
**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Douglas Grand at Lake Mary 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 Developer's Commitment Agreement for the Douglas Grand at Lake Mary PUD, consisting of 26.8 ± acres, located on the east side of Oregon Street, approximately ½ mile north of the intersection of SR 46 and Oregon Street, and authorize the Chairman to execute the aforementioned documents, based on staff findings (Douglas Hoeksema, applicant); or
2. Deny the Final Master Plan and Developer's Commitment Agreement for the Douglas Grand at Lake Mary PUD, consisting of 26.8 ± acres, located on the east side of Oregon Street, approximately ½ mile north of the intersection of SR 46 and Oregon Street (Douglas Hoeksema, applicant); or
3. Continue the request until a time and date certain.

District 5 Brenda Carey

Ian Sikonia

BACKGROUND:

The applicant, Douglas Hoeksema, is requesting approval of the Douglas Grand at Lake Mary Final Master Plan and Developers Commitment Agreement for a multi-family development. The proposed uses for this site include apartments, townhomes, condominiums, home occupations, and home offices. The High Density Residential Future Land Use designation and PUD zoning were approved at the June 10, 2008 Board of County Commissioner hearing.

This project is proposing 416 multi-family units including a clubhouse, tennis court, and tot lot. The multi-family dwellings will be distributed between 19 residential buildings located throughout the property. The project is utilizing sidewalks for internal connectivity and pedestrian connections to N. Oregon Street. The proposed Final Master Plan complies with all of the conditions in the approved Development Order.

STAFF RECOMMENDATION:

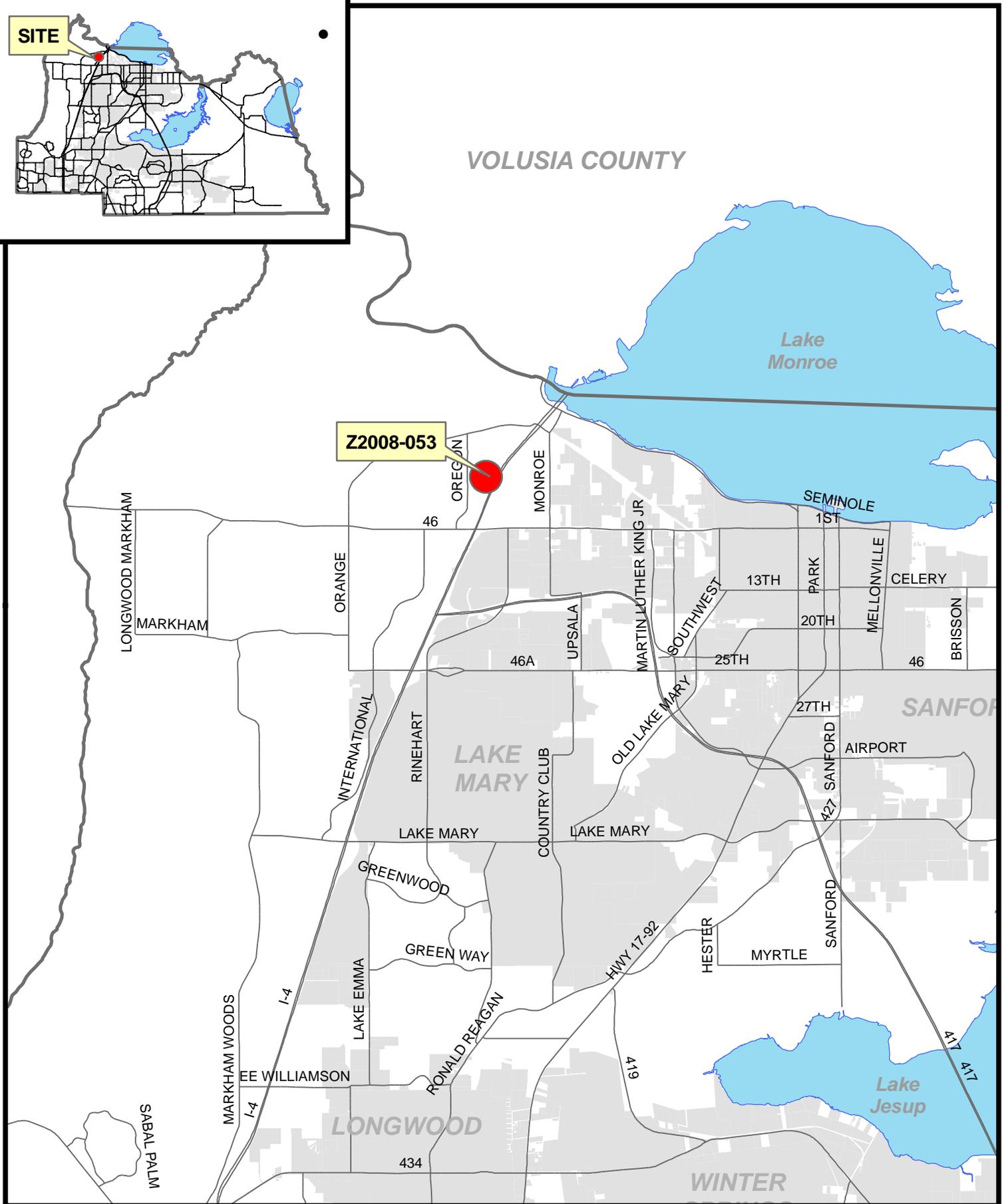
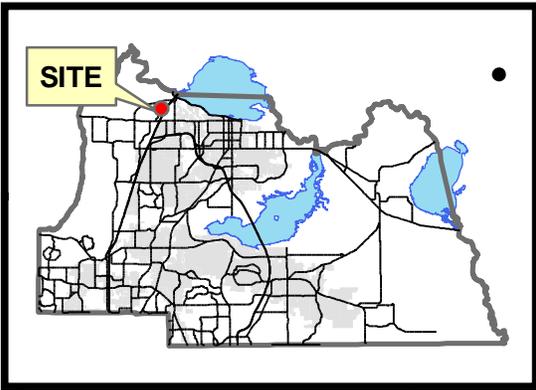
Staff recommends that the Board approve the Final Master Plan and Developer's Commitment Agreement for the Douglas Grand at Lake Mary, consisting of 26.8± acres, located on the east side of Oregon Street, approximately ½ mile north of the intersection of SR 46 and Oregon Street, and authorize the Chairman to execute the aforementioned documents.

ATTACHMENTS:

1. Location Map
2. Aerial Map
3. Final Master Plan
4. Open Space Exhibit Provided by Applicant
5. Developer Commitment Agreement
6. 6-10-08 Preliminary Master Plan
7. 6-10-08 Development Order
8. 6-10-08 BCC Minutes
9. Ownership Disclosure Form

Additionally Reviewed By:

County Attorney Review (Kathleen Furey-Tran)





Z2008-053
Final Master Plan

-  Parcel
-  Subject Property



Winter 2007 Color Aerials

JOB NO.: B081902
 FIELD DATE: 09/17/08
 SCALE: 1" = 60'
 DRAWN BY: UB
 APPROVED BY: GJS
 DRAWING FILE #
 B081902 DOUGLAS
 GRANDE BNDY.DWG

