
RECORDED BY G Harford

CERTIFIED COPY
MARYANNE MORSE
CLERK OF CIRCUIT COURT
SEMINOLE COUNTY, FLORIDA
BY *Carlyle Cole*
DEPUTY CLERK

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

(1) The aforementioned application for development approval is **GRANTED.**

(2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.

(3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

- a. All development shall comply with the Preliminary Master Plan attached as Exhibit B.
- b. Permitted Uses shall consist of the following;
 - Parcels A and B shall consist of a combined maximum 25,000 square feet of support uses such as a sit down restaurant and limited Commercial / Office uses, which are permitted only as secondary uses in conjunction with the Hotel / Target Industry Use. The specific uses permitted will be designated at the time of Final Master Plan.
 - Parcel C shall consist of a maximum 263-room hotel with conference facilities and other customary in-building facilities such as a restaurant, bar with alcoholic beverage sales, and a retail gift shop, or a Target Industry Use as indicated in the Comprehensive Plan FLU Exhibit 23. Any proposed Target Industry Use must have the same or fewer impact to public facilities (water, sewer, traffic) as the proposed hotel. Any use that will have greater impacts to public facilities is considered a Major Amendment to the PUD. If a Target Industry Use other than a hotel is proposed on Parcel C, the developer is required to submit public facility impact calculations acceptable to the Planning Manager, to determine if a Major Amendment is required.
- c. Maximum allowable building height shall be 110 feet.

- d. The Building Setback along the west property line shall be as follows:

<u>Building Height</u>	<u>Building Setback</u>
35	10
45	15
55	20
65	25
75	30
85	35
90	40
95	45
105	55
110	60

- e. Building setbacks along the North, South, and East external property lines shall be 45'.
- f. Internal building setbacks from internal lot lines shall be a minimum of 10 feet.
- g. Buffers adjacent to internal lot lines shall be a minimum of 10 feet and meet Seminole County Land Development Code requirements.
- h. Nonresidential FAR shall be a maximum of 1.0 or less.
- i. A pedestrian, bicycle, and linkage plan shall be provided at time of Final Master Plan.
- j. The north buffer shall be a minimum average of 10 feet wide, which may go down to 5 feet wide when adjacent to internal drive aisles or parking stalls. The buffer shall consist of 3 Canopy Trees, 6 Understory trees, and 45 shrubs per 100 feet.
- k. All areas west of the hotel building shall be green space except for limited sidewalks. The west buffer shall be a minimum average of 10 feet wide, which may go down to 5 feet wide when adjacent to internal drive aisles or parking stalls. The buffer shall consist of tall plantings such as "Queen Palms, with 2 Canopy Trees, 2 Understory Trees, and 17 shrubs per 100 feet at a minimum. The west buffer shall be consistent with Exhibit C, which further depicts the location and grouping of plantings.
- l. The south buffer shall be a minimum of 15 feet wide, which may go down to 10 feet when adjacent to internal drives or parking stalls. The buffer shall consist of 2 Canopy Trees, 10 Understory Trees, and 40 shrubs per 100 feet.
- m. The east buffer shall be a minimum of 10 feet wide consisting of 2 Canopy Trees, 10 Understory Trees, and 40 shrubs per 100 feet.
- n. Additional amenities such as park benches shall be installed in the south and east buffers to encourage pedestrian interaction with the physical environment and the Seminole Wekiva Trail. The required number of plantings for the south and east buffers may be modified to accommodate these pedestrian amenities upon approval by the

Planning Manager. These amenities shall be determined at the Final Master Plan Stage.

- o. There shall only be two access points located on International Parkway which shall meet Seminole County requirements unless otherwise approved by the County Engineer.
- p. There shall be one access point on CR 46A as shown on Exhibit B which shall meet the requirements of the Land Development Code.

(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By: 
Carlton D. Henley
Chairman, Board of County Commissioners

OWNER'S CONSENT AND COVENANT

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

Janni M Tenell
Witness
[Signature]
Witness

[Signature]
Srinath Yedla, Manager

STATE OF FLORIDA Alabama
COUNTY OF SEMINOLE Madison

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

WITNESS my hand and official seal in the County and State last aforesaid this 2 day of August, 2007.

