

---

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM****SUBJECT:** River Run PUD Major Amendment**DEPARTMENT:** Planning and Development      **DIVISION:** Planning**AUTHORIZED BY:** Dori DeBord**CONTACT:** Austin Watkins**EXT:** 7440**MOTION/RECOMMENDATION:**

1. Approve the requested PUD Major Amendment, Revised Final Master Plan and Addendum # 2 to the River Run PUD Developer's Commitment Agreement, for 14.96 + acres, located near the northeast corner of the intersection of SR 415 and SR 46 and authorize the Chairman to execute the aforementioned documents (James Roth, applicant); or
2. Deny the requested PUD Major Amendment, Revised Final Master Plan and Addendum # 2 to the River Run PUD Developer's Commitment Agreement, for 14.96 + acres, located near the northeast corner of the intersection of SR 415 and SR 46 and authorize the Chairman to execute the Denial Development Order (James Roth, applicant); or
3. Continue this item until a time and date certain.

District 5 Brenda Carey

Austin Watkins

---

**BACKGROUND:**

The River Run PUD Developer's Commitment Agreement and Final Master Plan were approved by the Board of County Commissioners on April 21, 2001. The River Run PUD allows for a variety of uses including single-family dwellings, recreational vehicle sites, commercial and hotel uses. A Major Amendment to the River Run PUD was approved on April 27, 2004 to allow for more single-family dwelling and commercial uses and a reduction in recreational vehicle site area and open space.

At this time the applicant, James Roth, is requesting a Major Amendment to the River Run PUD to remove 1.7 acres of hotel uses (60-units) and decrease the open space/recreation area from 31.24 acres to 28.68 acres, in order to increase the commercial/office, from 7.69 acres to 11.95 acres. The applicant also desires to modify a condition that requires a children's playground in the residential area to be installed on the 7-acre lake on southeast side of the PUD. The developer has installed a children's playground within the PUD on the eastern portion of the Sterling Meadows subdivision, adjacent to a stormwater retention pond. The applicant proposes that the condition state "In the residential area a children's playground shall be provided near the east side of the PUD adjacent to a stormwater pond." The applicant is also proposing a 46,047 square foot grocery store, 11,200 square feet of retail uses and a 1.34 acre outparcel.

The Final Master Plan provides 6.98 acres of open space and the applicant will amenitize the stormwater retention pond, per the Seminole County Land Development Code. The subject

property is adjacent to an existing single-family subdivision located within the River Run PUD. The applicant is proposing a 25' Active buffer and a 50' building setback for the northern property line adjacent to the existing single-family subdivision, as required by the Seminole County Land Development Code.

**PLANNING AND ZONING COMMISSION RECOMMENDATION:**

The Planning and Zoning Commission met on March 5, 2008 and voted 7 to 0 to recommend approval of the requested PUD Major Amendment, Revised Final Master Plan and Addendum #2 to the River Run PUD Developer's Commitment Agreement, for 14.96 + acres, located near the northeast corner of the intersection of SR 415 and SR 46.

**STAFF RECOMMENDATION:**

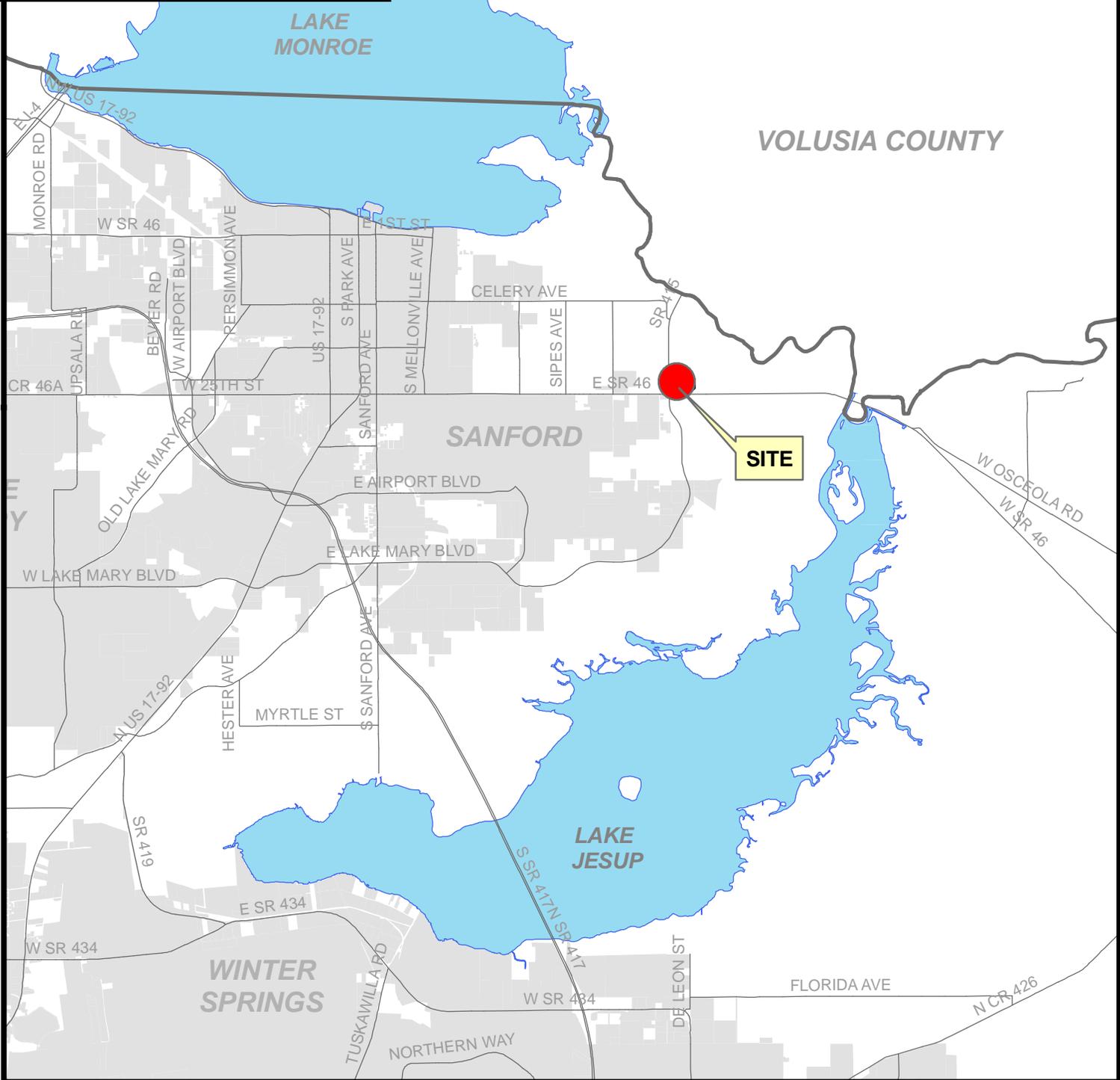
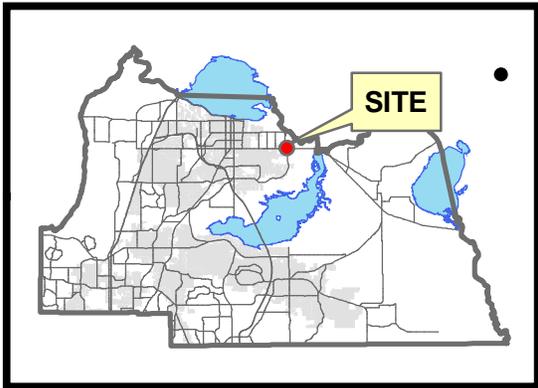
Staff recommends the Board approve the requested PUD Major Amendment, Revised Final Master Plan and Addendum # 2 to the River Run PUD Developer's Commitment Agreement, for 14.96 + acres, located near the northeast corner of the intersection of SR 415 and SR 46.

**ATTACHMENTS:**

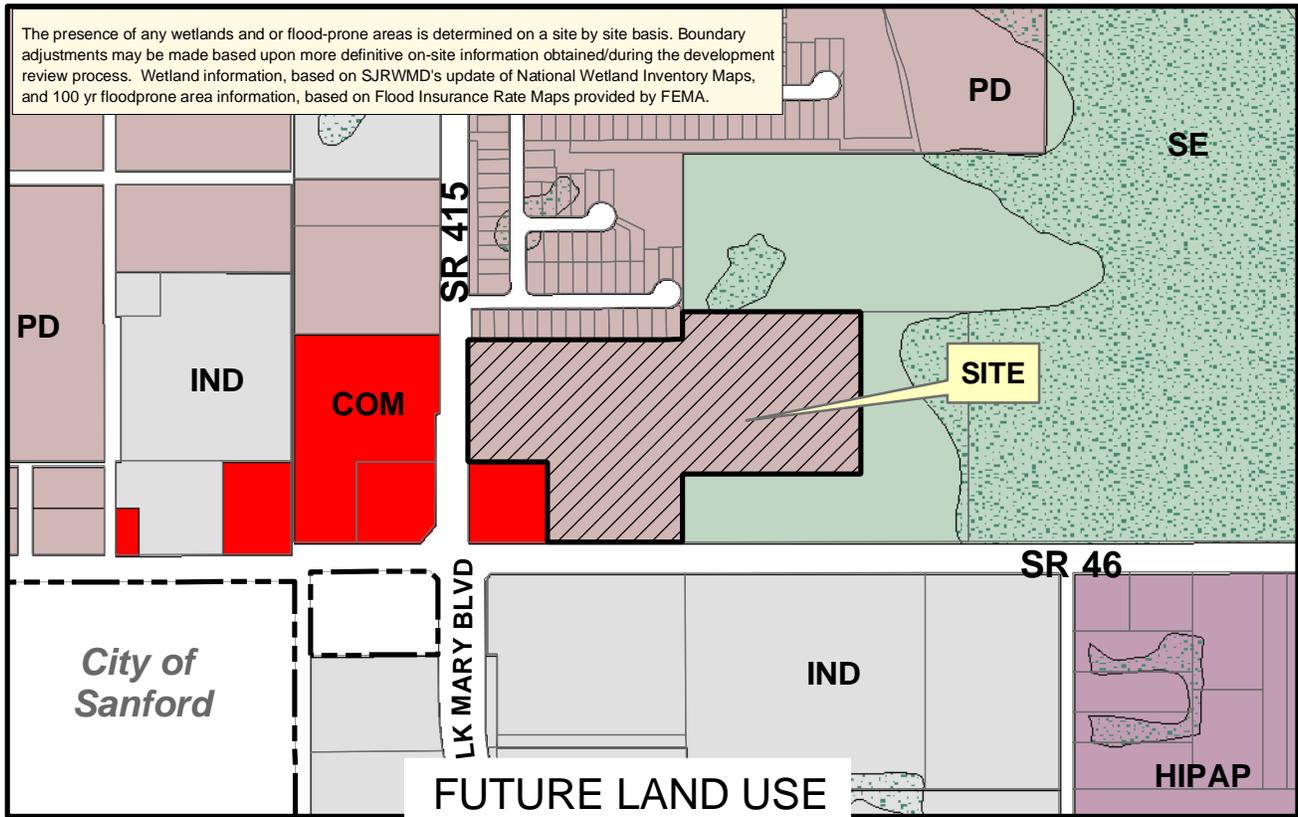
1. Location Map
2. Zoning and Future Land Use Map
3. Aerial Map
4. Revised Final Master Plan
5. Addendum #2 to the River Run DCA
6. Denial Development Order
7. Developer's Commitment Agreement
8. March 2008 P&Z Minutes