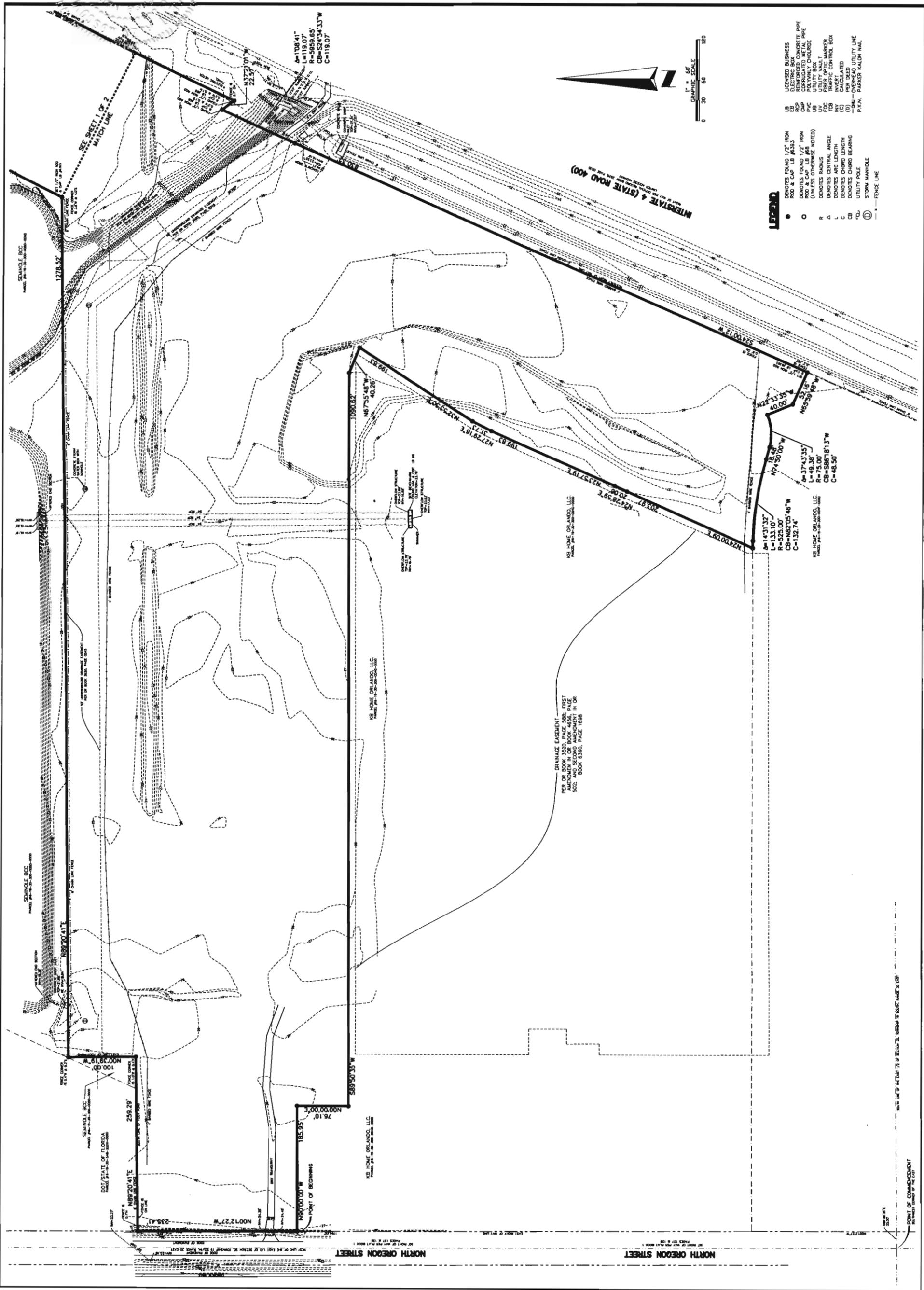
NSM
 AMERICAN
 & MAPPING INC.
 1501 N. W. 10th St.
 Ft. Lauderdale, FL 33304
 (954) 576-1234
 www.nsmgraphics.com

SECTION 20-19-30
 SEMINOLE COUNTY, FLORIDA
BOUNDARY & TOPOGRAPHIC SURVEY
 OF
 DOUGLAS GRANDE

NO.	DATE	REVISIONS

BRETT A. MOSCOWITZ, PSM #5011
 DATE: 09/17/08

SHEET 2 OF 2



- LEGEND**
- BEARINGS FOUND 1/2" IRON ROD & CAP OR 1/2" IRON RODS FOUND 1/2" IRON RODS (UNLESS OTHERWISE NOTED)
 - R DENOTES RADIUS
 - A DENOTES CENTRAL ANGLE
 - L DENOTES ARC LENGTH
 - C DENOTES CHORD LENGTH
 - CB DENOTES CHORD BEARING
 - UT DENOTES UTILITY POLE
 - UT DENOTES UTILITY LINE
 - P.M.N. PARKER KALON NAIL
 - STORM MANHOLE
 - FENCE LINE
 - UB LICENSED BUSINESS SURVEYOR
 - PCP REINFORCED CONCRETE PIPE
 - CMP CORRUGATED METAL PIPE
 - UBC UTILITY BOX
 - UV UTILITY VAULT
 - FDC FIBER OPTIC MARKER
 - INVERT INVERT
 - IN(C) CALCULATED
 - UTM=UTILITY METER
 - P.M.N. PARKER KALON NAIL



INTERSTATE 4 (STATE ROAD 400)

DRAINAGE EASEMENT
 PER OR BOOK 3350, PAGE 588;
 FIRST AMENDMENT IN OR
 BOOK 6390, PAGE 1698

POINT OF COMMENCEMENT
 BEARING & DISTANCE TO CORNER

NORTH OREGON STREET
 NORTH OREGON STREET

ABBREVIATIONS

A	AREA	ANCHOR BOLT	ABANDONED)	AC-FT	ACRES/FOOT/CEMENT	ADP	ADDITIONAL	ADJUSTMENT	ALUMINUM	ALTERNATE	ALTERNATE	APPROX	APPROXIMATE	APR	AIR RELEASE VALVE	ASPH	ASPHALT	ASSEMBLY	AVE	AVENUE	AZ	AZIMUTH	
B	BASELINE	BUILDING	BENCH MARK	BK	BENCH MARK	BC	BENCH MARK	BD	BOTTOM	BT	BOTTOM	BT	BOTTOM	BT	BOTTOM	BT	BOTTOM	BT	BOTTOM	BT	BOTTOM	BT	BOTTOM
C	CAPACITY	CATCH BASIN	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD
D	DOUBLE	DEGREE	DEFLECT	DET	DETAIL	DET	DETAIL	DET	DET	DET	DET	DET	DET	DET	DET	DET	DET	DET	DET	DET	DET	DET	DET
E	EAST	EDGE OF CONCRETE	ED	EDGE OF CONCRETE	ED	EDGE OF CONCRETE	ED	EDGE OF CONCRETE	ED	EDGE OF CONCRETE	ED	EDGE OF CONCRETE	ED	EDGE OF CONCRETE	ED	EDGE OF CONCRETE	ED	EDGE OF CONCRETE	ED	EDGE OF CONCRETE	ED	EDGE OF CONCRETE	ED

EXISTING SYMBOLS

LINES	
	CENTER LINE
	WIRE FENCE
	CHAIN LINK FENCE
	WOOD FENCE
	GUARDRAIL
	EXISTING PLATS
	RETAINING WALL
	RIGHT-OF-WAY LINE
	SHORELINE
	SWALE
SANITARY	
	SANITARY SEWER LINE
	CLEANOUT
	WATER VALVE
	FIRE HYDRANT
	WATER METER
WATER & REUSE WATER	
	WATER MAIN 6" PVC PIPE
	REUSE WATER MAIN
	BACKFLOW PREVENTOR
STORM DRAIN	
	STORM SEWER
	MANHOLE
	MITERED END
	STORM INLET
	FOOT TYPE 6 INLET
HIGHWAY & UTILITIES	
	BENCHMARK
	RECOVERED 4x4 CM
	SET 4x4 CM
	SET IRON ROD
	RECOVERED IRON ROD
	CONCRETE
	COUNTY ROADS
	INTERSTATE ROADS
	STATE ROADS
	WOOD AND/OR METAL LIGHT POLE
	CONCRETE LIGHT POLE
	YARD LIGHT
	MISCELLANEOUS SIGN
	SECTION CORNER
	EDGE OF PAVEMENT W/O CURB
	EDGE OF PAVEMENT W/CURB