[Signature]
Notary Public, in and for the County and State
Aforementioned

My Commission Expires: October 17, 2010

EXHIBIT A

DESCRIPTION

LEGAL DESCRIPTION

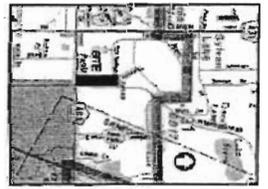
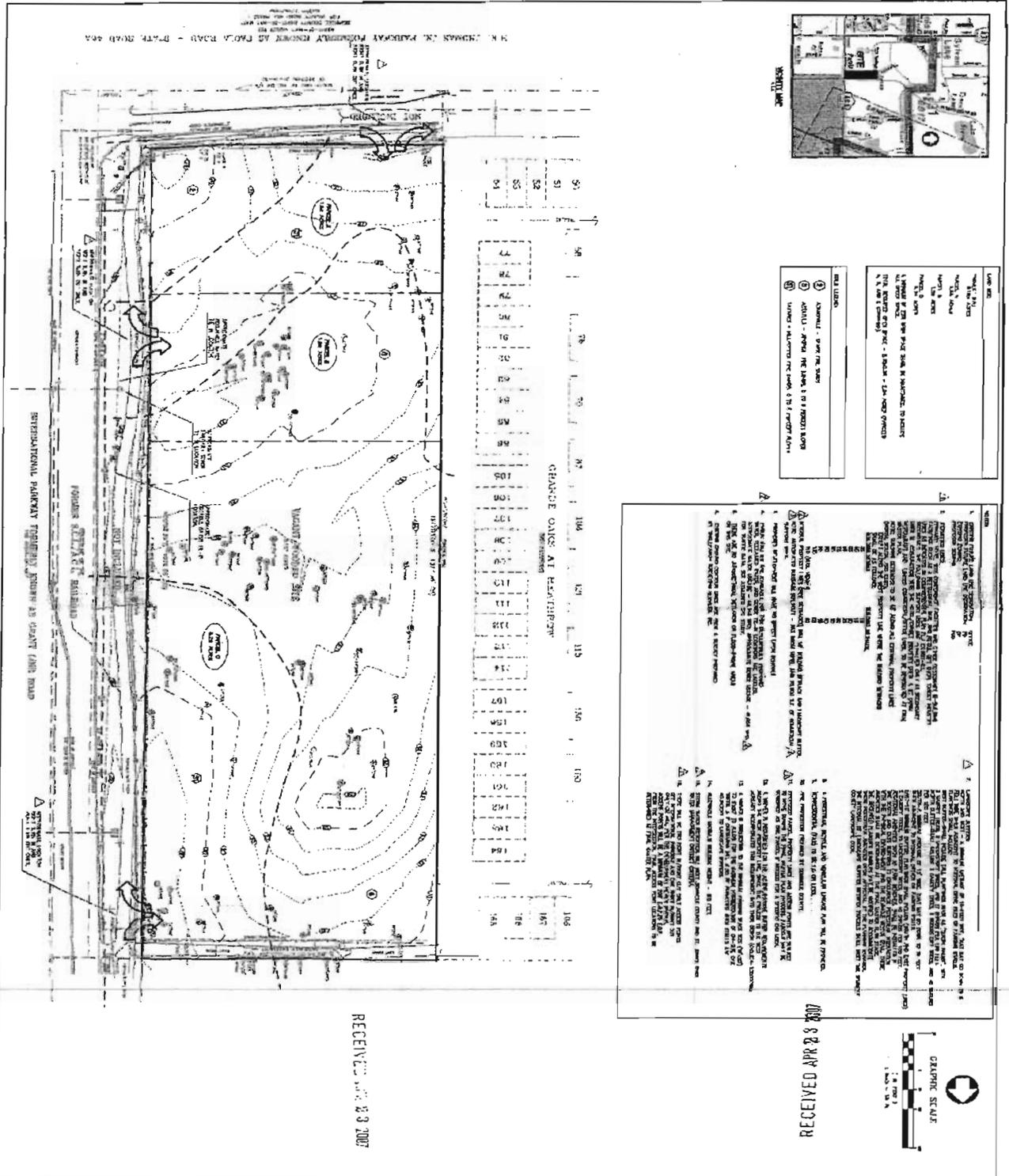
A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 31; THENCE NORTH 00°02'42" WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 31 FOR 25.00 FEET; THENCE SOUTH 89°44'51" EAST ALONG THE NORTH RIGHT-OF-WAY OF STATE ROAD 46A (PAOLA ROAD) AND ALONG A LINE 25.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 31 FOR 1129.80 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°02'42" WEST, 1122.74 FEET; THENCE SOUTH 89°44'51" EAST, ALONG THE NORTH LINE OF THE SOUTH 17.39 CHAINS OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST AND ALONG THE SOUTHERLY LIMITS OF THE TOWN OF PAOLA, PER PLATS THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 4, PLAT BOOK 2, PAGE 73 AND PLAT BOOK 2, PAGE 98, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, FOR A DISTANCE OF 391.94 FEET; THENCE SOUTH 00°06'26" WEST, ALONG THE CENTERLINE OF THE ABANDONED RIGHT-OF-WAY OF THE SCL/ACL RAILROAD FOR 1122.74 FEET; THENCE NORTH 89°44'51" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD FOR 388.96 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PART DEEDED TO SEMINOLE COUNTY IN OFFICIAL RECORDS BOOK 3708, PAGE 579 (GRANTLINE ROAD FROM C.R. 