**Additionally Reviewed By:**

County Attorney Review ( David Shields )



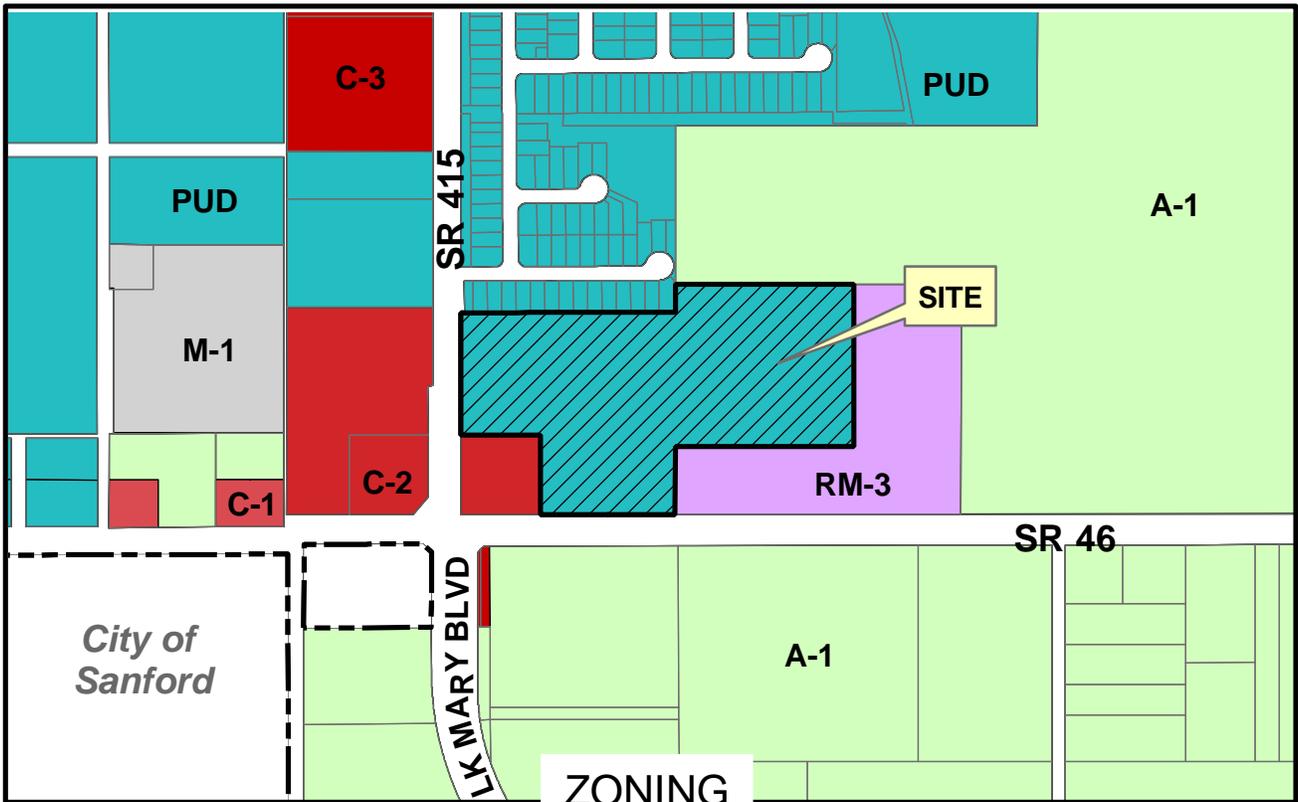
The presence of any wetlands and or flood-prone areas is determined on a site by site basis. Boundary adjustments may be made based upon more definitive on-site information obtained/during the development review process. Wetland information, based on SJRWMD's update of National Wetland Inventory Maps,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



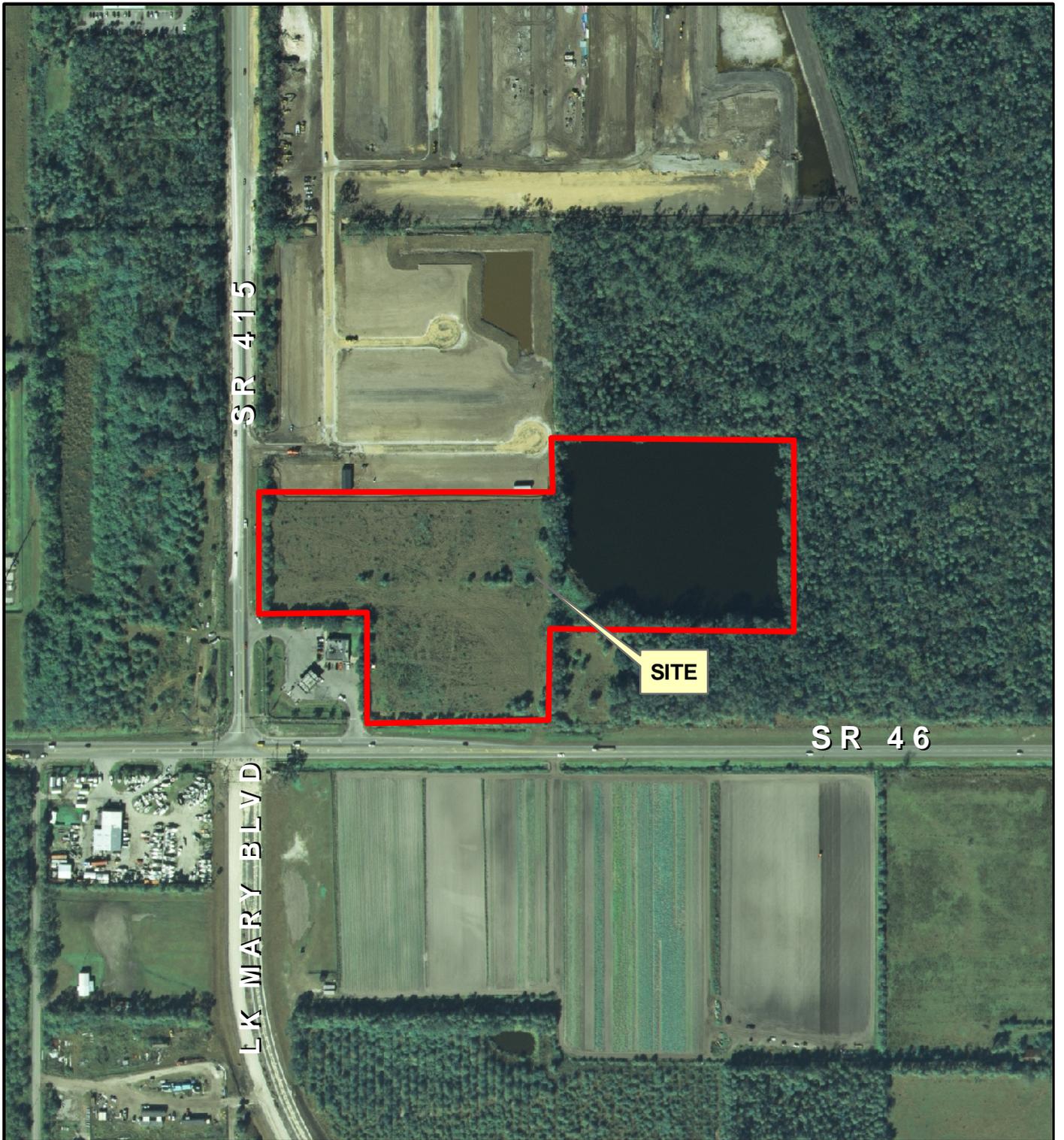
Site 
  COM 
  IND 
  SE 
  PD 
  HIPAP 
  CONS 
  City

Applicant: Sunset Acquisitions Group  
 Physical STR: 34-19-31-300-0040-0000  
 Gross Acres: 14.96 +/- BCC District: 5  
 Existing Use: \_\_\_\_\_  
 Special Notes: PUD Major Amendment

	Amend/ Rezone#	From	To
FLU	--	--	--
Zoning	Z2007-067	PUD	PUD



A-1 
  M-1 
  RM-3 
  C-1 
  C-2 
  C-3 
  PUD 
  FP-1 
  W-1

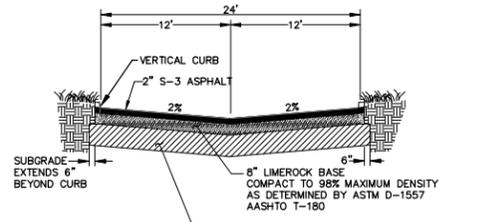


Rezone No: Z2007-067  
 From: PUD To: PUD  
 PUD Major Amendment

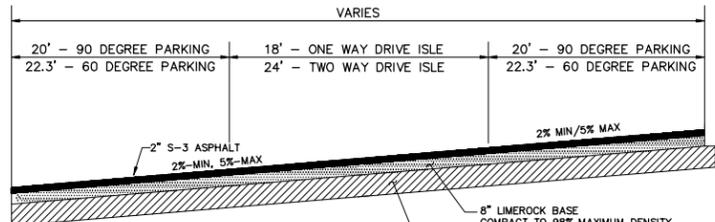
- Parcel
- Subject Property



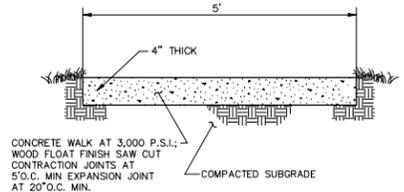
2007 Color Aerials



915 TYPICAL ROADWAY SECTION  
- N.T.S.



916 TYPICAL PARKING SECTION  
- N.T.S.



907 CONCRETE WALK  
- N.T.S.

LOT TABLE			
LOT	LOT USE	AC.	%
A	COMMERCIAL	1.34 AC.	8.96
B	COMMERCIAL	13.62 AC.	91.04
GROSS SITE AREA		14.96 AC.	100 %

OPEN SPACE CALCULATION

REQUIRED OPEN SPACE = 25% PER RIVER RUN PUD	
= 14.96 AC x 0.25 = 3.74 AC	
PROVIDED OPEN SPACE	
LOT A (25% MIN. X 1.34 AC.)	= 0.34 AC
LOT B	
GREEN SPACE	= 0.56 AC
BUFFERS	= 0.98 AC
RETENTION POND	= 6.47 AC
LOT B OPEN SPACE	= 8.01 AC
TOTAL OPEN SPACE	= 8.35 AC

NOTE: LOT A OPEN SPACE TO BE DETERMINED AT SITE PLAN REVIEW. THE AMENITIZED RETENTION POND MAY COUNT TOWARD THIS REQUIREMENT, HOWEVER IN NO CASE SHALL THE TOTAL POND AREA USED FOR OPEN SPACE BY PARCELS A AND B EXCEED 100% OF THE POND AREA AVAILABLE.

