

SEMINOLE COUNTY DEVELOPMENT  
ORDER

On December 16, 1997, Seminole County issued this Development Order relating to and touching and concerning the following described property:

That portion of Section 24, Township 21 South, Range 30 East, Seminole County, Florida, described as follows:

Commence at the Southwest corner of the Northwest 1/4 of said Section; thence North 89 52' 29" East along the South line of the Northwest 1/4 of Section 24, said South line being the occupied East-West center section line as shown on the Plat of Willa Springs Commercial Center, as recorded in Plat Book 29, Page 55 of the Public Record of Seminole County, for 1118.32 feet; thence North 01 17' 43" East for 60.00 feet to the northerly Right of Way line of Red Bug Lake Road and POINT OF BEGINNING. Thence along the westerly and northerly boundary of Seminole County property known as Fire Station No. 27 the following two (2) courses: Continue North 00 17' 43" East for 350.23 feet; thence North 89 52' 29" East for 200.00 feet; thence North 00 17' 43" East for 249.79 feet; thence North 89 52' 29" East for 44.75 feet to the East line of the Southwest 1/4 or the Northwest 1/4 of aforesaid Section 24; thence North 01 16' 16" West along said East line for 139.02 feet; thence South 89 52' 29" West for 1348.31 feet to the Easterly Right of Way line of Dodd Road (lying 25.00 feet easterly of when measured at right angles to the West line of Section 24); thence along the easterly Right of Way line of Dodd Road and the northerly Right of Way line of Red Bug Lake Road the following courses; South 00 42' 24" East for 323.78 feet; thence north 89 17' 18" East for 43.00 feet; thence South 00 42' 42" East for 360.69 feet; thence South 45 25' 06" East for 49.75 feet; thence North 89 52' 29" East for 58.09 feet; thence South 87 06' 53" East for 100.80 feet; thence South 88 36' 38" East for 556.36 feet; thence North 89 52' 29" East for 301.66 feet to the POINT OF BEGINNING.

Containing 20.00 acres, more or less.

and

Commence at the Southwest corner of the Northwest 1/4 of said Section 24, thence North 89 52' 59" East along the South line of the Northwest 1/4 of Section 24, said South line being the occupied East-West center section line as shown on the Plat of Willa Springs Commercial Center, as recorded in Plat Book 29, Page 55 of the Record of Seminole County, for 1118.32 feet; thence North 01 17' 43" East for 60.00 feet to the northerly Right of Way line of Red Bug Lake Road. Thence along the westerly and northerly boundary of Seminole County property known as Fire Station No. 27 the following (2) courses: Continue North 00 17' 43" East for 350.23 feet; thence North 89 52' 29" East for 200.00 feet; thence North 00 17' 43" East for 249.79 feet; thence North 89 52' 29" East for 44.75 feet to the East line of the Southwest 1/4 of the Northwest 1/4 of aforesaid Section 24; thence North 01 16' 16" West along said East line for 130.02 feet to the POINT OF BEGINNING; thence continue North 01 16' 16" West along aforesaid East line for 512.03 feet to the North line of the Southwest 1/4 of the Northwest 1/4 of Section 24; thence South 89 29' 07" West along said North line for 1343.25 feet to the East line of the West 25.00 feet of said Southwest 1/4 of the Northwest 1/4 of Section 24; thence South 00 42' 42" East along said East line for 502.82 feet; thence North 89 52' 29" East for 1348.31 feet to the POINT OF BEGINNING.