46-A TO S.R. 46; OWNER: TOWN CENTER COMMERCIAL DEVELOPMENT ASSOC.; PARCEL #141), CONSTITUTING A PORTION OF THOSE CERTAIN PARCELS OF LAND BEING DESCRIBED IN OFFICIAL RECORDS BOOK 2014, PAGES 1291, 1293 AND 1295 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LYING IN THE SW 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 31 (A) TINKLEPAUGH NAIL & DISK), THENCE RUN S 89°48'38" E ALONG THE SOUTH LINE OF SAID SECTION 31 FOR A DISTANCE OF 1517.96 FEET; THENCE RUN N 00°02'39" E ALONG THE CENTERLINE OF THE ABANDONED S.C.L. RAILROAD FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE RUN N 89°48'38" W ALONG THE NORTH RIGHT-OF-WAY LINE OF C.R. 46-A FOR A DISTANCE OF 388.96 FEET; THENCE RUN ~~N 00°05'32" W~~ ALONG THE EAST LINE OF WEST 1129.80 FEET OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 31 FOR A DISTANCE OF 45.00 FEET; THENCE RUN S 89°48'38" E FOR A DISTANCE OF 241.86 FEET; THENCE RUN N 85°32'53" E FOR A DISTANCE OF 87.49 FEET; THENCE RUN N 00°02'39" E ALONG A LINE 60.0 FEET WEST OF AND PARALLEL TO THE CENTERLINE OF THE FORMER S.C.L. RAILROAD (OFFICIAL RECORDS BOOK 1711, PAGE 1974) FOR A DISTANCE OF 1076.66 FEET; THENCE RUN S 89°48'38" E ALONG THE NORTH LINE OF THE SOUTH 17.39 CHAINS OF THE SW 1/4 OF SAID SECTION 31 FOR A DISTANCE OF 60.00 FEET; THENCE RUN 00°02'39" W ALONG SAID S.C.L. RAILROAD CENTERLINE FOR A DISTANCE OF 1122.74 FEET TO THE POINT OF BEGINNING.