UTILITY IMPACTS

WATER (0.1 GPD/SF X 71,000 SF)	7,700 GPD
SEWER (0.1 GPD/SF X 71,000 SF)	7,700 GPD
TRAFFIC	SEE TRAFFIC ANALYSIS SUBMITTED BY LEFTWICH ENGINEERING.

PROJECT TEAM MEMBERS:

**OWNER / DEVELOPER:**  
SUNSET ACQUISITIONS GROUP, LLC.  
110 WEST MAIN STREET, SUITE 200  
LOUISVILLE, KY 40202  
PHONE: (502) 895-4880

**ENGINEER:**  
MADDEN, MOORHEAD & GLUNT INC.  
431 E HORATIO AVE., SUITE 260  
MAITLAND, FLORIDA 32751  
PHONE: (407) 629-8330

**SURVEYOR:**  
HENRICH-LUKE & SWAGGERTY, LLC  
250 S. RONALD REAGAN BLVD. STE. 114  
LONGWOOD, FLORIDA 32750  
PHONE: (407) 647-7346

**GEOTECHNICAL ENGINEER**  
UNIVERSAL SCIENCES  
3532 MAGUIRE BLVD.  
ORLANDO, FL 32811  
PHONE: (407)-423-0504

UTILITY PROVIDERS:

**ELECTRIC:**  
FLORIDA POWER & LIGHT CO.  
MARK POLLOCK  
P.O. BOX 2149  
SANFORD, FL 32772  
PH: (407) 328-1924  
FAX: (407) 328-1910

**PHONE:**  
BELLSOUTH  
MARTIN NOSE  
132 COMMERCE WAY  
SANFORD, FL 32771  
PH: (407) 327-0447  
FAX: (407) 327-2402

**CABLE:**  
BRIGHT HOUSE NETWORKS  
TRACEY DOMOSTOY  
844 MAGUIRE ROAD  
OCOCHEE, FL 34761  
PH: (407) 532-8511  
FAX: (407) 656-1162

**WATER, WASTE WATER & SOLID WASTE**  
CITY OF SANFORD  
P.O. BOX 2847  
SANFORD, FL 32772-2847  
PH: (407) 330-5639  
FAX: (407) 330-5646

**GAS**  
FLORIDA PUBLIC UTILITIES  
LAUREL LOEFFLER  
830 WEST 6TH STREET  
SANFORD, FL 32771  
PH: (407) 322-5733  
FAX: (407) 323-4354

SITE DATA:

- PARCEL ID #: 34-19-31-300-0040-0000
- EXISTING ZONING: PUD
- FUTURE LAND USE: PD
- BUILDING SETBACKS: ADJACENT RESIDENTIAL = 50'  
FRONT = 25'  
REAR = 10'  
SIDE = 0'
- REQUIRED BUFFERS = PROJECT PERIMETER = 10' LANDSCAPE  
= ADJ. RESIDENTIAL = 50' ACTIVE / 25' PASSIVE  
(ACTIVE/PASSIVE BUFFERS PER SCLDC SEC 30.1232)
- PROPOSED PROJECT IS A 71,000 S.F. COMMERCIAL DEVELOPMENT
- TOTAL ACREAGE = 14.96 AC.
- BUILDING HEIGHT: 1 STORY / 35' MAX.
- REQUIRED PARKING SPACES:  
LOT A - TO MEET SEMINOLE COUNTY REQUIREMENTS AT TIME OF DEVELOPMENT  
LOT B:  
RETAIL (1 SP./250 SF.) = 11,200 SF. / 250 SF. = 49 SP.  
GROCERY (1 SP./200 SF.) = 46,047 SF. / 200 SF. = 230 SP.  
TOTAL REQUIRED PARKING LOT B = 279 SPACES  
PROVIDED # OF SPACES: DESCRIPTION:  
48 10' x 20'  
230 60' ANGLED PARKING ( PER SEMINOLE COUNTY LDC SEC. 30.1223)  
7 HANDICAP  
285 TOTAL SPACES PROVIDED
- MAX. IMPERVIOUS AREA ALLOWED = 75% OF SITE  
= (14.96 AC. x .75) = 11.22 AC.
- LOT B PROPOSED IMPERVIOUS AREA = 5.61 AC.  
LOT A IMPERVIOUS AREA (75% X 1.34 AC.) = 1.0 AC  
TOTAL IMPERVIOUS AREA = 6.61 AC/53.34%
- MAX FAR = 0.35
- PROVIDED FAR:  
LOT B: (1.31 AC / 14.96 AC.) = .09  
NOTE: FLOOR AREA RATIOS DO NOT INCLUDE LOT A BUT WILL NOT EXCEED A TOTAL 0.35 FAR FOR TOTAL PUD.
- WATER, SEWER, AND RECLAIMED WATER SERVICE IS PROVIDED BY THE CITY OF SANFORD.
- UTILITY EASEMENTS DEDICATED TO SEMINOLE COUNTY SHALL BE PROVIDED OVER ALL WATER AND SEWER MAINS LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY.
- ALL UTILITY LINES AND STORMWATER SYSTEM TO MEET SEMINOLE COUNTY SPECIFICATIONS.
- ALL CONSTRUCTION MATERIALS AND OTHER PROPOSED IMPROVEMENTS WILL MEET THE APPLICABLE CODES OF SEMINOLE COUNTY. SEMINOLE COUNTY DETAILS WILL BE UTILIZED ON THE FINAL ENGINEERING PLANS.
- THE PROPOSED PROJECT FIRE PROTECTION SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH SEMINOLE COUNTY FIRE PROTECTION STANDARDS AND NFPA REQUIREMENTS.
- TRANSPORTATION IMPROVEMENTS PER FDOT AND SEMINOLE COUNTY REQUIREMENTS WILL BE SHOWN AT FINAL ENGINEERING.
- THE PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD PLAIN ZONE "A" PER FLOOD INSURANCE RATE MAP OF SEMINOLE COUNTY, FLORIDA. PANEL # 120117C0065 E, DATED APRIL 17, 1995.
- LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH SEMINOLE COUNTY ORDINANCE 2004-2, DATED JANUARY 13, 2004.
- SIDEWALKS WILL BE CONSTRUCTED A MINIMUM OF 5' IN WIDTH AND SHALL CONNECT BUILDING ENTRANCES TO RIGHT OF WAY
- RETENTION AREA SHALL HAVE EASEMENTS IN FAVOR OF BOTH PARCELS.
- STORMWATER RETENTION SYSTEM SHALL BE DESIGNED TO SEMINOLE COUNTY AND ST JOHN'S RIVER WATER MANAGEMENT DISTRICT STANDARDS.
- ALL GREEN SPACE SHALL COUNT TOWARD THE REQUIRED OPEN SPACE.
- THE RETENTION POND WILL BE AMENITIZED PER THE SCLDC.
- THE PERMITTED USES SHALL BE ALL C-1 USES PLUS AMUSEMENT AND RECREATION FACILITIES, RECREATIONAL VEHICLE SITES AND SERVICE, DRIVE-IN RESTAURANTS, AND MINI STORAGE FACILITIES.



GENERAL NOTES AND DETAILS  
FOR  
**RIVER RUN PUD**  
FLORIDA  
SEMINOLE COUNTY

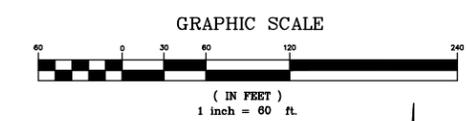
CLIENT  
SUNSET ACQUISITIONS GROUP, LLC.  
110 WEST MAIN STREET, SUITE 200  
LOUISVILLE, KY 40202  
(502) 895-4880

ENGINEER IN CHARGE:  
CHADWYCK H. MOORHEAD, P.E. #61781  
CERTIFICATE OF AUTHORIZATION NO. EB-000723

NO.	DATE	REVISIONS
1	10/19/07	REVISED PER SEMINOLE COUNTY COMMENTS
2	1/19/08	REVISED PER SEMINOLE COUNTY COMMENTS
3		
4		
5		
6		
7		
8		
9		
10		
11		