Containing 15.68 acres, more or less.

and

Prepared by : Cindy Matheny  
Current Planning Division  
1101 E. First St.  
Sanford, FL 32771

RETURN TO SANDY WALL

CLERK OF CIRCUIT COURT  
236943

SEMINOLE COUNTY, FL.  
RECORDED & VERIFIED

98 JUL 21 AM 7:51

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3467 0005

Development Order # 98-097

Commence at the West 1/4 corner of said Section 24; thence South 89 24' 43" East along the north line of the Southwest 1/4 of aforesaid Section 24 for 83.02 feet; thence South 00 35' 17" West for 70.00 feet to the southerly right of way line of Red Bug Lake Road and Point of Beginning; thence South 89 24' 43" East along said southerly right of way line for 330.05 feet thence South 00 35' 17" West for 634.48 feet; thence South 89 18' 21" East for 276.03 feet to the East line of the West 1/2 to the Northwest 1/4 of the Southwest 1/4 of aforesaid Section 24; thence South 00 42' 24" West along said line for 613.94 feet to the South line of said West 1/2 of the Northwest 1/4 to the Southwest 1/4 of Section 24; thence North 89 26' 28" West along said South line for 662.41 feet to the easterly right of way line of Dodd Road, said line lying 25 feet easterly of when measured at right angle to the West line of the Southwest 1/4 of said Section 24; thence along said easterly right of way line the following courses; Run North 00 34' 21" East parallel with the West line of the Southwest 1/4 of Section 24 for 819.30 feet; thence South 89 25' 39" East for 43.00 feet; thence North 00 34' 21" East for 414.95 feet; thence North 45 34' 49" East for 21.21 feet to the Point of Beginning.

Containing 14.58 acres, more or less.

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

FINDINGS OF FACT

Property Owner: Florida Adventist Health Systems/Sunbelt, Inc.

Project Name: Miller-Sellen Dodd & Red bug Lake Road Rezone

Requested Development Approval: Rezone from A-1, R-1AA, OP, and R-2 to PUD and PCD

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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.

Order

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.

Prepared by : Cindy Matheny  
Current Planning Division  
1101 E. First St.  
Sanford, FL 32771

Development Order # 98-097

- (3) The conditions upon this development approval and the commitment 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:

- (1) The developer's commitments and staff recommendations (see attached sheets "Development Commitments")
  - (2) Raising the wall to 6 feet
  - (3) To include buffers and provide active/passive requirements
  - (4) To include the developer's additional commitments and signalization (see attached sheets "Additional Commitments")
  - (5) The drug store (southeast corner of the intersection) to close at 11 p.m.
  - (6) Lighting on the tennis courts to be low-level lighting to be turned off at 10 P.M.,
  - (7) The restaurants to be sit-down facilities
  - (8) No outdoor music to be associated with the restaurants
  - (9) Additional buffering to be placed on the east side.
- (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 above.

As approved and authorized  
for execution by the Board of County  
Commissioners at their meeting of November 5,  
1997

By:   
Frances Chandler  
Planning & Development Director

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OWNER'S CONSENT AND COVENANT

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

Sue Bond

Witness

Don Bohannon

Adventist Healthcare Systems of Florida  
Owner

T<sub>to</sub>

Joanne Frank

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  
Don Bohannon who is personally known to me or who has produced  
(personally known) as identification and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this  
23 day of June, 19 98.



Notary Public, in and for the County  
and state aforementioned

My Commission Expires: July 9, 2000

# DEVELOPMENT COMMITMENTS

- ☐ Developer will dedicate up to 27 feet of right-of-way along Dodd Road from Red Bug Lake Road to south property line. Any additional right-of-way will be reserved for future road construction and associated stormwater management
- ☐ Access to Dodd Road south of Red Bug shall be permitted as follows:
  - ◆ Prior to four-lane improvements of Dodd, full access point will be permitted
  - ◆ After four-lane construction access shall be determined by county engineers
- ☐ Developer will provide the following transportation improvements:
  - ◆ Re-striped Dodd Road north of Red Bug Lake Road to permit left turn storage lane to access Thunder Hollow Apartments

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## **DEVELOPMENT COMMITMENTS**

In addition to the plan submitted on the PUD and PCD plans dated May 20, 1997, the applicant will agree to the following as conditions of approval:

- ☐ Commitment to the building envelopment as per the preliminary master plan multi-family residential conceptual layout dated August 12, 1997 and attached as Exhibit B, subject to final engineering and design considerations
- ☐ Landscaping buffer treatment as provided for on attached Exhibit D and attachment Exhibit H
- ☐ Minimum multi-family building setback of 120 feet from adjacent residential zoned property
- ☐ Development to apply to the Lake Mary Gateway Corridor Standards to commercial and office development parcels fronting on Red Bug Lake Road and Dodd Road
- ☐ Canopy trees to be installed at 4" diameter at breast height

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3467 0010

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# DEVELOPMENT COMMITMENTS

- ◆ Provide a right turn deceleration lane from north Dodd Road to the subject property
- ◆ Provide access to the Seminole County Fire Station# 27, from adjacent project entrance roadway and reconstruct/extend the median in Red Bug Lake Road
- ◆ Within two months following notification by Seminole County of completion of improvements at Tuscawilla and Red Bug Lake Road, the developer will perform a traffic study to determine if an additional left turn (north) lane is required at the intersection of Red Bug Lake Road and Dodd Road. If required, the developer shall be responsible for installation of the turn lane simultaneous with other Red Bug Lake Road improvements required by this project or a greater time as determined by the county engineer.

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## ADDITIONAL COMMITMENTS

1. Site Parking Lot Lighting

Maximum of ten (10) fixtures on the north and east property boundary adjacent to the 50 foot buffer bordering the single family residential development.

Lighting specifications as follows:

Height:	Up to 20 feet
Type:	Shoebox with directional Light Level Shield
Adjacent Property:	0.5 foot candle

2. Hours of Operation for Commercial Business:

- Drug Store: 24 hours
- liquor Store: 9 a.m. to 9 p.m.
- Restaurants: 9 a.m. to 11:00 p.m.

3. Aquatic Weed Control

Maintenance contract with environmental maintenance firm. Service at intervals required to meet best practices.