EXHIBIT B



- LEGEND**
- ① EXISTING - 2007 PROPOSED
 - ② EXISTING - 2007 PROPOSED
 - ③ EXISTING - 2007 PROPOSED
 - ④ EXISTING - 2007 PROPOSED

NOTES

1. THE PROPOSED DEVELOPMENT IS SHOWN ON THIS PLAN AS A DOTTED LINE AND IS SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS.
2. THE PROPOSED DEVELOPMENT IS SHOWN ON THIS PLAN AS A DOTTED LINE AND IS SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS.
3. THE PROPOSED DEVELOPMENT IS SHOWN ON THIS PLAN AS A DOTTED LINE AND IS SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS.
4. THE PROPOSED DEVELOPMENT IS SHOWN ON THIS PLAN AS A DOTTED LINE AND IS SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS.
5. THE PROPOSED DEVELOPMENT IS SHOWN ON THIS PLAN AS A DOTTED LINE AND IS SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS.
6. THE PROPOSED DEVELOPMENT IS SHOWN ON THIS PLAN AS A DOTTED LINE AND IS SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS.
7. THE PROPOSED DEVELOPMENT IS SHOWN ON THIS PLAN AS A DOTTED LINE AND IS SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS.
8. THE PROPOSED DEVELOPMENT IS SHOWN ON THIS PLAN AS A DOTTED LINE AND IS SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS.
9. THE PROPOSED DEVELOPMENT IS SHOWN ON THIS PLAN AS A DOTTED LINE AND IS SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS.
10. THE PROPOSED DEVELOPMENT IS SHOWN ON THIS PLAN AS A DOTTED LINE AND IS SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS.