PROPOSED SYMBOLS

LINES	
	BOUNDARY
	CONSERVATION SETBACK
	CENTER LINE
	CHAIN LINK FENCE
	CONTOUR
	EASEMENT
	FENCE
	GUARDRAIL
	LOT LINE
	PROPERTY LINE
	RETAINING WALL
	RIGHT-OF-WAY LINE
	SETBACK LINE
	SHORELINE
	SWALE
	TREE LINE
SANITARY	
	100 LF SAN 8 PVC 0.40%
	CLEANOUT
	DOUBLE SANITARY SERVICE
	FORCE MAIN 4" PVC PIPE
	MANHOLE
WATER & REUSE WATER	
	WATER MAIN 6" DIP
	11 1/2" BEND
	45" BEND
	90" BEND
	TEE
	CROSS
	CHECK VALVE
	DOUBLE DETECTOR CHECK VALVE
	DOUBLE WATER SERVICE
	GATE VALVE
	FIRE HYDRANT
	METER
	REDUCER
	BLOWOFF
	BACKFLOW PREVENTER
	SAMPLE POINT
	UNDERDRAIN CLEANOUT
	RECLAIMED WATER MAIN 6" PVC PIPE
	REUSE WATER SYSTEM CONNECTION
	DOUBLE REUSE WATER SERVICE
STORM DRAIN	
	100 LF STS 24 HDPE @ 0.20%
	24" HIGH DENSITY POLYETHYLENE PIPE @ 0.20%
	UNDERDRAIN 8" PVC PIPE
	DRAINAGE FLOW DIRECTION
	FDOT INLET TYPE 1
	FDOT INLET TYPE 2
	FDOT INLET TYPE 3
	FDOT INLET TYPE 4
	FDOT INLET TYPE 5
	FDOT INLET TYPE 6
	MANHOLE
	MITERED END SECTION
	SLOPE DIRECTION ARROW FOR POND SIDE SLOPE
	SPOT ELEVATION
	STORM INLET
HIGHWAY & UTILITIES	
	BOUND CORNER
	CONCRETE
	COUNTY ROADS
	DETAIL REFERENCE
	DUMPSTER PAD
	FINISHED FLOOR ELEVATION W/ FHA LOT TYPE
	GUY POLE
	HANDICAP PARKING
	INTERSTATE ROADS
	LIGHT POLE
	SIGNS
	SECTION CORNER
	STATE ROADS
	SILT FENCE
	TRAFFIC FLOW PAVEMENT MARKING
	UTILITY POLE
	BLDG OR STRUCTURE
	VERTICAL CURB
	CROSS SECTION DETAIL

SYMBOLS AND ABBREVIATIONS
FOR
DOUGLAS GRAND AT LAKE MARY
SEMINOLE COUNTY
FLORIDA

DOUGLAS PARTNERS, LLC
101 S. NEW YORK AVENUE, SUITE 210
MIAMI BEACH, FL 33139
(407) 571-5880

ENGINEER IN CHARGE:
CHADWICK H. MOOREHEAD, P.E. #61781
EXPIRES: 06/30/2024

DATE	REVISIONS

JOB # 08039
DATE: 10-22-24
SCALE: N.T.S.
DESIGNED BY: DMS
DRAWN BY: DZAS
APPROVED BY: CHM

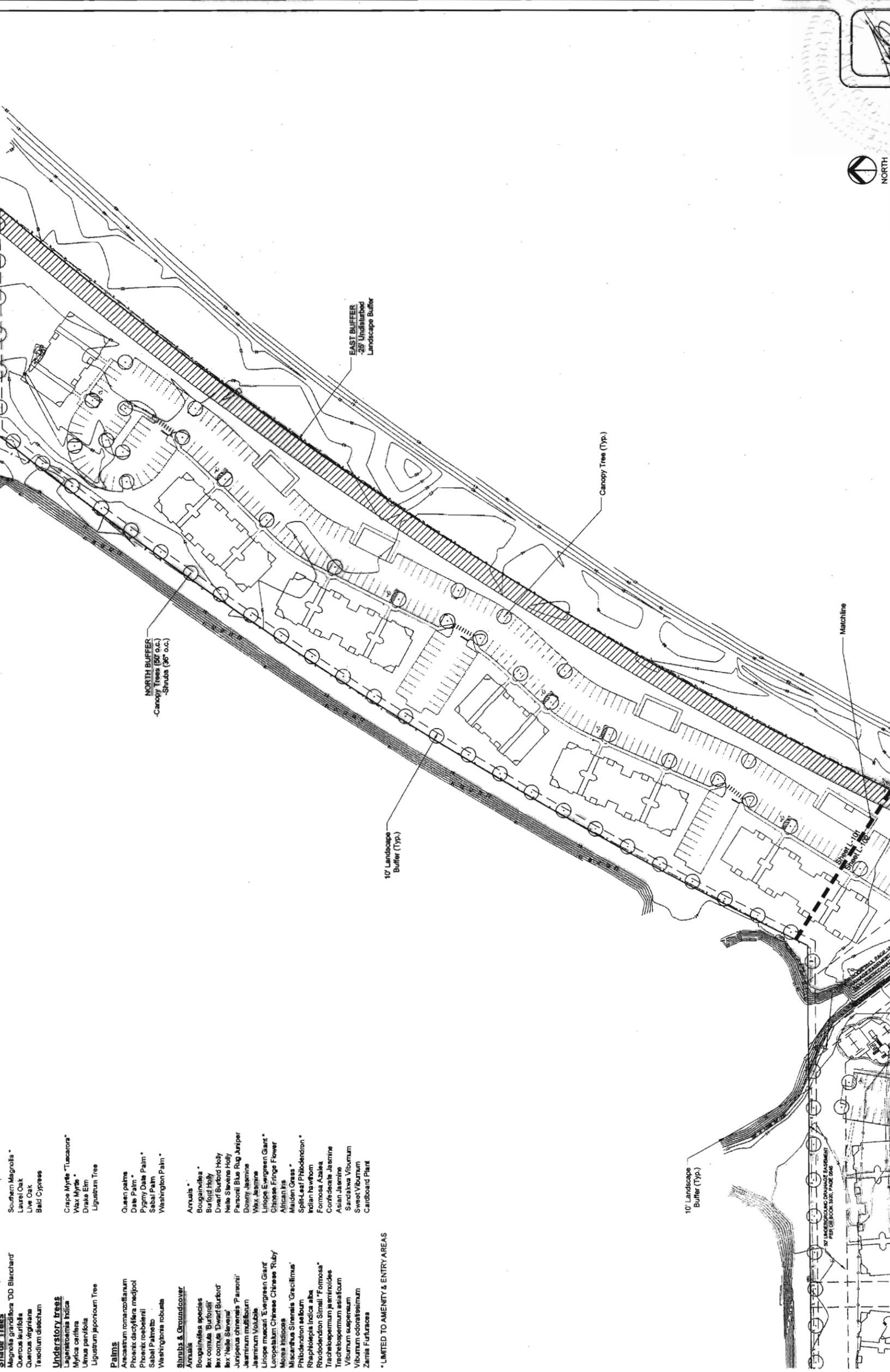
SY-1



Conceptual Landscape Schedule

- Shade Trees**
 - Magnolia grandiflora 'DD Blanchard'
 - Quercus laurifolia
 - Quercus virginiana
 - Taxodium distichum
- Understory trees**
 - Lagerstroemia indica
 - Myrica carifera
 - Ulmus parvifolia
 - Ligustrum japonicum Tree
- Palms**
 - Arecastrum romancoffianum
 - Phoenix dactylifera medjool
 - Phoenix roebelinii
 - Sabal palmetto
 - Washingtonia robusta
- Shrubs & Groundcover**
 - Annuals
 - Bougainvillea species
 - Ilex cornuta 'Burfordii'
 - Ilex cornuta 'Dwarf Burford'
 - Ilex 'Nelle Slavers'
 - Jurupia chinensis 'Parsonii'
 - Jasminum multiflorum
 - Jasminum volubile
 - Liriodendron 'Emerald Giant'
 - Lonicera chrysantha 'Chirazee Ruby'
 - Moraea indica
 - Miscanthus sinensis 'Gracillimus'
 - Philadelphus selbum
 - Rhododendron indicum alba
 - Rhododendron 'Stimeli'
 - 'Formosa'
 - Trachelospermum jasminoides
 - Viburnum suspensum
 - Viburnum odoratissimum
 - Zamia furcata
- Annuals ***
 - Bougainvillea *
 - Burford Holly
 - Dwarf Burford Holly
 - Nelle Slavers Holly
 - Parsonii Blue Rug Juniper
 - Downy Jasmine
 - Wax Jasmine
 - Liriodendron 'Emerald Giant'
 - Chinese Fringe Flower
 - African Iris
 - Miscanthus Grass *
 - Split-Leaf Philodendron *
 - Indian Is withom
 - Formosa A.sakka
 - Cordeolata Jasmine
 - Asian Jasmine
 - Sandakwa Viburnum
 - Sweet Viburnum
 - Cardboard Plant
- Shade Trees ***
 - Southern Magnolia *
 - Laurel Oak
 - Live Oak
 - Bald Cypress
- Understory trees ***
 - Crape Myrtle 'Tuscarora'
 - Wax Myrtle *
 - Drake Elm
 - Ligustrum Tree
- Palms ***
 - Queen palms
 - Dale Palm *
 - Pygmy Date Palm *
 - Sabal Palm
 - Washington Palm *

* LIMITED TO AMENITY & ENTRY AREAS



Conceptual Landscape Plan Final Master Plan Douglas Grand at Lake Mary Seminole County, FL		PROJECT NO. 28276	SCALE 1"=60'	DATE 11.04.08	SHEET L-101
RVC DATE 1 12 19 08	DESCRIPTION Revisions per Staff Comments				
RVC DATE 2 02 05 08	DESCRIPTION Revisions per Staff Comments				
SMC	DESCRIPTION Revisions per Staff Comments				

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

**DOUGLAS GRAND AT LAKE MARY
DEVELOPER'S COMMITMENT AGREEMENT
COMMITMENTS, CLASSIFICATIONS AND DISTRICT DESCRIPTION**

On March 24, 2009 the Board of County Commissioners of Seminole County, Florida issued this Developer's Agreement (the "Developer's Agreement") relating to and touching and concerning the following described property:

1. LEGAL DESCRIPTION:

This document addresses development within the legal description attached hereto as Exhibit A (the "Property").

