



PM: Annie

SEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET, ROOM 2028
SANFORD, FLORIDA 32771
TELEPHONE: (407) 665-7371
PLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 24-205(0008)
Z #: 22024-015
LUA #:

Received: 6/28/24 Paid: 6/28/24

REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

Form containing application types and fees:
- LARGE SCALE FUTURE LAND USE AMENDMENT (>50 ACRES) \$400/ACRE* (\$10,000 MAX. FEE)
- LARGE SCALE FLU AMENDMENT AND REZONE (>50 ACRES) \$400/ACRE* (\$10,000 MAX. FEE) + 50% OF REZONE FEE
- SMALL SCALE FUTURE LAND USE AMENDMENT (≤50 ACRES) \$3,500
- SMALL SCALE FLU AMENDMENT AND REZONE (≤50 ACRES) \$3,500 + 50% OF REZONE FEE
- REZONE (NON-PD)** \$2,500 + \$75/ACRE* (\$6,500 MAX. FEE)
- REZONE (PD)**
 - REZONE AND MASTER DEVELOPMENT PLAN \$4,000 + \$75/ACRE* (\$10,000 MAX. FEE)
 - FINAL DEVELOPMENT PLAN \$1,000
 - FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN AS CALCULATED BELOW
 - CONCURRENT REVIEW FEE CALCULATION: LSFLUA FEE (\$400/ACRE) + 50% OF REZONE FEE = LSFLUA AND REZONE FEE
 - CONCURRENT REVIEW FEE CALCULATION: SSFLUA FEE \$3,500 + 50% OF REZONE FEE = SSFLUA AND REZONE FEE
 - EXAMPLE: 40,578 SQ FT OF NEW ISA FOR REVIEW = 40,578/1,000 = 40.58 X \$25 = \$1,014.50 + \$2,500 = \$3,514.50
 - PD MAJOR AMENDMENT \$4,000 + \$75/ACRE** (\$10,000 MAX. FEE)
 - PD MINOR AMENDMENT \$1,000
- DEVELOPMENT OF REGIONAL IMPACT (DRI)
 - DETERMINATION OF SUBSTANTIAL DEVIATION (OR OTHER CHANGE) \$3,500.00

* ALL PER ACRE FEES ARE ROUNDED UP TO THE NEAREST FULL ACRE
** 50% OF REZONE FEE IF REZONE IS CONCURRENT WITH A LAND USE AMENDMENT
^ ACREAGE IS CALCULATED FOR THE AFFECTED AREA ONLY

PROJECT

PROJECT NAME: Allure on the Parkway PUD Amendment	
PARCEL ID #(S): 31-19-30-514-0000-0020 & 31-19-30-514-0000-0030	
LOCATION: International parkway, Sanford FL 32771	
EXISTING USE(S): Vacant	PROPOSED USE(S): Mixed-Use
TOTAL ACREAGE: 5.96	BCC DISTRICT: 5: Herr
WATER PROVIDER: Seminole County	SEWER PROVIDER: Seminole County
CURRENT ZONING: PUD PD	PROPOSED ZONING: PUD PD
CURRENT FUTURE LAND USE: PUD PD	PROPOSED FUTURE LAND USE: PUD PD

APPLICANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: DEREK E. RAMSBURG, P.E.	COMPANY: Kimley-Horn & Associates, Inc.
ADDRESS: 200 S Orange Avenue, Suite 600	
CITY: Orlando	STATE: FL ZIP: 32801
PHONE: 407-427-1642	EMAIL: Derek.Ramsburg@kimley-horn.com

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: DEREK E. RAMSBURG, P.E.	COMPANY: Kimley-Horn & Associates, Inc.
ADDRESS: 200 S Orange Avenue, Suite 600	
CITY: Orlando	STATE: FL ZIP: 32801
PHONE: 407-427-1642	EMAIL: Derek.Ramsburg@kimley-horn.com

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): MAW LAKE MARY PROP, LLC		
ADDRESS:		
CITY:	STATE:	ZIP:
PHONE:	EMAIL:	