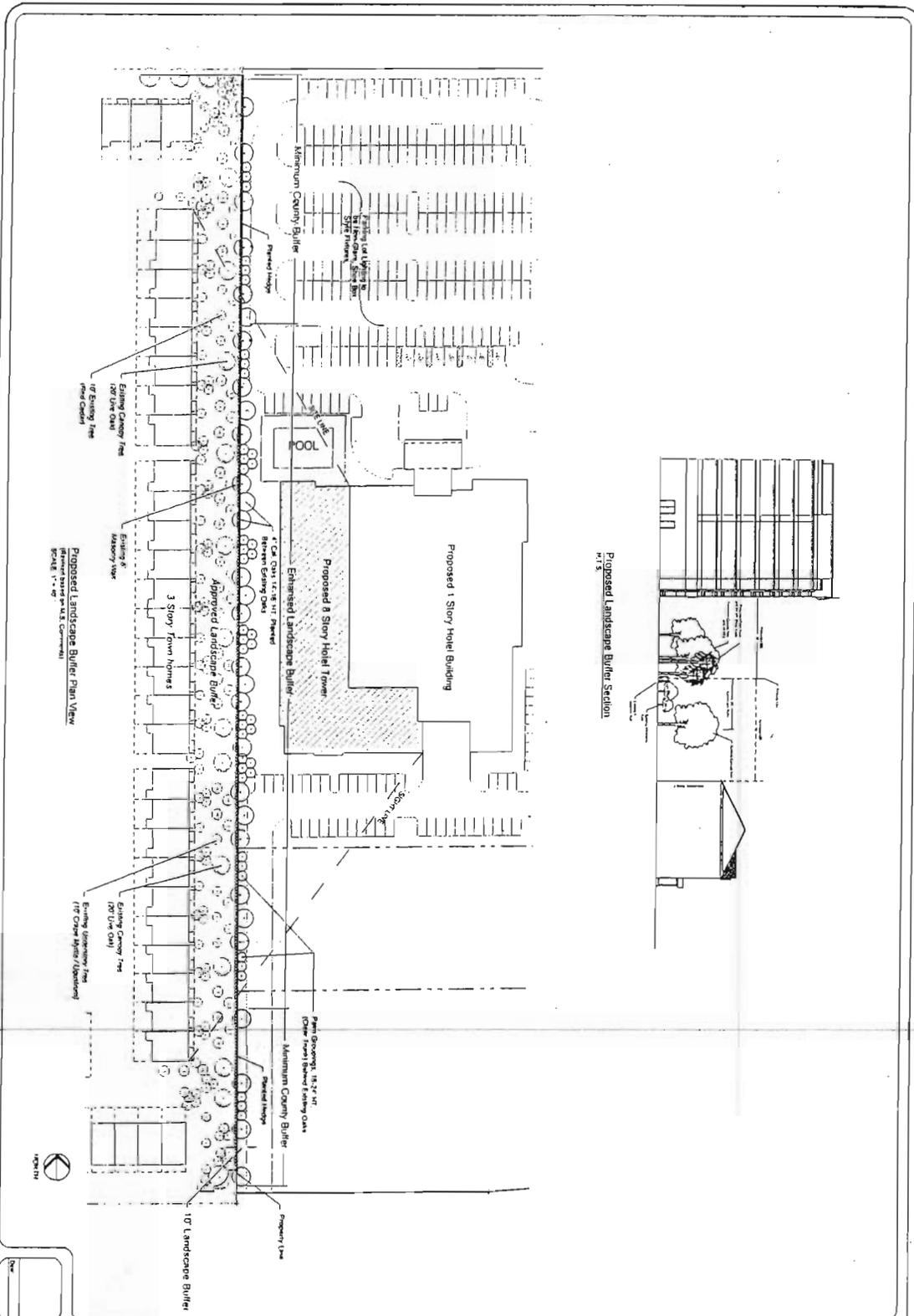
RECEIVED APR 23 2007

RECEIVED APR 23 2007

<p>PMP-1</p>	<p>APPROVED BY: [Signature]</p> <p>DATE: APR 23 2007</p>	<p>CLIENT: TRG HOTEL GROUP II, LLC</p> <p>PROJECT: WESTIN HOTEL</p>	<p>PRELIMINARY MASTER PLAN FOR LAKE MARY WESTIN</p>	<p>MADDEN CIVIL ENGINEERS</p> <p>441 E. Main Street, Suite 1000, Westerville, OH 43081</p>
--------------	--	---	---	--

LEGIBILITY UNSATISFACTORY FOR SCANNING

Exhibit C



LEGIBILITY UNSATISFACTORY FOR SCANNING

JUL 24 2007

DATE	
BY	
CHKD	
DATE	07/24/07
SCALE	1"=10'



Buffer Exhibit	
International Parkway Hotel	
Seminole County, Florida	
NO.	0478
DATE	7/24/07
BY	
CHKD	

daly design group inc.
 Land Planning, Landscape Architecture, Project Management, Development Consulting
 504 Courland St., Suite 202, Orlando, FL, 32804 (407) 740-7172 www.dalydesign.com

July 24, 2007

Motion by Commissioner Carey, seconded by Commissioner McLean to adopt Ordinance #2007-25, as shown on page _____, granting rezoning from A-1 (Agriculture) to RC-1 (Country Homes), for 2.2 acres located on Carter Road, as described in the proof of publication, Darryl Culbreth.

Districts 1, 2, 3, 4 and 5 voted AYE.

The Chairman recessed the meeting at 2:20 p.m., reconvening it at 2:26 p.m., this same date.

**REQUEST FOR LAND USE AMENDMENT & REZONING
FROM OP TO PUD, YRG HOTEL GROUP II, LLC**

Proof of publication, as shown on page 2018, calling for a public hearing to consider request for a Small Scale Land Use Amendment from OFF (Office) to PD (Planned Development) and a rezoning from OP (Office) to PUD (Planned Unit Development) on 8.15 acres, located on the northwest corner of the intersection of CR 46A and International Parkway, approve Preliminary Master Plan and Development Order, YRG Hotel Group II, LLC, received and filed.

Planner, Ian Sikonia, addressed the Board to present the request, advising the requested zoning and land use will allow for a maximum 263-unit hotel with conference facilities or a Target Industry use, a sit-down restaurant, and limited Commercial/Office Uses to be designated at the time of Final Master Plan. He further advised that the applicant is proposing two access points (as shown on the Preliminary Master Plan) and one access point on CR 46A. Staff has reviewed these access points and recommends that only one access be approved on International Parkway. He stated staff has received one letter in opposition to the 46A access point. He said the P&Z Commission unanimously recommended approval of the request

July 24, 2007

subject to the following changes in the Development Order: (1) Condition K - the west buffer shall be a minimum average of 10 feet wide, which may go down to 5 feet wide when adjacent to internal drive aisles or parking stalls. However, all areas west of the Hotel building will be green space; and (2) Condition N - There shall be two access points located on International Parkway no closer than 250 feet from the intersection of CR 46A. He added that staff recommends approval of the request and the Preliminary Master Plan, subject to the conditions of the D.O., inclusive of only one access point on International Parkway.