2. PROPERTY OWNERS:

Jerome L. & Lona S. Youderian
600 E. Colonial Dr. #100
Orlando, FL 32803

NW 46 Ltd.
600 E. Colonial Dr. #100
Orlando, FL 32803

JLY Group Ltd.
3500 Raeford Rd.
Orlando, FL 32806

3. STATEMENT OF BASIC FACTS:

- A. Total Area: 26.803 Acres
- B. Zoning: Planned Unit Development
- C. Future Land Use: High Density Residential (HDR)
- D. Total Units: 417 Units Maximum
- E. Density: Max 16.5 Units per net buildable acre
- F. The development approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance with all other applicable regulations and ordinances.
- G. 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.

4. PERMITTED USES:

Apartments, Townhomes, Condominiums, Home Occupations, Home Offices

5. OPEN SPACE:

Gross Site Area:	26.803 Acres
Required Open Space (25%)	26.803 x 0.25 = 6.70 Acres
Open Space Provided:	10.34 +/- Acres (38%)

6. SETBACKS:

Setbacks for the main structures shall be as follows:

Development Perimeter:

North	25'
West	25'
East	25'
South	0'
Building Separation	20'

7. LANDSCAPE & BUFFER CRITERIA:

- A. All landscape buffers and common areas shall be designed pursuant to the requirements of the Seminole County Land Development Code and this Agreement. Unless the option in Development Order 07-10000003 section 3(m) is exercised, all open space shall be satisfied, without reference to the pond, to the property boundaries and Final Master Plan described herein. All landscape buffers and common areas shall be maintained by the property owner. If the property owner comes to some agreement pursuant to Development Order 07-10000003 Section 3(m) regarding maintenance of the pond to the south of the property described herein, that agreement shall control maintenance of the pond.
- B. The west buffer shall be 15' wide and preserve all non-nuisance trees greater than 6' in height, and contain a 6' masonry wall. The determination of whether a tree is a nuisance shall be determined by Seminole County staff. The minimum number of allowable plantings within the buffer shall be 7 canopy trees, 14 understory trees, and 116 shrubs. Upon Final Master Plan approval the applicant may supply an alternative number of plantings for the west buffer if approved by the Planning Manager.
- C. There shall be a 25' undisturbed landscape buffer along the east property line and a 10' wide landscape buffer along the north property line, which buffers shall contain the required number of plantings according to the Land Development Code.

8. DEVELOPMENT COMMITMENTS:

- A. The development of the Property shall comply with the Final Master Plan, attached hereto as Exhibit "B".
- B. Maximum allowable building height shall be 50 feet or 3 stories. All structures abutting N. Oregon Street will either have no third floor balconies on the west, or if they do, they will have a Bermuda-type shutter, such that the occupants will not be able to see west into the Lake Forest development from a unit balcony.
- C. Parking shall be pursuant to the Land Development Code requirement of 2 spaces per unit.
- D. There shall be one vehicular and pedestrian access point for the Property located on N Oregon Street, as shown on Exhibit "B".
- E. A 5' sidewalk shall be provided along the Property frontage on N Oregon Street. All sidewalks in front of parking stalls shall be 5' in width and all other sidewalks internal to the development shall be 4' in width.
- F. Sidewalks shall be provided adjacent to all buildings and provide a link to the sidewalks constructed along N. Oregon Street.
- G. The entire project may be fenced and feature gated access for residents. Fencing materials shall include any materials allowed by the Seminole County Land Development Code. Fencing types shall be submitted for approval along with the final engineering plan.
- H. Outdoor lighting generated by the project shall measure 0' candles at the N Oregon Street right-of-way line, with exceptions for entrance and/or street lighting allowed by the Seminole County Land Development Code.
- I. Left and right turn lanes will be provided along N. Oregon street.
- J. Additional Rights-of-Way will be dedicated to provide a minimum 40' half along north Oregon Street.
- K. Interconnectivity with the property to the south shall be allowable if agreed to by the south property owner.

9. WATER, SEWER, RECLAIMED WATER AND STORMWATER:

WATER:	Water services shall be provided by Seminole County.
SANITARY SEWER:	Sanitary sewer shall be provided by Seminole County.
RECLAIMED WATER:	Reclaimed water shall be provided by Seminole County.
STORMWATER:	Stormwater drainage and stormwater shall be according to Seminole County's Land Development Regulations. Owner acknowledges that they have obtained permanent easement rights over the stormwater pond for the proper maintenance of their stormwater system.
FIRE PROTECTION:	Fire protection shall be provided by Seminole County. Fire flow will be a minimum of 1,000 gpm with 20 psi. Fire hydrants shall be located according to Seminole County regulations.

10. PHASING:

The residential multifamily development shall be constructed in one phase.

11. STANDARD COMMITMENTS:

- A. Unless specifically addressed otherwise herein, all development shall fully comply with all of the codes and ordinances; including impact fee ordinances, in effect in Seminole County at the time of permit issuance.
- B. The conditions upon this development approval and commitments made as to the development approval have been accepted by and agreed to by the Owner of the Property.
- C. The Developer's Agreement touches and concerns the aforescribed Property, and the conditions, commitments and provisions of the Developer's Agreement shall perpetually burden, run with and follow the said Property and be servitude upon and binding upon said Property unless released whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The Owner of said Property have expressly covenanted and agreed to this provision and all other terms and provisions of the Developer's Agreement.
- D. The terms and provisions of the Developer's Agreement are not severable, and in the event any portion of this Developer's Agreement shall be found to be invalid or illegal, then the entire Developer's Agreement shall be null and void.

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 07-10000003, the Developer's Commitment Agreement shall control.

DONE AND ORDERED ON THE DATE FIRST WRITTEN ABOVE.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA**

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

By: _____
Bob Dallari, Chairman

OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, J. Steven Schrimsher, NW 46, Ltd, on behalf of itself and its heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order.

Witness

J. Steven Schrimsher
Registered Agent

Witness

STATE OF FLORIDA)
)
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared J. Steven Schrimsher, NW 46, Ltd who is personally known to me or who has produced _____ as identification and who did take an oath.