JOB # 25155  
DATE: 09/18/07  
SCALE: N.T.S.  
DESIGNED BY: DAS  
DRAWN BY: JAS  
APPROVED BY: CHM

NT-1



**MADDEN**  
 BOOTH AD & CLINT INC.  
 CIVIL ENGINEERS

431 E. Horatio Avenue  
 Suite 260  
 Maitland, Florida 32751  
 (407) 629-8330

FINAL MASTER PLAN  
 FOR  
**RIVER RUN PUD**  
 SEMINOLE COUNTY  
 FLORIDA

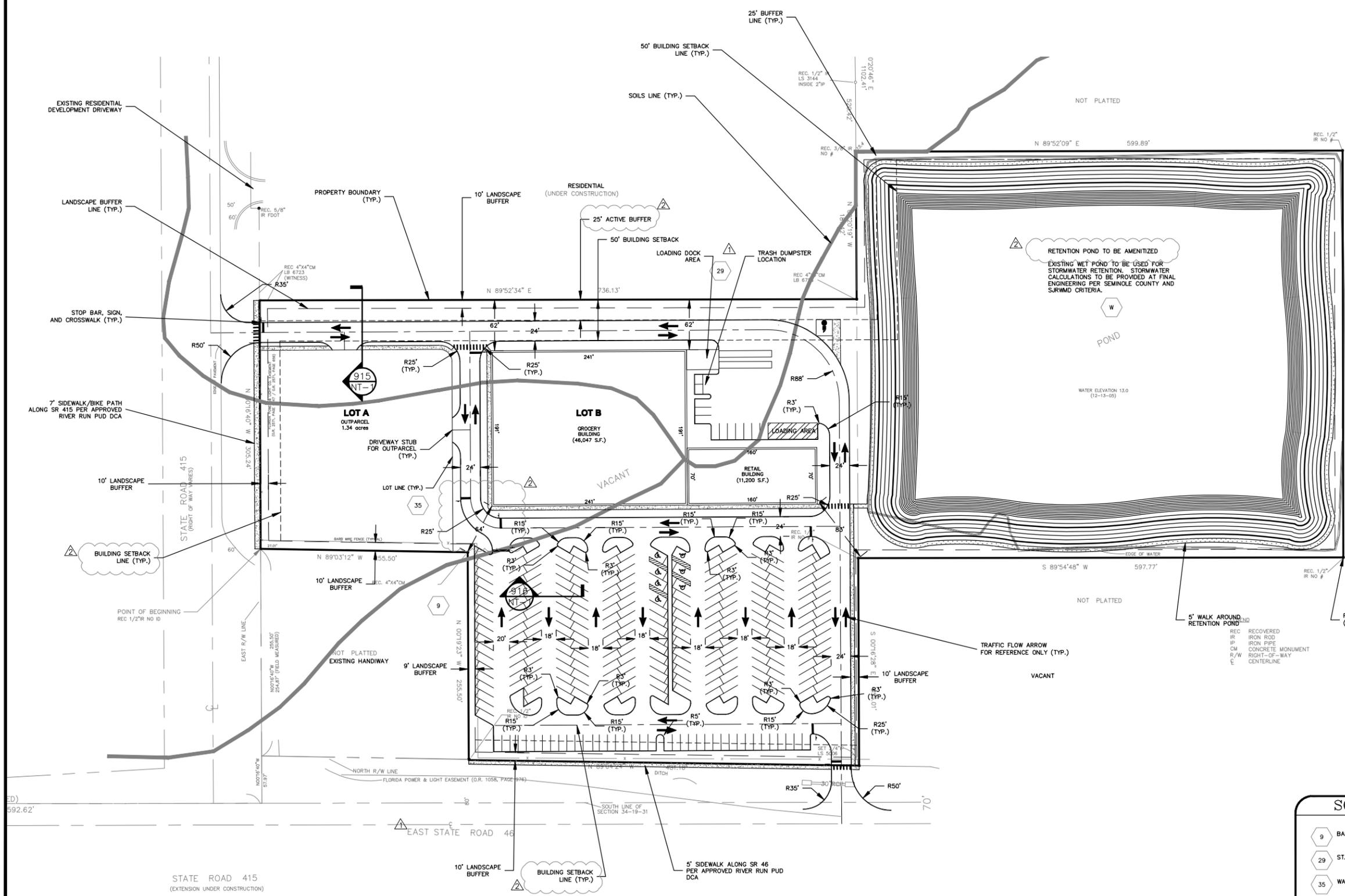
CLIENT  
 SUNSET ACQUISITIONS GROUP, LLC.  
 110 WEST MAIN STREET, SUITE 200  
 LOUISVILLE, KY 40202  
 (502) 895-4880

ENGINEER IN CHARGE:  
 CHADWYCK H. MOORHEAD, P.E. #61781  
 CERTIFICATE OF AUTHORIZATION NO. EB-0007723

NO.	DATE	REVISIONS
1	10/17/07	REVISION PER SEMINOLE COUNTY COMMENTS
2	11/17/08	REVISION PER SEMINOLE COUNTY COMMENTS
3		
4		
5		
6		
7		
8		
9		
10		
11		

JOB # 25155  
 DATE: 09/18/07  
 SCALE: 1"=60'  
 DESIGNED BY: DAS  
 DRAWN BY: JAS  
 APPROVED BY: CHM

FMP-1



**SOILS LEGEND**

9	BASINGER AND DELRAY FINE SAND
29	ST. JOHNS AND EAUGALLIE FINE SANDS
35	WABASSO FINE SAND
W	WATER
—	SOILS LINE

STATE ROAD 415  
 (EXTENSION UNDER CONSTRUCTION)

EAST STATE ROAD 46

5' SIDEWALK ALONG SR 46  
 PER APPROVED RIVER RUN PUD  
 DCA



**ADDENDUM #2  
TO**

**RIVER RUN PLANNED UNIT DEVELOPMENT  
FINAL PUD MASTER PLAN  
DEVELOPERS COMMITMENT AGREEMENT  
COMMITMENT, CLASSIFICATIONS AND DISTRICT DESCRIPTION**

On April 22, 2008, the Board of County Commissioners of Seminole County issued this Addendum to the "River Run PUD Developer's Commitment Agreement", as amended (the "PUD"), which shall superseded any and all provisions to the contrary in said PUD or other addenda thereto:

(plain text is provided for reference; strikethroughs are deletions and underlines are additions)

III. <b><u>Land Use</u></b>	<u>Acres</u>	<u>Units</u>	<u>Density</u>
Single Family	40.13	209	5.21 DU / Acre
Recreational Vehicle	5.60	68	12.14 Sites / A
Commercial Office	<del>7.69</del> <u>11.95</u>		
Hotel	<del>1.7</del> <u>0</u>		
Open Space / Recreation	<del>31.24</del> <u>28.68</u>		
Retention Areas/Lakes	18.11		
Total	<del>104.47</del> <u>106.17</u>		

IV. **Tract Breakdown**

Phase I. Installation of 209 single family residential lots. Also, the infrastructure such as utilities, roads, retention, etc. to support single family development. The density will conform with that of the overall site plan. The Phase I construction area will impact approximately 47 acres, including retention ponds located in tracts E, K and L. The main entrance was relocated about 200 feet to the south to conform to the entrance of the clinic across the street.

Phase II. Envisions the development and installation of 68 RV sites.

Phase III. Involves the development of 3.88 acres of commercially zoned land located adjacent to CR 415 immediately south of the RV Park. Zoning permits the building of 27,000 square feet of structures.

Phase IV & V. Encompasses the development of the balance of the commercially zoned land, allowing ~~37,000~~ 71,000 square feet of structures, ~~and the development of the hotel site, allowing 60 hotel rooms.~~

V. **Building and Lot Restrictions**

All building and lot restrictions shall be consistent with those approved in the preliminary PUD Plan and may be more restrictive than those hereafter described. All specimen trees will be saved whenever reasonably possible.

C. **Commercial:**

~~Hotel Zoning, and~~ Commercial Zoning permits all C-1 uses, plus amusement and recreation facilities, ~~hotels and motels~~, RV sales and service, drive-in restaurant and mini-storage. Setbacks as approved in the preliminary PUD plan, or if more restrictive, as provided in the Seminole County Land Development Code for C-1 and C-2 Zoning, as applicable. Commercial operating hours will vary for different commercial uses, but generally are proposed between 6 a.m. and 12 ~~p.m.~~ a.m.

VIII. **Landscaping and Buffers:** Landscaping will be installed in the buffer areas as described, concurrent with each respective Phase of development. Also, landscaping will be installed at the main entrance to the RV park, in the RV Park situated commercial areas, and in selected other RV areas, such as the clubhouse, parking lot, tennis court, ~~and swimming pool.~~ ~~Also,~~ and in selected areas of the residential development, ~~and on the hotel site, upon their respective development.~~ In addition, palm trees, to the extent they do not interfere with the natural tree coverage, will be installed along the RV entrance and the RV Boulevard. All Phases of Development will conform and abide by Seminole County's applicable landscaping codes. The Commercial Areas shall provide a 25' buffer and a 50' building setback for the length of commercial uses consistent with the Active buffering standards of the Seminole County Land Development Code.

IX. **Recreation and Open Space:** In addition to the amenities described, tables, benches, barbecues, shuffleboard, horseshoes will be provided within the RV tract. Also, fish will be placed in the aerated wet-retention ponds of the RV site. In the residential area a children's playground shall be ~~installed~~ provided near the ~~7 acre lake on the southeast side of the PUD~~ east side of the PUD adjacent to a stormwater pond. All referenced recreation facilities will be put in place at the time of each respective Phase of development.

XI. **Other commitments:**

- A. All maintenance in the RV Park will be the sole responsibility of the Developer\_Owners. A Homeowners Association will be established to maintain all common areas within the residential land. Commercial land improvements and maintenance will be the responsibility of the respective owners, from time to time. Maintenance will also be provided for, Private Road Right-of-Ways, Open Space and Recreational Facilities.
- B. Street lighting is proposed for all developed entrances and throughout all developed areas of the PUD. The installation of such lighting shall be concurrent with each respective Phase of development.
- C. Operating hours for the commercial activities are proposed to be between 6 a.m. and ~~12 p.m.~~ a.m.
- D. The proposed maximum height for ~~a planned hotel~~ the commercial area is thirty five (35) feet.
- E. Usable open space throughout the PUD shall be pedestrian-accessible from all areas of the PUD.
- F. Unless specifically addressed in this Agreement, or in the Rezoning of August 12, 1997, the development shall fully comply with all Codes and Ordinances, including impact Fee Ordinances, in effect in Seminole County at the time of issuance of any permit.
- G. Subdivision plats establishing residential lots within the limits of the subject property shall include a note in font size twelve (12) point or larger the following:
- The properties delineated on this plat are subject to aircraft noise that may be objectionable.*
- H. The sale of each and every residential lot within the subject property shall include a deed restriction containing the following language in bold type face:

**NOTICE OF AIRPORT NOISE**

**This property is located in proximity to an airport noise zone. Residents will be subject to aircraft noise that may be objectionable.**

Developer Definition: When the term "Developer" is used herein, the term shall be taken, or constructed, to mean "River Run, Inc. and or Dr. Randall C. Brown and Dr. Alan J. Devos"- and or Sunset Acquisition Group, LLC." All obligations, liabilities, and responsibilities incurred by, or implied by the Developer in this Agreement, shall be assumed by all successors in interest as the Overall Developer of this Planned Unit Development.

DONE AND ORDERED ON THE DATE  
FIRST WRITTEN ABOVE

By: \_\_\_\_\_  
Brenda Carey, Chairman  
Seminole County Board of County Commissioners

**OWNERS' CONSENT AND COVENANT**

COMES NOW, the owner, Sunset Acquisition Group, LLC, on behalf of itself and its heirs, successors, assigns and 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.

WITNESSES:

OWNER:

\_\_\_\_\_  
Witness

\_\_\_\_\_  
James Roth, Manager Sunset  
Acquisition Group, LLC

\_\_\_\_\_  
Witness

*Acknowledgement*

STATE OF FLORIDA     }  
COUNTY OF SEMINOLE }

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2008, by \_\_\_\_\_ who is personally known to me or who has produced their Driver's License as identification.