4. Location of Signage:

North

Apartments: Dodd Road Entrance  
Red Bug Road Entrance

Commercial: Red Bug Road Entrance

Office: Red Bug/Dodd Entrance  
Dodd or Red Bug

South

Commercial: Red bug/Dodd Intersection  
Dodd Road Entrance

Office: Dodd Road Entrance

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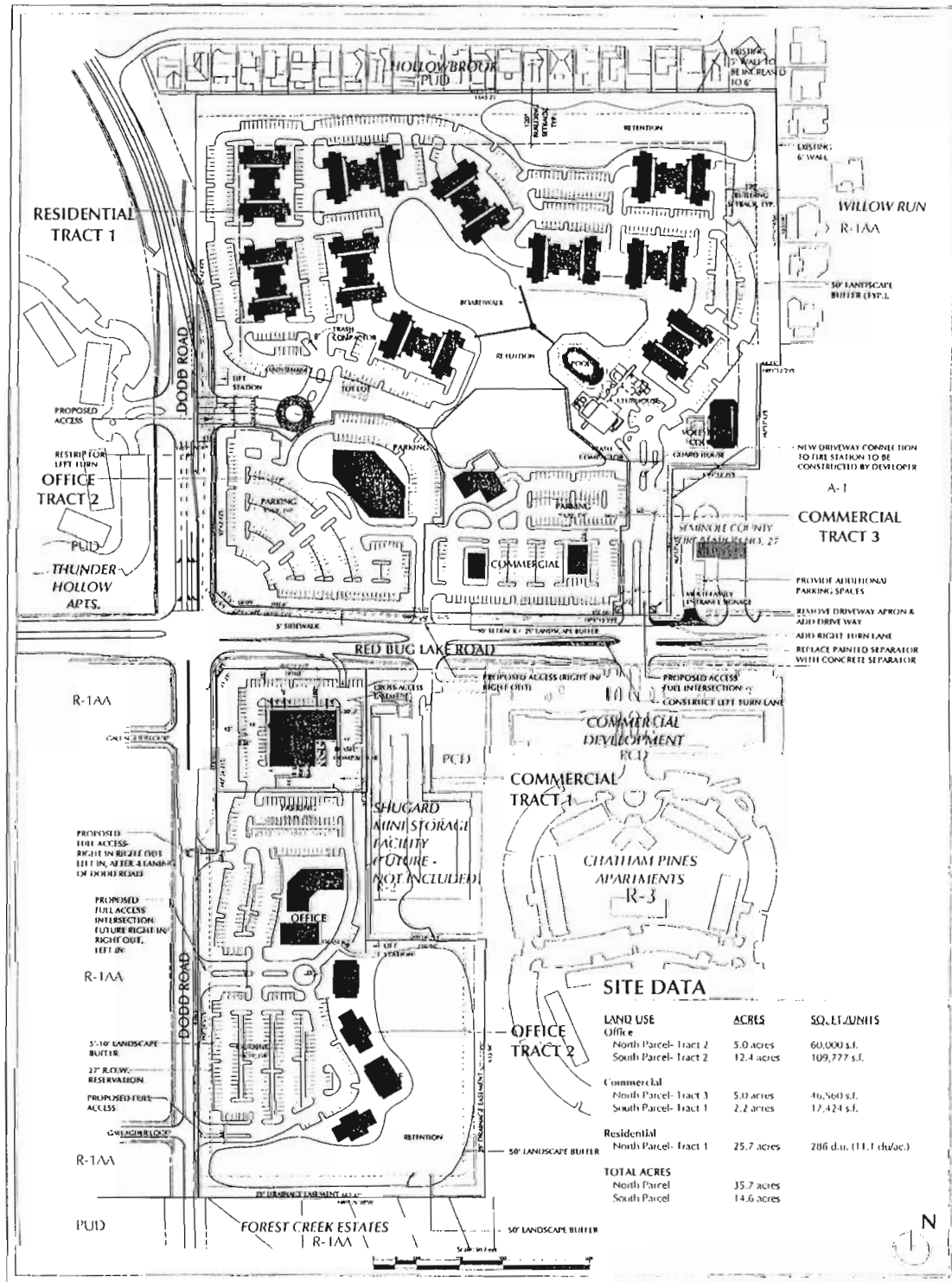


5. Fully support and will contribute our fair share for installation of traffic signal at Red Bug Lake Road and median serving our site Fire Station and Wood Creek Square Commercial.
6. Installation of a traffic signal for pedestrian crossing at Dodd Road and St. Lucie.
7. The Developer will coordinate the installation and construction of hardscape and landscape along the Dodd Road right-of-way and use materials compatible with the brick entrance to the Hollow Brook subdivision. The Developer will replace the wooden portion of the entry wall south of Biscayne Drive with materials compatible to our project theme.
8. Subject to necessary impact fee credits, the Developer will construct Dodd Road from the Red Bug Road transition area, to our south property boundary, as a four (4) lane cross-section as per applicable County Code.
9. Canopy trees in the 50' buffer, adjacent to residential development, shall be live oaks installed at 4 inch diameter at breast height (DBH).

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Xbillel97044 Red Bug Road Additional Comments for 8/26 meeting.

CERTIFIED COPY  
MARYANNE MORSE  
CLERK OF CIRCUIT COURT  
SEMINOLE COUNTY, FLORIDA  
BY  DEPUTY CLERK  
JUL 23 1998



## FINAL MASTER PLAN RED BUG LAKE ROAD/ DODD ROAD PROPERTY

ZQM DEVELOPMENT, INC., 1950 Summit Park Drive, Suite 100 Orlando, Florida 32810 Telephone: (407) 644-6300

MILLER SMITH CONNER & WATSON

Community Planners, Engineers & Architects 20105 US Highway 19, Suite 100, Ft. Myers, Florida 33901 Telephone: (888) 242-5500 Fax: (888) 242-5501

SHEET 1 OF 7  
DATE: 10/1/2010