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

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

OWNER'S CONSENT AND COVENANT

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

Witness

Lona S. Youderian

Witness

STATE OF FLORIDA)
)
COUNTY OF SEMINOLE)

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

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

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

EXHIBIT "A"

LEGAL DESCRIPTION

THAT PART OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID SECTION 20; THENCE RUN N89°38'35"E ALONG THE SOUTH LINE OF SAID EAST 1/2 FOR A DISTANCE OF 25.00 FEET TO THE EAST RIGHT OF WAY LINE OF OREGON STREET; THENCE RUN N00°12'27"W ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 1764.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°12'27"W ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 235.41 FEET TO THE SOUTH LINE OF A FLORIDA DEPARTMENT OF TRANSPORTATION POND, AS RECORDED IN OFFICIAL RECORDS BOOK 3520, PAGE 535, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN N89°20'41"E ALONG SAID SOUTH LINE FOR A DISTANCE OF 259.29 FEET TO THE EASTERLY LINE OF SAID POND; THENCE RUN N00°39'19"W ALONG SAID EASTERLY LINE FOR A DISTANCE OF 100.00 FEET TO THE WESTERLY PROLONGATION OF THE SOUTH LINE OF BORROW PIT NO. 2 (RETENTION POND); THENCE RUN N89°20'41"E ALONG SAID SOUTH LINE FOR A DISTANCE OF 1278.52 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND THE EASTERLY LINE OF SAID BORROW PIT NO. 2 HAVING A RADIUS OF 6179.65 FEET AND A CHORD BEARING OF N32°35'43"E; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°06'57" FOR A DISTANCE OF 1306.77 FEET TO A POINT ON A LINE LYING 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH 5/8 OF THE WEST 1/2 OF SAID SECTION 20; THENCE RUN N89°16'23" ALONG SAID PARALLEL LINE FOR A DISTANCE OF 315.14 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 4 (STATE ROAD 400), AS RECORDED IN OFFICIAL RECORDS BOOK 3520, PAGE 535, OF SAID PUBLIC RECORDS, BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 5939.65 FEET AND A CHORD BEARING OF S32°47'00"W ; THENCE RUN SOUTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°36'44" FOR A DISTANCE OF 1618.47 FEET TO THE NORTHEASTERLY LINE OF THE 90' ID COUNTY ., M. SMITH CANAL EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3513, PAGE 1546, OF SAID PUBLIC RECORDS; THENCE RUN N37°21'01"W ALONG SAID NORTHEASTERLY LINE AND SAID WESTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 22.57 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 5959.65 FEET AND A CHORD BEARING OF S24°30'21"W; THENCE RUN SOUTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°08'41" FOR A DISTANCE OF 119.07 FEET OT THE POINT OF TANGENCY; THENCE RUN S24°00'12"W ALONG SAID WESTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 830.32 FEET TO THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5087, PAGE 553, OF SAID PUBLIC RECORDS; THENCE RUNG WESTERLY ALONG SAID NORTH LINE THE FOLLOWING SIX (6) COURSES: N65°59'48"W, 52.16 FEET; THENCE N22°33'35"W, 40.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 75.00 FEET AND A CHORD BEARING OF S86°18'13"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°43'35" FOR A DISTANCE OF 49.38 FEET TO THE POINT OF TANGENCY; THENCE N74°50'00"W, 18.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 525.00 FEET AND A CHORD BEARING OF N82°05'46"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°31'32" FOR A DISTANCE OF 133.10 FEET TO A POINT ON A NON-TANGENT LINE AND TO THE EAST LINE OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 6087, PAGE 561, OF SAID PUBLIC RECORDS; THENCE RUN NORTHERLY AND WESTERLY ALONG THE EAST AND NORTH LINES OF SAID LANDS THE FOLLOWING NINE (9) COURSES: N24°00'09"E, 203.97 FEET; THENCE N24°28'59"E, 20.06 FEET; THENCE N23°57'19"E, 199.83 FEET; THENCE N27°29'16"E, 31.73 FEET; THENCE N32°53'50"E, 199.8. FEET; THENCE N67°55'48"W, 40.26 FEET; THENCE S89°50'35"W, 1090.62 FEET; THENCE N00°00'00"E, 76.10 FEET; THENCE N90°00'00"W, 185.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 26.803 ACRES MORE OR LESS.

TOGETHER WITH EASEMENT RIGHTS GRANTED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED OCTOBER 22, 1998 IN BOOK 3520, PAGE 588; FIRST AMENDMENT RECORDED JANUARY 7, 2003 IN BOOK 4656, PAGE 502; AND SECOND AMENDMENT RECORDED AUGUST 31, 2006 IN BOOK 6390, PAGE 1698, AND THAT CERTAIN DECLARATION OF EASEMENTS RECORDED JANUARY 19, 2006 IN OFFICIAL RECORDS BOOK 6087, PAGE 572, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

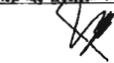
Exhibit B
Final Master Plan
(See Attached Pages)

JOB NO.: 9801802
 FIELD DATE: 09/17/04
 DRAWN BY: JSM
 CHECKED BY: JSM
 DATE: 11/18/04
 PROJECT: BOUNDARY & TOPOGRAPHIC SURVEY

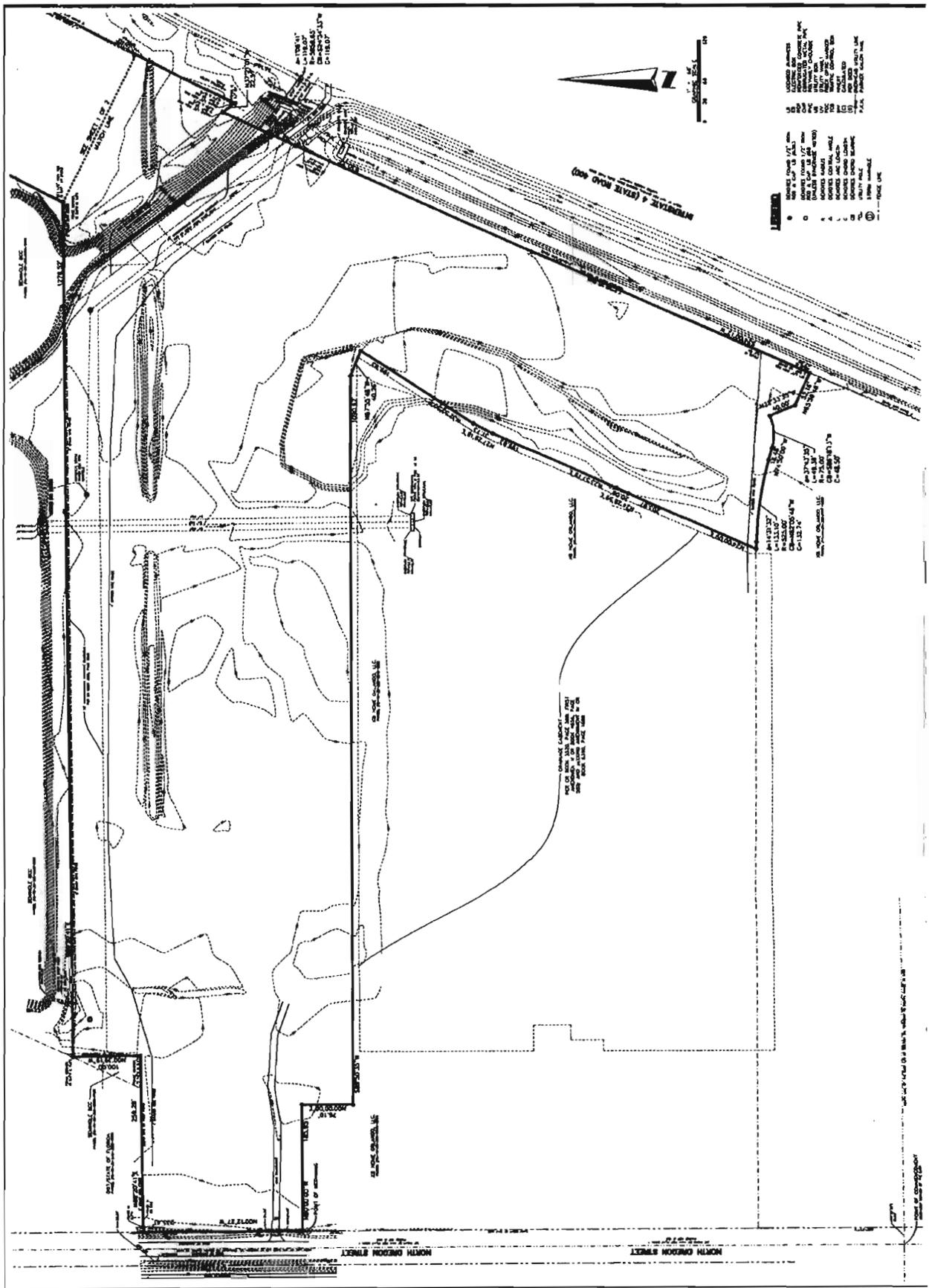
NSM
 SURVEYING
 1000 N. W. 10th St.
 Ft. Lauderdale, FL 33304
 PHONE: (954) 561-1111
 FAX: (954) 561-1112
 E-MAIL: info@nsm-surveying.com