\_\_\_\_\_  
Notary Public  
Print Name:  
My Commission expires:

**Exhibit "A"**  
**LEGAL DESCRIPTION**

FROM THE SOUTHWEST CORNER OF THE SW 1/4 OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, RUN N. 89°56'50" E., ALONG THE SOUTH LINE OF SAID SW 1/4, A DISTANCE OF 592.62 FEET; THENCE RUN N. 00°16'40" W., 57.97 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 46 AND THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 415; THENCE CONTINUE N. 00°16'40" W. ALONG SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD 415 A DISTANCE OF 255.50 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY LINE 305.24 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE RUN N. 89°52'34" E. 736.13 FEET TO THE EAST LINE OF THE SW 1/4 OF THE SW 1/4 OF AFORESAID SECTION 34; THENCE RUN N. 00°20'46" W. ALONG SAID EAST LINE 181.42 FEET; THENCE N. 89°52'09" E. 599.89 FEET; THENCE S. 00°06'01" E. 500.19 FEET; THENCE S. 89°54'48" W. 597.77 FEET; THENCE S. 00°16'28" E. 255.12 FEET TO THE AFORESAID NORTH RIGHT-OF-WAY LINE OF STATE ROAD 46; THENCE RUN N. 89°10'41" W. ALONG SAID NORTH RIGHT-OF-WAY LINE 481.16 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE RUN N. 00°19'23" W. 255.50 FEET; THENCE N. 89°03'12" W. 255.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.96 ACRES MORE OR LESS.

**Exhibit "B"**  
**FINAL MASTER PLAN**



**MADDEN CIVIL ENGINEERS**  
 431 E. Horseshoe Avenue  
 Suite 260  
 Maitland, FL 32751  
 (407) 659-8330

**GENERAL NOTES AND DETAILS**  
 FOR  
**RIVER RUN PUD**  
 FLORIDA  
 SEMINOLE COUNTY

CLIENT  
 SUNSET ACQUISITIONS GROUP, LLC  
 110  
 LOUISVILLE, KY 40202  
 (502) 268-4880

ENGINEER IN CHARGE:  
 CHADWYCK H. MOORHEAD, P.E., 16179  
 CERTIFICATE OF AUTHORIZATION NO. EB-00007222

DATE REVISIONS

NT-1

**SITE DATA:**

1. PARCEL ID # 34-19-31-300-040-000
2. EXISTING ZONING: PUD
3. FUTURE LAND USE: PD
4. BUILDING SETBACKS: FRONT = 25'  
 SIDE = 10'  
 REAR = 10'
5. PROJECT PROMOTER: LANDMARK BANK  
 (ACTIVE/PASSIVE BUFFERS PER SEC. 30.13(2))
6. PROPOSED PROJECT IS A 7,000 SF. COMMERCIAL DEVELOPMENT
7. TOTAL AREA = 14.98 AC.
8. BUILDING HEIGHT: 1 STORY / 35' MAX.
9. REQUIRED PARKING SPACES:

LOT A - TO MEET SEMINOLE COUNTY REQUIREMENTS AT TIME OF DEVELOPMENT  
 TOTAL LOT AREA = 11,200 SF / 0.256 AC = 49.39  
 TOTAL REQUIRED PARKING SPACES = 275 SPACES  
 PROPOSED # OF SPACES: 49

LOT B - TO MEET SEMINOLE COUNTY REQUIREMENTS AT TIME OF DEVELOPMENT  
 TOTAL LOT AREA = 1,498 AC / 0.256 AC = 5.85  
 TOTAL REQUIRED PARKING SPACES = 275 SPACES  
 PROPOSED # OF SPACES: 49

10. MAX. IMPERVIOUS AREA ALLOWED = 75% OF SITE  
 10.1. MAX. IMPERVIOUS AREA (14.98 AC) = 11.24 AC  
 10.2. MAX. IMPERVIOUS AREA (1.34 AC) = 1.01 AC  
 10.3. TOTAL IMPERVIOUS AREA = 12.25 AC
11. MAX. FURF = 0.35
12. LOT B (1.34 AC / 14.98 AC) = .09

NOTE: FLOOR AREA PATIOS DO NOT INCLUDE LOT A BUT WILL NOT EXCEED A TOTAL 0.35 AC FOR TOTAL 100.

13. WATER, SEWER, AND RECLAIMED WATER SERVICE IS PROVIDED BY THE CITY OF SANFORD. SANITARY SEWERAGE IS PROVIDED TO SEMINOLE COUNTY AND BE PROVIDED BY WASTEWATER TREATMENT PLANT LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY. TRASH AND STORMWATER SYSTEM TO MEET SEMINOLE COUNTY SPECIFICATIONS.
14. ALL CONSTRUCTION MATERIALS AND OTHER PROVIDED IMPROVEMENTS WILL BE UTILIZED ON THE FINAL ENGINEERING PLANS.
15. THE PROPOSED PROJECT FIRE PROTECTION SYSTEM WILL BE DESCRIBED IN THE PROJECT FIRE PROTECTION SYSTEM SPECIFICATIONS AND SHALL MEET ALL NFPA REQUIREMENTS.
16. TRANSPORTATION IMPROVEMENTS PER FOOT AND SEMINOLE COUNTY REQUIREMENTS SHALL BE PROVIDED TO THE PROPERTY.
17. THE PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD PLAIN ZONE. "A" FLOOD INSURANCE RATE MAP OF SEMINOLE COUNTY, FLORIDA, SHOWS THE PROPERTY IS NOT IN A DESIGNATED FLOOD PLAIN ZONE.
18. LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH SEMINOLE COUNTY ORDINANCE 2004-2, DATED JANUARY 13, 2004.
19. SIGNAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SEMINOLE COUNTY ORDINANCE 2004-2, DATED JANUARY 13, 2004.
20. RETENTION AREA SHALL HAVE EASMENTS IN FAVOR OF BOTH PARCELS.
21. STORMWATER RETENTION SYSTEM SHALL BE DESIGNED TO SEMINOLE COUNTY AND CITY OF SANFORD STANDARDS.
22. ALL OPEN SPACE SHALL COMPLY WITH THE REQUIRED OPEN SPACE.
23. THE RETENTION POND WILL BE ADJACENT TO THE SOIL.
24. THE RETENTION POND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND STANDARDS FOR RETENTION POND DESIGN, STORAGE FACILITIES, SERVICE, WASTE-WATER, AND MIN.

LOT	LOT USE	AC.	%
A	COMMERCIAL	13.62 AC	91.54
B	COMMERCIAL	1.36 AC	9.14
GROSS SITE AREA		14.98 AC	100 %

**OPEN SPACE CALCULATION**

REQUIRED OPEN SPACE = 225 PER RIVER RUN ROAD  
 14.98 AC x 0.256 AC = 3.84 AC  
 1.34 AC x 0.256 AC = 0.34 AC  
 TOTAL OPEN SPACE = 4.18 AC

LOT A (13.62 AC x 1.34 AC) = 0.34 AC  
 GREEN SPACE = 0.34 AC  
 RETENTION POND = 0.34 AC  
 LOT B OPEN SPACE = 0.34 AC  
 TOTAL OPEN SPACE = 0.34 AC

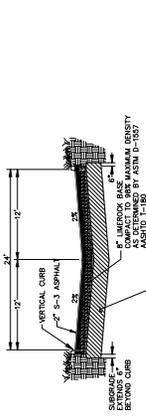
NOTE: THE RETENTION POND SHALL BE ADJACENT TO THE SOIL. THE ADJACENT RETENTION POND MAY COMPLY WITH THE REQUIREMENT BY PARCEL A AND B EXCEED 10% OF THE POND AREA AVAILABLE.

**UTILITY IMPACTS**

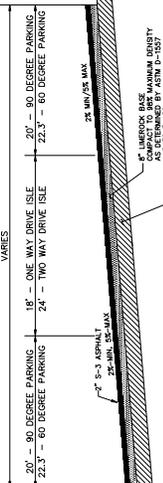
WATER (01.09/09) X 7,000 SF = 7,000 GPD  
 SEWER (01.09/09) X 7,000 SF = 7,000 GPD  
 TRAFFIC  
 SEE TRAFFIC ANALYSIS SUBMITTED BY LEITCH ENGINEERING.

**PROJECT TEAM MEMBERS:**

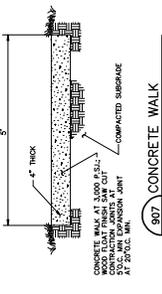
- OWNER / DEVELOPER:**  
 SUNSET ACQUISITIONS GROUP, LLC  
 110 LOUISVILLE, KY 40202  
 PHONE: (502) 895-4880
- ENGINEER:**  
 MADDEN CIVIL ENGINEERS & ARCHITECTS, INC.  
 431 E. HORSeshOE AVENUE, SUITE 260  
 MAITLAND, FLORIDA 32751  
 PHONE: (407) 659-8330
- SURVEYOR:**  
 MADDEN CIVIL ENGINEERS & ARCHITECTS, INC.  
 431 E. HORSeshOE AVENUE, SUITE 260  
 MAITLAND, FLORIDA 32751  
 PHONE: (407) 659-8330
- GEOTECHNICAL ENGINEER:**  
 UNIVERSAL SERVICES  
 2502 S. RONALD REAGAN BLVD. STE. 114  
 SANFORD, FL 32771  
 PHONE: (407) 847-2346
- UTILITY PROVIDERS:**
- ELECTRIC:**  
 FLORIDA POWER & LIGHT CO.  
 100 N. WASHINGTON ST., SUITE 100  
 SANFORD, FL 32771  
 PHONE: (407) 338-1924
- WATER:**  
 CITY OF SANFORD  
 200 S. RONALD REAGAN BLVD. STE. 114  
 SANFORD, FL 32771  
 PHONE: (407) 332-2847
- SEWER:**  
 CITY OF SANFORD  
 200 S. RONALD REAGAN BLVD. STE. 114  
 SANFORD, FL 32771  
 PHONE: (407) 332-2847
- CABLE:**  
 TRINITY NETWORKS  
 1000 W. UNIVERSITY BLVD. SUITE 100  
 ORLANDO, FL 32817  
 PHONE: (407) 852-1182
- WATER, WASTE WATER, & SOLID WASTE:**  
 CITY OF SANFORD  
 200 S. RONALD REAGAN BLVD. STE. 114  
 SANFORD, FL 32771  
 PHONE: (407) 332-2847
- GAS:**  
 FLORIDA GAS SERVICES  
 1000 W. UNIVERSITY BLVD. SUITE 100  
 ORLANDO, FL 32817  
 PHONE: (407) 332-4284



915 TYPICAL ROADWAY SECTION  
 - N.T.S.



916 TYPICAL PARKING SECTION  
 - N.T.S.



917 CONCRETE WALK  
 - N.T.S.





**SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

On May 6, 2008, Seminole County issued this Denial Development Order relating to and touching and concerning the following property described in the attached legal description as Exhibit "A".