Commissioner Carey clarified with Mr. Sikonia that the condition in the D.O. is "O" and not "N".

Attorney Robert Apgar, representing Heathrow Oaks LLC, addressed the Board to advise they have reached a settlement with the applicant with regard to the mutual landscaping plan (copy received & filed); and, therefore, are in support of the land use and rezoning.

Attorney Steve Coover, representing YRG Hotel Group II, LLC, addressed the Board to advise they have been able to work out an agreement with the neighbors to the west with regard to the landscaping. He said there are only two issues with this project. One is the access on International Parkway which the developer's engineer, Charlie Madden, will discuss; and the other issue is adding the following language to Condition K of the D.O., "All area west of the hotel building shall be green space except for limited sidewalks. He added that the signature line of the D.O. should be for Srinath Yedla instead of Rick Blackburn.

BK 0349 PG 0041

July 24, 2007

Charlie Madden, developer's engineer, addressed the Board to explain the access on SR 46A is very important for the functionality of the overall project, especially with regard to the outparcels. He said that he knows the objection by Heathrow is the number of cars that will try to get to I-4, however, there are adequate stacking lanes that line up with Grand Oaks and it should not create a problem for the Heathrow residents. With regard to the request for two access points on International Parkway, he said the property has over 1,200 feet of road frontage and they feel that two access points are reasonable. He stated that they will meet the Land Development Code with regard to the minimum distance from the intersection and they will be spaced to meet all regulations. He said that the subject property is made up of four separate parcels of land which could have been sold individually and had four different accesses. Therefore, they believe that asking for only two accesses and trail crossings is a reasonable request.

Blaine Darrah, 1624 Cherry Ridge Drive, representing the Heathrow HOA, addressed the Board to advise their primary concern is the access on SR 46A. He said the people coming from the hotel may not know the area and, when exiting, go the wrong way into the Grand Oaks development and try to make a U-turn so that they can get to I-4. He added that if an access is granted, he would ask that only a right turn in be allowed and not a right turn out.

No one else spoke in support or in opposition.

Speaker Request Forms were received and filed.

Upon inquiry by District Commissioner Carey, County Engineer, Jerry McCollum, addressed the Board to state that if the trail were not located there, the two access points would

July 24, 2007

really not be an issue. He said engineers always try to limit the number of crossings over a trail.

Upon inquiry by District Commissioner Carey, Tom Daly, representing the developer, addressed the Board to advise the agreed upon landscape plan with the western property owner exceeds the County's code.

Motion by Commissioner Carey, seconded by Commissioner Van Der Weide, to adopt Ordinance #2007-26, as shown on page 2022, approving Small Scale Land Use Amendment from Office (OFF) to Planned Development (PD); and adopt Ordinance #2007-27, as shown on page 2031, granting rezoning from OP (Office) to PUD (Planned Unit Development) on 8.15 acres, located on the northwest corner of the intersection of CR 46A and International Parkway, as described in the proof of publication, YRG Hotel Group II, LLC; approve the Preliminary Master Plan, with the agreed upon landscaping plan as presented, and Development Order, as shown on page _____, as amended, with the following changes: (1) Include in Condition K, that all the area west of the hotel shall be green space except for sidewalks; (2) Change Condition O, to include two access points on International Parkway; and (3) Change the signature line name to Srinath Yedla.

Districts 1, 2, 3, 4 and 5 voted AYE.

**REQUEST FOR LAND USE AMENDMENT & REZONING
FROM SE TO PD, CANIN ASSOC./RONALD MANLEY**

Proof of publication, as shown on page 2036, calling for a public hearing to consider a request for a Large Scale Future Land Use Amendment from Suburban Estates (SE) to Planned Development (PD); and rezoning from A-1 (Agriculture) to PUD (Planned Unit Development) for 116.74 acres, located on the south side of Lake Mary Boulevard, between Markham Woods Road