

BEAR LAKE PUD

APPROVED BY BOARD OF COUNTY COMMISSIONERS ON AUGUST 15, 1990

Developer's Commitment Agreement:

Zoning: PUD as approved by the Board of Seminole County Commissioners with one-half (+-) of the parcel: Residential and one-half (+-) of the parcel: Business Center.

I. Legal Description:

The SW1/4 of the SE 1/4 of Section 19, Township 21 South, Range 29 East, less the North 150 feet of the East 170 feet, as recorded in the Public Records of Seminole County, Florida. Containing 37.0 acres, more or less.

II. Total acreage: 37.0 acres, more or less
One-half (+-): Residential; one-half (+-) Business Center.
Net Density: Residential (3.04 units per acre)
Total Lots: Residential (53)

III. Land Use:

37.0 acres, more or less, zoned PUD with Residential and Business Center landuses with each occupying one-half (+-) of the total parcel.

Tract A. Residential Area: (Bear Lake Woods, Phase II)

Rights-of-way 1.089 acres (+-)
Residential lots: 17.411 acres (+-)
Minimum lot size: 10,890 sq. ft. (85' X 130' +-)

Tract B. Business Center Area:(Orange Blossom Business Park, Phase II)

Rights-of-way: 1.-49 acres +-
Paved surfaces: 9.50 acres +-
Building coverage 2.64 acres +-
Landscape and buffer easement: .75 acres +-
Retention: 2.23 acres +-
Average lot size 21,200 sq. ft.
Land use: Office/Warehouse, Distribution, Fabrication and General Business uses.

Tract C. Open Space:

Residential common area for open space and drainage
2.2 acres +-

IV. Building and Lot Restrictions:

A. Residential Area:

Minimum lot size: 10,890 sq. ft. (85' minimum frontage X 1/4 ac)
Minimum house size and set backs: R1-AA standards.

B. Business Center Area:

Typical lot size: 19,500 sq. ft to 22,500 sq. ft with Lot #1 being smaller.
Set backs: From Residential Area: 100' from residential lot lines.
Front 25'
Side 10'
Rear 30'
Building Height: 35'

V. Vehicle and Pedestrian Circulation Systems:

Roads and related rights-of-way shall be dedicated to the public. Road and sidewalk construction shall meet standards as set by Seminole County Regulations.

(1)

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

VI. Landscaping and Buffers:

There shall be an 80' landscaped buffer/retention/open space common area that runs the full limit of the Residential and Business area abutment and a 7' masonry wall shall be constructed at the Business line along this full abutment. One 3" caliber oak tree shall be planted on 25' centers along this wall in the Residential Common Area. A 7' masonry wall and 3" caliber oaks installed on 25' centers shall be placed along the 50' buffer on the East side of the Business Tract as abuts the R1-A Residential Area.

VII. Facility Commitments:

A. Drainage, recharge and water quality commitments:

Drainage shall meet all established Seminole County Standards and the retention areas shall be owned and maintained by a Property Owner's Association in each of the Residential and the Business developments with an easement over each dedicated to Seminole County for drainage and retention purposes.

B. Water and Sewer Service:

The water service for the project shall be served by Seminole County Utilities.

Sewer Service shall be accomplished by individual septic tanks as is currently in place for Phase I.

C. Impact Fees:

The following impact fees, in addition of those impact fees adopted by ordinance, will be paid prior to CO:

- a. \$300.00 per dwelling unit for schools
- b. \$50.00 per dwelling unit and \$37.00 per 1,000 sq. ft. of Business Building for Public Safety
- c. \$50.00 per dwelling unit and \$50.00 per 1,000 sq ft. of Business Building for Law Enforcement
- d. \$25.00 per dwelling unit for Parks.
- e. \$25.00 per dwelling unit for Libraries.

VIII. Other:

A. Maintenance of Common Areas:

A Homeowners Association shall be formed and legally charged with the responsibility and ability to maintain the common area in the Residential Tract.

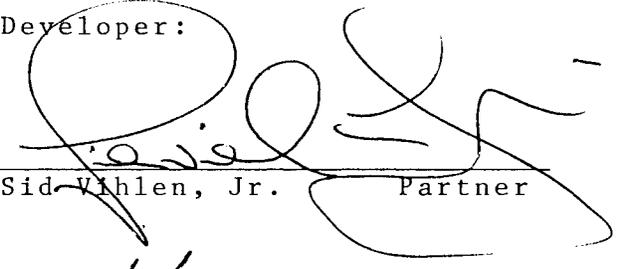
A Property Owners Association shall be formed and legally charged with the responsibility and ability to maintain the common area within the Business Tract.

B. Unless specifically addressed in this Agreement, all development shall fully comply with all the codes and ordinances, including impact fee ordinances, in effect in Seminole County at the time of issuance of any building or site work permit.

C. All obligations, liabilities and responsibilities incurred by or implied by the signators of this Agreement shall be assumed by any successors in interest as the overall Developer of the Planned Unit Development.

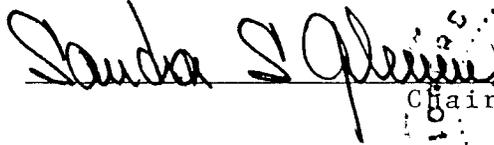
Approved and accepted:

Developer:


Sid Vihlen, Jr. Partner

8/9/90
Date

Board of County Commissioners
Seminole County, Florida


Chairman



AUG 20 1990

Date

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SEMINOLE COUNTY
FLORIDA
cc

ADDENDUM NO. 1

DEVELOPERS COMMITMENT AGREEMENT

BEAR LAKE PUD

APPROVED BY THE SEMINOLE COUNTY BOARD OF COMMISSIONERS

ON SEPTEMBER 25, 1990

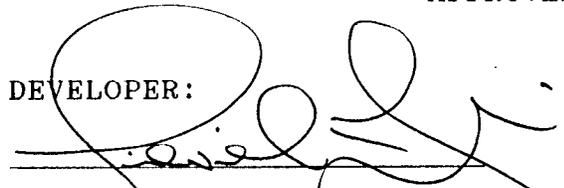
The Developers Commitment Agreement, dated August 15, 1990, is amended to read:

Section III Land Use:

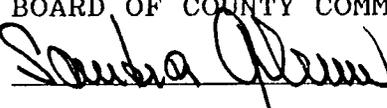
Tract B ADD: "In accordance with Florida Statutes 381.272, (9), no industrial manufacturing or equivalent shall be permitted. No business shall be allowed that produces or utilizes toxic or hazardous wastes, and floor drains shall not be permitted or installed."

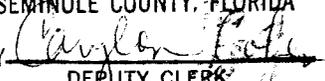
APPROVED AND ACCEPTED

DEVELOPER:


Sid Vihnen, Jr. Partner

BOARD OF COUNTY COMMISSIONERS:


Sandra Glenn, Chairman

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MARYANNE MORSE
CLERK OF CIRCUIT COURT
SEMINOLE COUNTY, FLORIDA
BY 
DEPUTY CLERK

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D.C.


MASTER PLAN

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