**Property Owner(s):** Sunset Acquisitions Group

**Project Name:** River Run PUD Major Amendment

**Requested Development Approval:** Major Amendment to the River Run PUD for 14.96 + acres, located near the northeast corner of the intersection of SR 415 and SR 46.

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

After fully considering staff analysis titled "River Run PUD Major Amendment" and all evidence submitted at the public hearing on May 6, 2008, regarding this matter the Board of County Commissioners have found, determined and concluded that the requested PUD Major Amendment should be denied.

**ORDER**

**NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

The aforementioned application for development approval is **DENIED**.

**Done and Ordered on the date first written above.**

**SEMINOLE COUNTY BOARD OF  
COUNTY COMMISSIONERS**

**By:** \_\_\_\_\_  
Brenda Carey, Chairman

**Exhibit "A"**  
**Legal Description**

FROM THE SOUTHWEST CORNER OF THE SW 1/4 OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, RUN N. 89°56'50" E., ALONG THE SOUTH LINE OF SAID SW 1/4, A DISTANCE OF 592.62 FEET; THENCE RUN N. 00°16'40" W., 57.97 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 46 AND THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 415; THENCE CONTINUE N. 00°16'40" W. ALONG SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD 415 A DISTANCE OF 255.50 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY LINE 305.24 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE RUN N. 89°52'34" E. 736.13 FEET TO THE EAST LINE OF THE SW 1/4 OF THE SW 1/4 OF AFORESAID SECTION 34; THENCE RUN N. 00°20'46" W. ALONG SAID EAST LINE 181.42 FEET; THENCE N. 89°52'09" E. 599.89 FEET; THENCE S. 00°06'01" E. 500.19 FEET; THENCE S. 89°54'48" W. 597.77 FEET; THENCE S. 00°16'28" E. 255.12 FEET TO THE AFORESAID NORTH RIGHT-OF-WAY LINE OF STATE ROAD 46; THENCE RUN N. 89°10'41" W. ALONG SAID NORTH RIGHT-OF-WAY LINE 481.16 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE RUN N. 00°19'23" W. 255.50 FEET; THENCE N. 89°03'12" W. 255.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.96 ACRES MORE OR LESS.

**RIVER RUN PLANNED UNIT DEVELOPMENT**  
**FINAL PUD MASTER PLAN**  
**DEVELOPER'S COMMITMENT AGREEMENT**  
**COMMITMENT, CLASSIFICATIONS AND DISTRICT DESCRIPTION**

On April 24, 2001, the Board of County Commissioners of Seminole County issued this Development Order relating to and touching and concerning the following described property:

**I. Legal Description**

Parcel A: The South 583.65 feet of the NW ¼ of the SW ¼ of Section 34, Township 19 South, Range 31 East, Seminole County, Florida, lying East of State Road 415, and the SW ¼ of the SW ¼ of said Section 34, lying East of State Road 415, less the South 800.00 feet thereof. Containing 18.8938 acres.

Parcel B: The South 800.00 feet of the SW ¼ of the SW ¼ of Section 34, Township 19 South, Range 31 East, Seminole County, Florida, lying East of State Road 415, less Right-of- Way for State Road 46 and less the following described parcel: From the Southwest corner of of the SW ¼ of Section 34, Township 19 South, Range 31 East, Seminole County, Florida, run N.89°38'04" E, along the South line of said SW ¼, a distance of 592.62 feet, thence run N.00°35'26" W., 57.97 feet to the intersection of the North Right-of Way line of State Road 46 and the East Right-of Way line of State Road 415 for a Point Of Beginning, thence run N.00° 35'26" W., along said East Right-of- Way line of State Road 415, a distance of 255.50 feet, thence run S.89°20'52" E., 255.50 feet to said North Right-of- Way line of State Road 46, thence run N.89°20'52" W., along said North Right-of- Way line 255.50 feet to the Point of Beginning. (Containing 1.4986 acres).

AND ALSO the North 500.00 feet of the South 800.00 feet of the West 600.00 feet of the SE ¼ of the SW ¼ of Section 34, Township 19 South, Range 31 East, Seminole County, Florida, Containing 18.0603 acres.

Parcel C, The South 305.00 feet of the Southwest ¼ of the Northwest ¼ of Section 34, Township 19 South, Range 31 East, Seminole County, Florida, Lying East of the Easterly Right-of-Way of State Road 415.

Parcel D, The South 305 feet of the Southeast ¼ of the Northwest ¼ of Section 34, Township 19 South, Range 31 East, Seminole County, Florida.

Parcel E, The Northeast ¼ of the Southwest ¼ of Section 34, Township 19 South, Range 31 East, Seminole County, Florida.

RETURN TO SANDY MCCANN

MARYANNE MORSE, CLERK OF CIRCUIT COURT SEMINOLE COUNTY, CFN 2002929257 BK 04321 PG 1424 RECD 02/09/2002 04:09:50 PM RECD BY L Wbodley

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

Parcel F, The North 735.40 feet of the Northwest ¼ of the Southwest ¼ Section 34, Township 19 South, Range 31 East, Seminole County, Florida, Lying East of the Easterly Right-of-Way of State Road 415.

Total Site Acreage is approximately 104 Acres +/-.  
 Approximately 20.3 Acres are below the 100-Year Flood Elevation of 9.7 M.S.L.  
 Approximately 83.7 Acres are above the 100-Year Flood Line.

**II. Statement of Basic Facts** Total Acreage 104.3

Total Dwelling Units Residential	60
Total Dwelling Units Recreational Vehicles	399
Gross Residential Density	5 Du / Acre
Gross Recreational Vehicles Density	7.5 Sites / Acre

<b><u>III. Land Use</u></b>	<b><u>Acres</u></b>	<b><u>Units</u></b>	<b><u>Density</u></b>
Single Family	12.0	60	5 DU / Acre
Recreational Vehicle	39.3	399	7.5 Sites / A
Commercial Office	6.4		
Hotel	1.7		
Open Space / Recreation	<u>44.9</u>		
Total	104.3		

**IV. Tract Breakdown**

PHASE I. Installation of 215 R V sites in the southern portion of the RV zoned area, along with clubhouse, tennis court, swimming pool and parking facilities to accommodate said amenities. Also, the infrastructure such as utilities, roads, retention, etc. to support the sites and amenities. The density will conform with that of the overall site plan. The Phase I construction area will impact approximately 25 acres. The main entrance was relocated about 200 feet to the south to conform to the entrance of the clinic across the street.

PHASE II. Envisions the development and installation of 184 RV sites.

PHASE III. Involves the development of 2.7 acres of commercially zoned land, situate directly north and south of the RV Park entrance. Zoning permits the building of 27,000 square feet of structures.

PHASE IV. & V. Encompasses the development of the balance of the commercially zoned land, allowing 37,000 square feet of structures, the development of the residential land, allowing 60 residential units and the development of the hotel site, allowing 60 hotel rooms.

#### **V. Building and Lot Restrictions**

All building and lot restrictions shall be consistent with those approved in the preliminary PUD Plan and may be more restrictive than those hereafter described. All specimen trees will be saved whenever reasonably possible.

##### **A. Residential:**

1. Minimum lot sizes:
  - a. Detached Units: 5,000 square feet
  - b. Duplexes: 9,000 square feet
2. Minimum Unit size:
  - a. Detached Houses: 1,000 square feet
  - b. Duplexes, 700 square feet.
3. Setbacks:
  - a. Detached Units: Front 20 feet, Side 5 feet, Rear 20 feet and side street 15 feet.
  - b. Duplexes: Front 25 feet, Side 7.5 feet, Rear 30 feet and side street 15 feet

Setbacks for accessory structures and swimming pools are the same as Seminole County requirements under R-1A and R-2, Zoning, respectively.

##### **B. Recreational Vehicles:**

Typical RV sites are from 1,500 square feet -2,400 square feet. In order to preserve trees, lot size will vary, but will be a minimum of 30 feet x 50 feet, except Road Frontage may be less than 30 feet, if this leads to the saving of important tree(s). All other Seminole County regulations of the RM-3 Zoning will be met.

##### **C. Commercial:**

Hotel Zoning, and Commercial Zoning permits all C-1 uses, plus amusement and recreation facilities, hotels and motels, RV sales and service, drive-in restaurant and mini-storage. Setbacks as approved in the preliminary PUD plan, or if more restrictive, as provided in the Seminole County Land Development Code for C-1

and C-2 Zoning, as applicable. Commercial operating hours will vary for different commercial uses, but generally are proposed between 6 a.m. and 12 p.m.

**VI. Vehicle and Pedestrian Circulation System:**

- A.** A seven feet wide sidewalk will be provided along boundary of PUD on State Road 415 and State Road 46. The sidewalks will be installed in sections, concurrent with each adjacent phase of development, as they occur.
- B.** The Commercial tracts within the RV zoned land may be accessed from the RV sites via a five feet wide pedestrian path, situate within the buffer zone along State Road 415. The Residential tract will provide access north and south via a five feet wide pedestrian path, situate within the buffer on the eastern boundary of the residential tract.
- C.** All roads will be built to county specification for asphalt roads and will be lime-rocked 20 feet wide, with hard surface 16 feet wide for one-way streets. Two-way streets to be designed to county specification. Road easements may vary, as the roads within the PUD are private roads.
- D.** Developer will dedicate additional right of way on SR 46 and SR 415 as needed, to accommodate required improvements, including additional pavement, drainage and sidewalks, as previously stated. Left and right turn lanes shall be constructed in compliance with the FDOT Roadway and Traffic Design Standards on SR 46 and SR 415. Also, will provide signal and/or turn lane improvements upon development of Phase IV & V at the intersection of SR 415 and SR 46, based on intersection capacity analysis combining the PUD project with existing and approved background traffic.

**VIII. Landscaping and Buffers:** Landscaping will be installed in the buffer areas as described, concurrent with each respective Phase of development. Also, landscaping will be installed at the main entrance to the RV park, in the RV Park situated commercial areas, and in selected other RV areas, such as the clubhouse, parking lot, tennis court and swimming pool. Also, in selected areas of the residential development and on the hotel site, upon their respective development. In addition, palm trees, to the extent they do not interfere with the natural tree coverage, will be installed along the RV entrance and the R V Boulevard. All Phases of development will conform and abide by Seminole County's applicable landscaping codes.

**IX. Recreation and Open Space:** In addition to the amenities described, tables, benches, barbecue, shuffleboard, horseshoes will be provided within the RV tract. Also, fish will be placed in the aerated wet-retention ponds of the RV site. In the residential area a children's playground shall be installed near the 7-acre lake on the southeast side of the PUD. All

referenced recreation facilities will be put in place at the time of each respective Phase of development.