BOUNDARY & TOPOGRAPHIC SURVEY
 OF
DOUGLAS GRANDE
 SECTION 20-19-30
 SEWMOLE COUNTY, FLORIDA

NO.	DATE	REVISIONS

BEITTI A. WOODRUFF, PLS. 20011 047


SHEET 2 OF 2



DATE	7/27/08
PROJECT	PRELIMINARY EARTHWORK PLAN
SCALE	AS SHOWN
DESIGNED BY	CHEN
CHECKED BY	CHEN

DATE	7/27/08
PROJECT	PRELIMINARY EARTHWORK PLAN
SCALE	AS SHOWN
DESIGNED BY	CHEN
CHECKED BY	CHEN

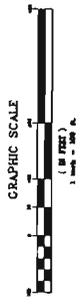
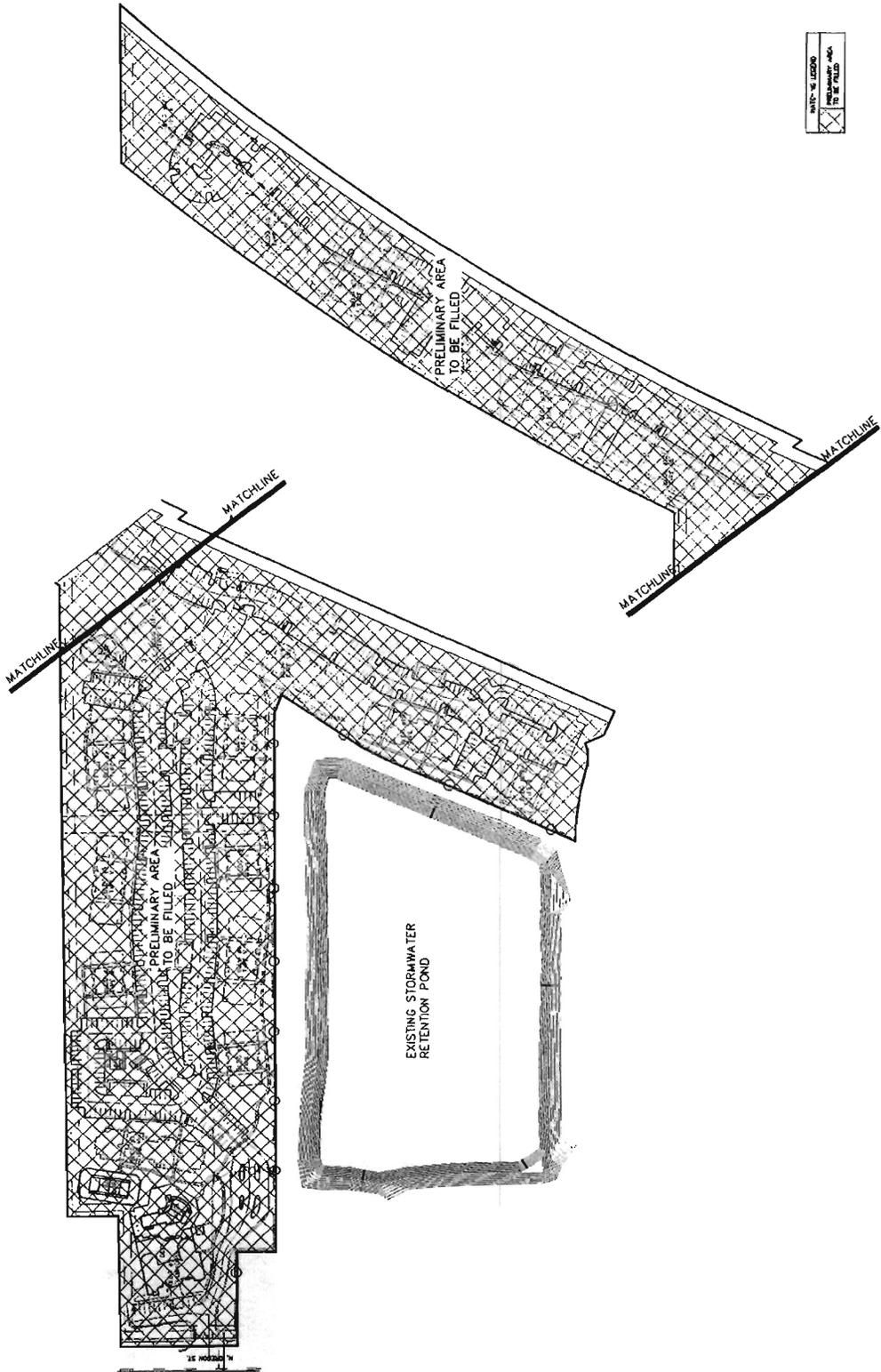
DOUGLAS PARTNERS
 101 S. WEST WINDY AVENUE, SUITE 200
 DALLAS, TEXAS 75201
 (972) 341-2800

PRELIMINARY EARTHWORK PLAN
 FOR 5 WEST WINDY AVENUE, SUITE 200
 DALLAS, TEXAS 75201
 7.08
 DOUGLAS PARTNERS
 STANWELL COUNTY, TEXAS



MADDEN
 CIVIL ENGINEERING
 4311 L. JAMES BLVD., SUITE 100
 DALLAS, TEXAS 75244
 (972) 342-8370

DATE	7/27/08
PROJECT	PRELIMINARY EARTHWORK PLAN
SCALE	AS SHOWN
DESIGNED BY	CHEN
CHECKED BY	CHEN



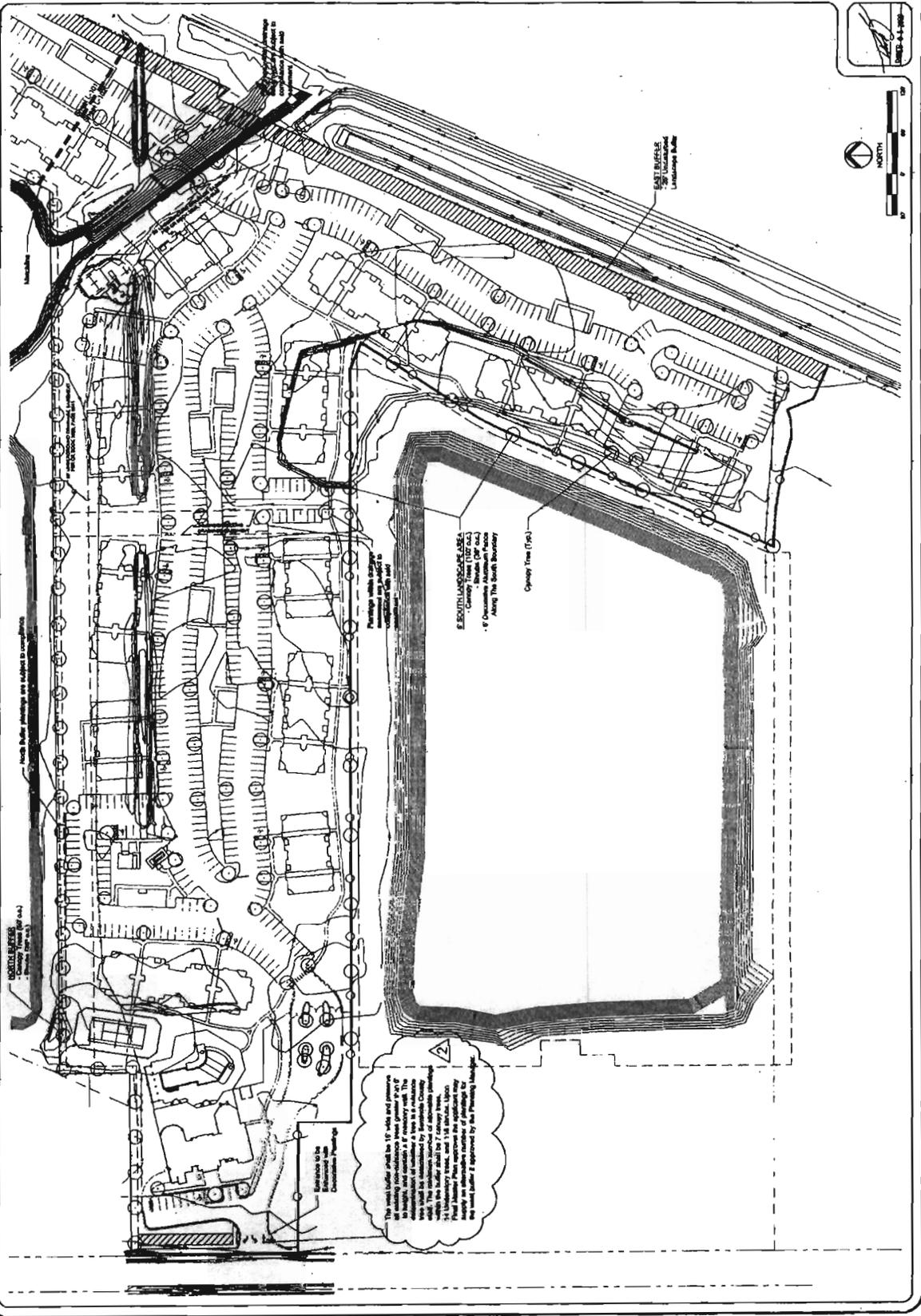
DATE	10/11/07
BY	WJ
APP'D	WJ
SCALE	AS SHOWN