**X Facility Commitments:**

- A. All Flood prone and wetland areas will be dedicated to Seminole County as conservation easements with stipulations and covenants as agreed to by the Seminole County Commission and the St Johns River Water Management District.
- B. Water and Sewer will be provided by the City of Sanford. A ten-inch water line runs along the west of the property. A sewer line, approved by the City of Sanford and permitted by the DEP for 50,000 gal/day will be tied into the Beardall Avenue sewer terminus.

**XI. Other Commitments:**

- A. All maintenance in the RV Park will be the sole responsibility of the Developer-Owners. A Homeowners Association will be established to maintain all common areas within the residential land. Commercial land improvements and maintenance will be the responsibility of the respective owners, from time to time. Maintenance will also be provided for, Private Road-Right-of-Ways, Open Space and Recreational Facilities.
- B. Street lighting is proposed for all developed entrances and throughout all developed areas of the PUD. The installation of such lighting shall be concurrent with each respective Phase of development.
- C. Operating hours for the commercial activities are proposed to be between 6 a.m.-12 p.m.
- D. The proposed maximum height for a planned hotel is thirty-five (35) feet.
- E. Usable pen space throughout the PUD shall be pedestrian-accessible from all areas of the PUD.
- F. Unless specifically addressed in this Agreement, or in the Rezoning of August 12, 1997, the development shall fully comply with all Codes and Ordinances, including Impact Fee Ordinances, in effect in Seminole County at the time of issuance of any permit.

Developer Definition: When the term "Developer" is used herein, the term shall be taken, or construed, to mean "River Run, Inc. and or Dr. Randall C. Brown and Dr. Alan J. Devos". All obligations, liabilities, and responsibilities incurred by, or implied by the Developer in this Agreement, shall be assumed by all successors in interest as the Overall Developer of this Planned Unit

Development.

**XII. STANDARD COMMITMENTS**

- A. Unless specifically addressed otherwise herein, all development shall fully comply with all 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 this development approval have been accepted by and agreed to by the Owners of the property.
- C. The development order touches and concerns the aforescribed property, and the conditions, commitments and provisions of the 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 Owners of said property have expressly covenanted and agreed to this provision and all other terms and provisions of the development order.
- D. The terms and provisions of the development order are not severable, and in the event any portion of this development order shall be found to be invalid or illegal, then the entire development order shall be null and void.

DONE AND ORDERED, ON THE DATE FIRST WRITTEN ABOVE

By: [Signature]  
DARYL G. MCLAIN  
Chairman

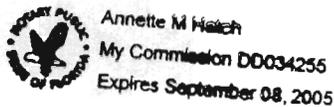


STATE OF FLORIDA  
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 17th day of Feb, 2002 by Daryl G. McLain, who is personally known to me

[Signature]  
Signature of Notary Public

AFFIX NOTARY STAMP



Annette M. Hatch  
(Print Notary Name)  
My Commission Expires: 09/08/05  
Commission No.: DD034255

OWNERS' CONSENT AND COVENANT

COMES NOW, the Owner, River Run, Inc., on behalf of itself and its heirs, successors, assigns and 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 the Development Order:

OWNER:

River Run, Inc. by:

WITNESS:

Tamara J. Miller  
(Sign)

Rolf Bergmann  
Rolf Bergmann, President

Tamara J. Miller  
(Print Name)

Midge Smith  
(Sign)

Midge Smith  
(Print Name)

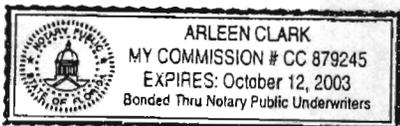
STATE OF FLORIDA  
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 27 day of Nov., 2001 by Rolf Bergmann, as President of River Run, Inc., who is personally known to me or who produced his FL. DL or Driver's License as identification.

8625-720-34-207-0

Arleen Clark  
Signature of Notary Public

AFFIX NOTARY STAMP



Arleen Clark  
(Print Notary Name)  
My Commission Expires: 10-12-03

Commission No.: CC879245

Personally Known, or  
 Produced Identification  
Type of Identification Produced:

Driver's license

OWNERS' CONSENT AND COVENANT

COMES NOW, the Owner, Dr. Randall C. Brown, on behalf of himself and his heirs, successors, assigns and 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 the Development Order:

OWNER:

WITNESS:

Dana L. Evans  
(Sign)

Dana L. Evans  
(Print Name)

Diana F. Pargouzas  
(Sign)

Diana F. Pargouzas  
(Print Name)

Dr. Randall C. Brown  
Dr. Randall C. Brown

STATE OF FLORIDA  
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of Nov, 2001 by Dr. Randall C. Brown, as Owner, who is personally known to me or who produced his Driver's License as identification.

Carol F. Larson  
Signature of Notary Public

AFFIX NOTARY STAMP



Carol F. Larson  
(Print Notary Name)  
My Commission Expires: 8-25-04  
Commission No.: CC 960143  
 Personally Known, or  
 Produced Identification  
Type of Identification Produced: \_\_\_\_\_

OWNERS' CONSENT AND COVENANT

COMES NOW, the Owner, Dr. Alan J. Devos, on behalf of himself and his heirs, successors, assigns and 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 the Development Order:

OWNER:

WITNESS:

Elizabeth A. Andres  
(Sign)

ELIZABETH A. ANDRES

(Print Name)

Dr. Alan J. Devos  
Dr. Alan J. Devos

Jane A. Guth  
(Sign)

Jane A. Guth

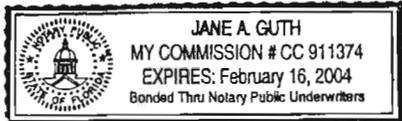
(Print Name)

STATE OF FLORIDA  
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of Nov., 2001 by Dr. Alan J. Devos, as Owner, who is personally known to me or who produced his NA - Driver's License as identification.

Jane A. Guth  
Signature of Notary Public

AFFIX NOTARY STAMP



Jane A. Guth  
(Print Notary Name)  
My Commission Expires: \_\_\_\_\_  
Commission No.: \_\_\_\_\_  
 Personally Known, or  
 Produced Identification  
Type of Identification Produced: \_\_\_\_\_

EXHIBIT "A"

FINAL PUD MASTER PLAN

# FINAL MASTER PLAN RIVER PLANNED UNIT DEVELOPMENT SEMINOLE COUNTY, FLORIDA

**OWNERS**  
[Illegible text]

**ENGINEER**  
[Illegible text]

**SURVEYOR**  
[Illegible text]

**WATER & WASTEWATER  
UTILITY PROVIDER**  
[Illegible text]

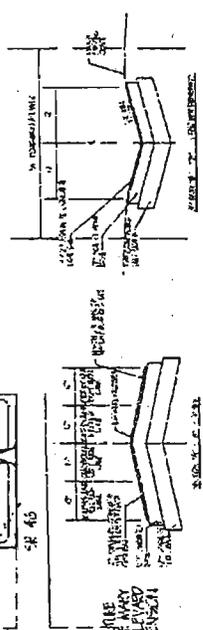
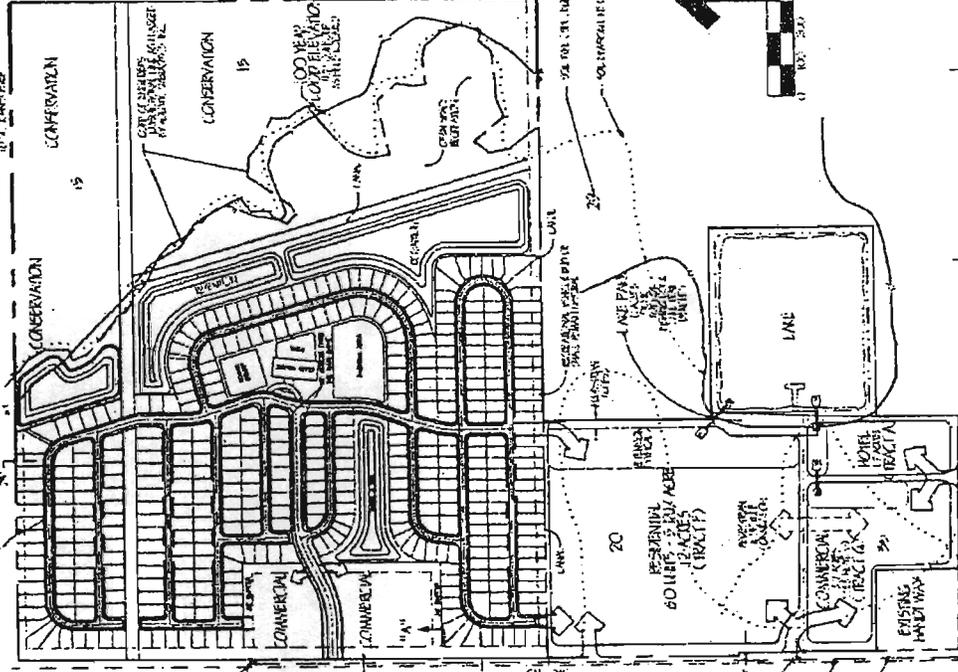
**PROPOSED LAND USE TABLE**  
[Illegible table content]

**TRAFFIC IMPACTS**  
[Illegible text]

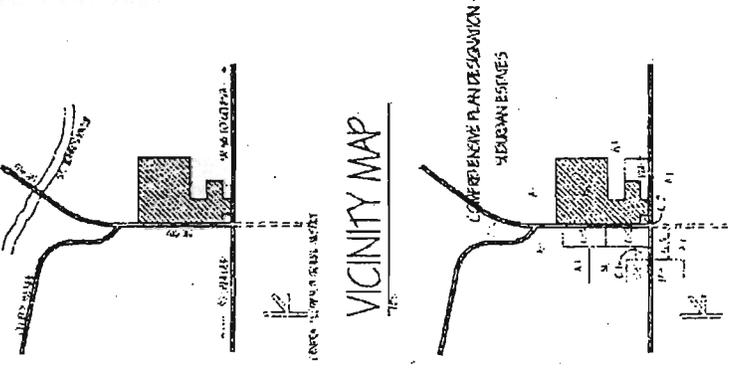
**UTILITY IMPACTS**  
[Illegible text]