Conceptual Landscape Plan
Final Master Plan
Douglas Grand at Lake Mary
Summit County, FL

NO.	DATE	DESCRIPTION
1	12/18/06	Final Master Plan
2	02/05/07	Final Master Plan
3	02/05/07	Final Master Plan

daly design group inc.
404 Courtyard Bl., Suite 302, Orlando, FL 32804 (407) 763-2737 www.dalydesign.com



The north buffer shall be 15' wide and planted with 10' x 10' x 10' trees and shrubs. The south buffer shall be 15' wide and planted with 10' x 10' x 10' trees and shrubs. The west buffer shall be 15' wide and planted with 10' x 10' x 10' trees and shrubs. The east buffer shall be 15' wide and planted with 10' x 10' x 10' trees and shrubs. The north buffer shall be 15' wide and planted with 10' x 10' x 10' trees and shrubs. The south buffer shall be 15' wide and planted with 10' x 10' x 10' trees and shrubs. The west buffer shall be 15' wide and planted with 10' x 10' x 10' trees and shrubs. The east buffer shall be 15' wide and planted with 10' x 10' x 10' trees and shrubs.

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On June 10, 2008, 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: NW 46 LTD
600 E. Colonial Dr.
Orlando, FL 32803

Project Name: Lake Forrest Large Scale Land Use Amendment and Rezone

Requested Development Approval:

Large Scale Future Land Use Amendment from MDR (Medium Density Residential) to HDR (High Density Residential) and rezone from PUD (Planned Unit Development) 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

MARYANNE MORSE, CLERK OF CIRCUIT COURT
CLERK OF SEMINOLE COUNTY
BK 07021 Pgs 0500 - 507; (0pgs)
FILE NUM 200807549.1
RECORDED 06/30/2008 02:17:36 PM
RECORDING FEES 63.52
RECORDED BY G Harford

CERTIFIED COPY
MARYANNE MORSE
CLERK OF CIRCUIT COURT
SEMINOLE COUNTY, FLORIDA
BY Carla Cohn
DEPUTY CLERK



RETURN TO SANDY MCCANN

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. The maximum allowable density shall not exceed 16.5 dwelling units per net buildable acre, up to a maximum of 417 dwelling units
- c. Maximum allowable building height shall be 50 feet or 3 stories. All buildings abutting Oregon Street will either have no third floor balconies on the west, or if they do, they will have a Bermuda type shutter, such that the occupants will not be able to see west into the Lake Forest development from a unit balcony.
- d. The setbacks for the main structures shall be as follows:

Development Perimeter:

North	25'
West	25'
East	25'
South	0'

Building Separation: 20'

- e. The permitted uses shall be apartments, townhomes, condominiums, home occupations, and home offices.
- f. There shall be one access point located on Oregon Street as shown on Exhibit "B".
- g. Parking shall be pursuant to the Land Development Code requirement of two spaces per unit.
- h. A 5' sidewalk will be provided along the property frontage on Oregon Street.
- i. Sidewalks shall be provided adjacent to all units, visitor parking, and linking to future public sidewalks along Oregon Street.
- j. All landscape buffers and common areas shall be maintained by a homeowners association.
- k. The west buffer shall be 15' wide and preserve all existing non-nuisance trees greater than 6' in height, and contain a 6' masonry wall. The

determination of whether a tree is a nuisance tree shall be determined by Seminole County staff. The minimum number of allowable plantings within the buffer shall be 7 canopy trees, 14 Understory trees, and 116 shrubs. Upon Final Master Plan approval the applicant may supply an alternative number of plantings for the west buffer if approved by the Planning Manager.

- i. There shall be a 25' undisturbed landscape buffer along the east property line and a 10' wide landscape buffer along the north property line, which buffers shall contain the required number of plantings according to the Land Development Code.
- m. A minimum of 25% useable open space shall be provided for the entire PUD. This may be accomplished by amenitizing the existing retention pond. There is an existing reciprocal use easement between the subject property and the adjacent property to the south owned by KB Homes.
- n. Interconnectivity with the property to south shall be allowable if agreed to by the south property owner.
- o. Outdoor lighting generated by the project shall measure 0' candles at the West Oregon Street right-of-way line, with exceptions for entrance and or street lighting required by the Seminole County 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: Brenda Carey
 Brenda Carey
 Chairman, Board of County Commissioners

OWNER'S CONSENT AND COVENANT

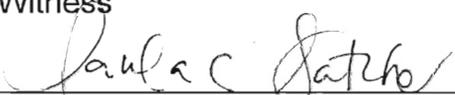
COMES NOW, the owner, NW 46 LTD, J. Steven Schrimsher, on behalf of itself and its heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order



Witness



J. Steven Schrimsher, President

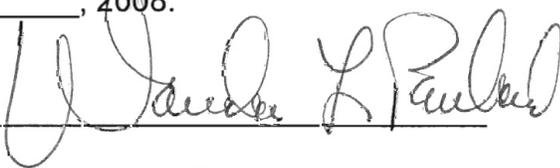


Witness

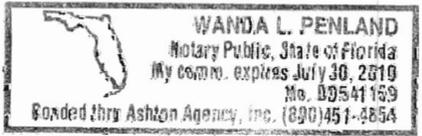
STATE OF FLORIDA)
 ORANGE
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared J. Steven Schrimsher 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 18th day of June, 2008.



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



OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, Jerome Youderian, 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

[Signature]
Witness

[Signature]
Jerome Youderian

[Signature]
Witness

STATE OF FLORIDA)
 ORANGE)
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 Jerome Youderian who is personally known to me or who has produced _____ as identification and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 15th day of June, 2008.

[Signature]

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

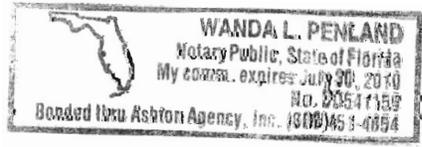


EXHIBIT "A"LAKE FOREST
TRACT A

DESCRIPTION:

That part of Section 20, Township 19 South, Range 30 East, Seminole County, Florida, described as follows:

Commence at the Southwest corner of the East 1/2 of said Section 20; thence run N89°38'35"E along the South line of said East 1/2 for a distance of 25.00 feet to the East right-of-way line of Oregon Street; thence run N00°12'27"W along said East Right-of-way line for a distance of 1764.00 feet to the POINT OF BEGINNING; thence continue N00°12'27"W along said East right-of-way line for a distance of 235.41 feet to the South line of a Florida Department of Transportation Pond, as recorded in Official Records Book 3520, Page 535, of the Public Records of Seminole County, Florida; thence run N89°20'41"E along said South line for a distance of 259.29 feet to the Easterly line of said Pond; thence run N00°39'19"W along said Easterly line for a distance of 100.00 feet to the Westerly prolongation of the South line of Borrow Pit No. 2 (retention pond); thence run N89°20'41"E along said South line for a distance of 1278.52 feet to a point on a non-tangent curve concave Southeasterly and the Easterly line of said Borrow Pit No. 2 having a radius of 6179.65 feet and a chord bearing of N32°35'43"E; thence run Northeasterly along the arc of said curve through a central angle of 12°06'57" for a distance of 1306.77 feet to a point on a line lying 50.00 feet South of and parallel with the North line of the South 5/8 of the East 1/2 of said Section 20; thence run N89°16'23"E along said Parallel line for a distance of 315.14 feet to a point on the Westerly Right-of-way line of Interstate 4 (State Road 400), as recorded in Official Records Book 3520, Page 535, of said Public Records, being a point on a non-tangent curve concave Southeasterly having a radius of 5939.65 feet and a chord bearing of S32°47'00"W; thence run Southwesterly along said Westerly right-of-way line and the arc of said curve through a central angle of 15°36'44" for a distance of 1618.47 feet to the Northeasterly line of the 90' wide County M. M. Smith Canal Easement as recorded in Official Records Book 3513, Page 1546, of said Public Records; thence run N37°21'01"W along said Northeasterly line and said Westerly right-of-way line for a distance of 22.57 feet to a point on a non-tangent curve concave Southeasterly having a radius of 5959.65 feet and a chord bearing of S24°30'21"W; thence run Southwesterly along said Westerly right-of-way line and along the arc of said curve through a central angle of 01°08'41" for a distance of 119.07 feet to the point of tangency; thence run S24°00'12"W along said Westerly right-of-way line for a distance of 830.32 feet to the North line of lands described in Official Records Book 6087, Page 553, of said Public Records; thence run Westerly along said North line the following six (6) courses: N65°59'48"W, 52.16 feet; thence N22°33'35"W, 40.00 feet to a point on a non-tangent curve concave Northerly having a radius of 75.00 feet and a chord bearing of S86°18'13"W; thence Westerly along the arc of said curve through a central angle of 37°43'35" for a distance of 49.38 feet to the point of tangency; thence N74°50'00"W, 18.48 feet to the point of curvature of a curve concave Southerly having a radius of 525.00 feet and a chord bearing of N82°05'46"W; thence Westerly along the arc of said curve through a central angle of 14°31'32" for a distance of 133.10 feet to a point on a non-tangent line and to the East line of lands described in Official Records Book 6087, Page 561, of said Public Records; thence run Northerly and Westerly along the East and North lines of said lands the following nine (9) courses: N24°00'09"E, 203.97 feet; thence N24°28'59"E, 20.06 feet; thence N23°57'19"E, 199.83 feet; thence N27°29'16"E, 31.73 feet; thence N32°53'50"E, 199.83 feet; thence N67°55'48"W, 40.26 feet; thence S89°50'35"W, 1090.62 feet; thence N00°00'00"E, 76.10 feet; thence N90°00'00"W, 185.95 feet to the POINT OF BEGINNING.

Containing 26.803 acres more or less and being subject to any rights-of-way restrictions and easements of record.

EXHIBIT "B"

Preliminary Master Plan
(See Attached)

**LARGE SCALE LAND USE AMENDMENT & REZONE
TO PUD, JAMES G. WILLARD/SHUTTS & BOWEN**

Proof of publication, as shown on page _____, calling for a public hearing to consider a Large Scale Future Land Use Amendment from MDR (Medium Density Residential) to HDR (High Density Residential) and a rezone from PUD (Planned Unit Development) to PUD (Planned Unit Development) for approximately 26.8 acres, located on the east side of Oregon Street, approximately ½ mile north of the intersection of SR 46 and Oregon Street, James G. Willard/Shutts & Bowen, received and filed.

Ian Sikonia, Planner, addressed the Board to present the request, advising the applicant is requesting the land use and zoning change in order to build multi-family residential development at a maximum density of 16.5 dwelling units per net buildable acre. He stated the property was previously known as the NW 46 PUD which consisted of a townhome and condominium project allowing a maximum of 400 units. The PUD allowed a maximum building height of two stories or 35 feet and forbade townhome or condominium units to be used as rentals. The proposed Lake Forrest PUD is creating a new PUD while maintaining some of the previous conditions of the NW 46 PUD. The new PUD is allowing for a maximum of 417 units and increasing the approved maximum building height of 35 feet or two stories to 50 feet or three stories. He further advised that the P&Z Commission voted to make no recommendation to the BCC. The BCC, on February 12, 2008, authorized the transmittal of the land use amendment to the DCA; and the DCA raised no objections to the proposed amendment. Staff, therefore, recommends approval. He added that the Board has been sent a corrected proposed development order (copy received & filed).

Upon inquiry by Commissioner Henley, Mr. Sikonia advised the subject property and the adjoining property (Item #51) are both amenitizing the retention pond and using it to meet part of their open space requirement. Whereupon, Commissioner Henley stated he cannot support that.

Attorney James Johnston, representing the applicant, addressed the Board to state they are in agreement with all the staff's comments and requirements and will answer any questions.

Charlie Madden, Engineer representing the applicant, addressed the Board to advise both properties have legal access to the retention and there will be zero "double dipping" when counting the required open space for both projects. He added that the pond consists of ten acres and almost meets the 25% open space requirement for both projects by itself.

Upon inquiry by Commissioner Henley, Mr. Madden advised they will put a trail and landscaping around the pond. He further advised that they will meet all code requirements and the final master plan will be brought back to the Board for approval.

Commissioner Henley stated it bothers him that they are allowing more and more density without providing for the quality of life.

District Commissioner Carey noted that there will be a pool and clubhouse among other things.

Upon inquiry by Commissioner Dallari, Director of Planning & Development, Dori DeBord, addressed the Board to advise the Code does allow for stormwater retention ponds to be used to meet the open space requirement.

No one else spoke in support or in opposition.

District Commissioner Carey recommended approval of the land use

amendment and the rezoning.

Motion by Commissioner McLean, seconded by Commissioner Van Der Weide to approve the Large Scale Future Land Use Amendment from MDR (Medium Density Residential) to HDR (High Density Residential); adopt Ordinance #2008-27, as shown on page _____, granting rezoning from PUD (Planned Unit Development) to PUD (Planned Unit Development); and approve the Preliminary Master Plan and Development Order, as shown on page _____, as amended, for property consisting of approximately 26.8 acres, located on the east side of Oregon Street, approximately ½ mile north of the intersection of SR 46 and Oregon Street, as described in the proof of publication, James G. Willard/Shutts & Bowen, based on staff findings.

Under discussion, Commissioner Henley questioned who is responsible for maintaining the pond and the amenities.

Commissioner Dallari questioned why a copy of the private agreement between the two property owners for the pond is not in the agenda packet.

Ms. DeBord advised there is a notation on the plans with regard to the pond. She said the Board can choose to amend the D.O. and include the maintenance in same.

Upon inquiry by the Chairman, County Attorney, Robert McMillan, advised the following language can be added to the D.O.: "The retention pond and all amenities will be maintained by the homeowners association."

Chairman Carey commented that the Board will be seeing this again and the language is noted on the plan.

Districts 2, 3 and 5 voted AYE.

Commissioners Dallari and Henley voted NAY.

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: <u>Jerome L. Youderian &</u>	Name: <u>Lona S. Youderian</u>
Address: <u>600 E. Colonial Dr. #100</u>	Address: <u>← SAME</u>
Phone #: <u>Orlando, FL 32803</u>	Phone #: <u>407-423-7600</u>

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: _____	Name of Corporation: _____
Officers: _____	Officers: _____
Address: _____	Address: _____
Directors: _____	Directors: _____
Address: _____	Address: _____
Shareholders: _____	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: _____	Beneficiaries: _____
Trustees: _____	Address: _____
Address: _____	_____

(Use additional sheets for more space.)

SEMINOLE COUNTY
APPLICATION AND AFFIDAVIT

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

Name of Partnership: NW 46, Ltd. Name of Partnership: JLY Group Ltd.
Principal: J. Steven Schrimsher Principal: Jerome L. Youderian
Address: 600 E. Colonial Dr., #100 Address: ← SAME
Orlando, FL 32803 (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: Douglas Partners Name: _____
Address: 1015 New York Ave., Ste 210 Address: _____
Winter Park, FL 32789 (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.

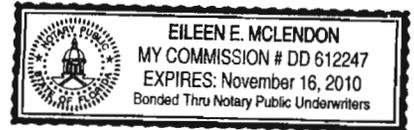
10/29/08
Date

[Signature]
Owner, Agent, Applicant Signature

STATE OF FLORIDA
COUNTY OF ORANGE

Sworn to (or affirmed) and subscribed before me this 29 day of October, 2008 by _____

Eileen E. McLendon EILEEN E. MCLENDON
Signature of Notary Public Print, Type or Stamp Name of Notary Public



Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

For Use by Planning & Development Staff

Date: _____ Application Number: _____