**NOTES**  
[Illegible text]

# RUN



CROSS SECTIONS



EXISTING ZONING MAP

SOILS TYPE LEGEND

- 15 PL. SOILS
- 20 PL. SOILS
- 22 PL. SOILS
- 25 PL. SOILS
- 30 PL. SOILS
- 35 PL. SOILS

SHEET NO. 1 OF 2  
SCALE: 1" = 200'  
DATE: 11/11/11  
PROJECT: RIVER RUN PLANNED UNIT DEVELOPMENT

MARYANNE MORSE, CLERK OF CIRCUIT COURT  
 SEMINOLE COUNTY  
 BK 05352 PGS 0131-0136  
 CLERK'S # 2004095267  
 RECORDED 06/18/2004 09:20:22 AM  
 RECORDING FEES 52.50  
 RECORDED BY J Eckenroth

**ADDENDUM #1  
 TO  
RIVER RUN PLANNED UNIT DEVELOPMENT;  
 FINAL PUD MASTER PLAN  
DEVELOPER'S COMMITMENT AGREEMENT  
COMMITMENT, CLASSIFICATIONS AND DISTRICT DESCRIPTION**

On April 27, 2004, the Board of County Commissioners of Seminole County issued this Addendum to the "River Run PUD Developer's Commitment Agreement," as amended (the "PUD"), which shall supersede any and all provisions to the contrary in said PUD or other addenda thereto:

<u>II. Statement of Basic Facts</u>	Total Acreage	<del>104.3</del> <u>104.47</u>
Total Dwelling Units Residential	60	<u>209</u>
Total Dwelling Units Recreational Vehicles	<del>399</del>	<u>68</u>
Gross Residential Density	5	<u>5.21</u> DU / Ac
Gross Recreational Vehicles Density	7.5	<u>12.14</u> Sites / Ac

<u>III. Land Use</u>	<u>Acres</u>	<u>Units</u>	<u>Density</u>
Single Family	<del>12.0</del> <u>40.13</u>	60	<u>209</u> 5 <u>5.21</u> DU / Ac
Recreational Vehicle	<del>39.3</del> <u>5.60</u>	399	<u>68</u> 7.5 <u>12.14</u> Sites / Ac
Commercial Office	6.4		<u>7.69</u>
Hotel	1.7		
Open Space / Recreation	44.9		<u>31.24</u>
<u>Retention Areas/Lakes</u>			<u>18.11</u>
Total	<del>104.3</del> <u>104.47</u>		

**IV. Tract Breakdown**

PHASE I. Installation of ~~215 R V sites in the southern portion of the RV zoned area~~ 209 single family residential lots. Also, the infrastructure such as utilities, roads, retention, etc. to support single family development. The density will conform with that of the overall site plan. The Phase I construction area will impact approximately ~~25~~ 47 acres, including retention ponds located in tracts E,

RETURN TO SANDY McCANN

CERTIFIED COPY  
 MARYANNE MORSE  
 CLERK OF CIRCUIT COURT  
 SEMINOLE COUNTY, FLORIDA  
 BY Eve Roach  
 DEPUTY CLERK

K and L. The main entrance was relocated about 200 feet to the south to conform to the entrance of the clinic across the street.

PHASE II. Envisions the development and installation of ~~184~~ 68 RV sites.

PHASE III. Involves the development of ~~2.7~~ 3.88 acres of commercially zoned land, ~~situate directly north and south of the RV Park entrance located adjacent to CR 415, immediately south of the RV Park.~~ Zoning permits the building of 27,000 square feet of structures.

PHASE IV. & V. Encompasses the development of the balance of the commercially zoned land, allowing 37,000 square feet of structures; and the development of the hotel site, allowing 60 hotel rooms.

### **V. Building and Lot Restrictions**

All building and lot restrictions shall be consistent with those approved in the preliminary PUD Plan and may be more restrictive than those hereafter described. All specimen trees will be saved whenever reasonably possible.

#### **A. Residential:**

1. Minimum lot sizes:
  - a. Detached Units: 5,000 square feet
  - b. ~~Duplexes: 9,000 square feet~~
2. Minimum Unit size:
  - a. Detached Houses: 1,000 square feet
  - b. ~~Duplexes, 700 square feet.~~
3. Setbacks:
  - a. Detached Units: Front 20 feet, Side 5 feet, Rear 20 feet and side street 15 feet.
  - b. ~~Duplexes: Front 25 feet, Side 7.5 feet, Rear 30 feet and side street 15 feet~~

~~Setbacks for accessory structures and swimming pools are the same as Seminole County requirements under R-1A and R-2, Zoning, respectively.~~

Setbacks for swimming pools and screen enclosures shall be as follows:

- 7' from edge of pool
- 5' from screen enclosure

Setbacks for accessory structures shall be 7' from rear lot line, 5' from side lot line (interior) or 15' from side lot line (corner lot).

All residential structures shall be constructed utilizing sound attenuation blankets in a manner acceptable to the Seminole County Building Official.

**XI. Other Commitments**

- G. Subdivision plats establishing residential lots within the limits of the subject property shall include a note in font size twelve (12) point or larger the following:

*The properties delineated on this plat are subject to aircraft noise that may be objectionable.*

- H. The sale of each and every residential lot within the subject property shall include a deed restriction containing the following language in bold type face:

**NOTICE OF AIRPORT NOISE**

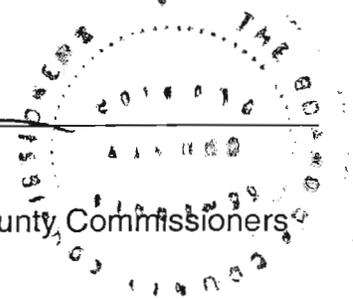
**This property is located in proximity to an airport noise zone. Residents will be subject to aircraft noise that may be objectionable.**

Done and Ordered this 27<sup>th</sup> day of April, 2004.

By: \_\_\_\_\_

Daryl G. McLain  
Chairman

Seminole County Board of County Commissioners



**OWNERS' CONSENT AND COVENANT**

COMES NOW, the Owner, River Run, Inc., on behalf of itself and its heirs, successors, assigns and 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 the Development Order:

OWNER:

River Run, Inc. by:

*Rolf Bergmann*  
Rolf Bergmann, President

WITNESS:

*Robert Zlatkiss*  
(Sign)

Robert Zlatkiss  
(Print Name)

*Wendy Fues*  
(Sign)

Wendy Fues  
(Print Name)

STATE OF FLORIDA  
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of May, 2004 by Rolf Bergmann, as President of River Run, Inc., who is personally known to me or who produced his DL 10 or Driver's License as identification.

*Mary B. Palumbo*  
Signature of Notary Public

AFFIX NOTARY STAMP

**MARY B. PALUMBO**  
NOTARY PUBLIC - STATE OF FLORIDA  
COMMISSION #DD038062  
MY COMMISSION EXPIRES JULY 01, 2005

Mary B. Palumbo  
(Print Notary Name)  
My Commission Expires: 07/01/05  
Commission No.: DD038062  
 Personally Known, or  
 Produced Identification  
Type of Identification Produced:  
\_\_\_\_\_

**OWNERS' CONSENT AND COVENANT**

COMES NOW, the Owner, Dr. Randall C. Brown, on behalf of himself and his heirs, successors, assigns and 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 the Development Order:

OWNER:

WITNESS:

*Robert Zatkiss*  
(Sign)

Robert Zatkiss  
(Print Name)

*Mindy Lee*  
(Sign)

Mindy Lee  
(Print Name)

*Dr. Randall C. Brown*  
Dr. Randall C. Brown

STATE OF FLORIDA  
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of May, 2004 by Dr. Randall C. Brown, as Owner, who is personally known to me or who produced his DLID Driver's License as identification.

*Mary B. Palumbo*  
Signature of Notary Public

AFFIX NOTARY STAMP

**MARY B. PALUMBO**  
NOTARY PUBLIC - STATE OF FLORIDA  
COMMISSION #DD038062  
MY COMMISSION EXPIRES JULY 01, 2005

Mary B. Palumbo  
(Print Notary Name)  
My Commission Expires: 07/01/05  
Commission No.: DD038062  
 Personally Known, or  
 Produced Identification  
Type of Identification Produced:  
\_\_\_\_\_

**OWNERS' CONSENT AND COVENANT**

COMES NOW, the Owner, Dr. Alan J. Devos, on behalf of himself and his heirs, successors, assigns and 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 the Development Order:

OWNER:

WITNESS:

Robert Zlatkiss  
(Sign)

Dr. Alan J. Devos  
Dr. Alan J. Devos

Robert Zlatkiss  
(Print Name)

Wendy Ives  
(Sign)

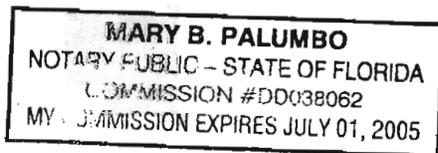
Wendy Ives  
(Print Name)

STATE OF FLORIDA  
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of May 2004 by Dr. Alan J. Devos, as Owner, who is personally known to me or who produced his DL ID Driver's License as identification.

Mary B. Palumbo  
Signature of Notary Public

AFFIX NOTARY STAMP



Mary B. Palumbo  
(Print Notary Name)  
My Commission Expires: 07/01/05  
Commission No.: DD038062  
 Personally Known, or  
 Produced Identification  
Type of Identification Produced:  
\_\_\_\_\_

**MINUTES FOR THE  
SEMINOLE COUNTY LAND PLANNING AGENCY/  
PLANNING AND ZONING COMMISSION**

**WEDNESDAY, MARCH 5, 2008**

**Members present:** Matthew Brown, Ben Tucker, Melanie Chase, Dudley Bates, Walt Eismann, Kim Day and Rob Wolf.

**Also present:** Alison Stettner, Planning Manager; Ian Sikonia, Senior Planner; Austin Watkins, Senior Planner; Larry Poliner, Development Review Manager; Kathy Furey – Tran, Assistant County Attorney; and Connie DeVasto, Office Supervisor

**River Run PUD Major Amendment; James Roth, applicant;** 14.96± acres; Major Amendment to the River Run PUD; located near the northeast corner of the intersection of SR 415 and SR 46. (Z2007-67)

Commissioner Carey - District 5  
Austin Watkins, Senior Planner

Austin Watkins stated that staff recommends approval of this request.

Steve Coover, who resides at 230 N. Park Avenue in Sanford, advised that he was here to represent the applicant.

Mr. Coover stated that the access points are where DOT wants them to be.

General discussion of this item was had by the Board.

No one spoke in favor or opposition of this request.

**Commissioner Chase made a motion to approve per staff recommendations.  
Commissioner Bates seconded the motion.**

Commissioner Wolf inquired as to “airport noise” and whether this was or will be conveyed to future residents on the DCA. He then added that it should be stated on the deed.

Mr. Watkins stated that the language stated in the DCA should be on the residential plat and individual deed.

Kathy Furey-Tran stated that the deed carries with the land.

General discussion was had regarding airport noise and deed restrictions.

**The motion passed 7-0.**