ATTACHMENT CHECKLIST

HARDCOPY SUBMITTAL

- APPLICATION
- APPLICATION FEE
- PROPERTY APPRAISER'S PROPERTY CARD PRINTOUT
- OWNERSHIP DISCLOSURE FORM (ADD'L DOCUMENTATION REQUIRED IF OWNER IS A TRUST OR CORPORATION)
- OWNER'S AUTHORIZATION FORM, IF APPLICABLE (ADD'L DOCUMENTATION REQUIRED IF OWNER IS A TRUST OR CORPORATION)
- CONCURRENCY APPLICATION OR DEFERRAL AFFIDAVIT AND FEE, IF APPLICABLE
- NARRATIVE OF AMENDMENT (PD MAJOR/MINOR AMENDMENT ONLY)
- ARBOR APPLICATION (PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN ONLY)

E-PLAN UPLOAD

- BOUNDARY SURVEY
- SCHOOL IMPACT ANALYSIS (CONTACT SCHOOL BOARD FOR APPLICATION)
-CONTACT RICHARD LEBLANC AT (407) 320-0560 OR LEBANRZ@SCPS.K12.FL.US
- LEGAL DESCRIPTION IN MS WORD FORMAT
- APPROVED TRAFFIC METHADODOLOGY LETTER FROM PUBLIC WORKS ENGINEERING DIVISION, IF APPLICABLE ATTACHMENT
- "A" AND ALL SUPPORTING DOCUMENTS (FUTURE LAND USE AMENDMENTS ONLY)
- TRAFFIC IMPACT ANALYSIS (PROJECTS GENERATING 50 OR MORE PEAK HOUR TRIPS)
- DRAFT DEVELOPER'S COMMITMENT AGREEMENT IN MS WORD FORMAT (PD FINAL DEVELOPMENT PLAN ONLY)
- DRAFT DEVELOPMENT ORDER IN MS WORD FORMAT (REZONE TO PD, OP, RP, RM-2, RM-3, R-3, R-3A, R-4 AND MYRTLE ST ONLY)
- MASTER DEVELOPMENT PLAN INCLUDING A PUBLIC FACILITIES AND SERVICES ANALYSIS SUMMARY SHOWN ON THE PLAN IN A TABLE WITH SUPPORTING DATA PROVIDED SEPARATELY (PD REZONE & MASTER DEVELOPMENT PLAN ONLY)

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

I elect to defer the Concurrency Review that is required by Chapter 163, Florida Statutes, per Seminole County's Comprehensive Plan for the above listed property until a point as late as Site Plan and/or Final Engineering submittals for this proposed development plan. I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future. PD Final Development Plan may not defer.

I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past two years as identified below. (Please attach a copy of the Certificate of Vesting or Test Notice.)

TYPE OF CERTIFICATE

CERTIFICATE NUMBER

DATE ISSUED

VESTING: _____

TEST NOTICE: _____

Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.

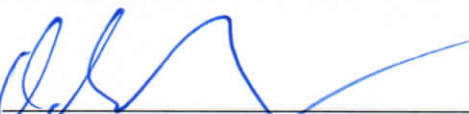
By my signature hereto, I do hereby certify that the information contained in this application is true and correct to the best of my knowledge, and understand that deliberate misrepresentation of such information may be grounds for denial or reversal of the application and/or revocation of any approval based upon this application.

I hereby authorize County staff to enter upon the subject property at any reasonable time for the purposes of investigating and reviewing this request. I also hereby agree to place a public notice sign (placard), if required, on the subject property at a location(s) to be determined by County staff.

I further acknowledge that Seminole County may not defend any challenge to my proposed Future Land Use Amendment/Rezoning and related development approvals, and that it may be my sole obligation to defend any and all actions and approvals, which authorize the use or development of the subject property. Submission of this form initiates a process and does not imply approval by Seminole County or any of its boards, commissions or staff.

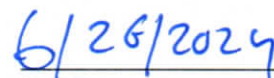
I further acknowledge that I have read the information contained in this application pertaining to proposed amendments to the official Zoning map, official Future Land Use map and/or Comprehensive Plan and have had sufficient opportunity to inquire with regard to matters set forth therein and, accordingly, understand all applicable procedures and matters relating to this application.

I hereby represent that I have the lawful right and authority to file this application.



SIGNATURE OF AUTHORIZED APPLICANT

(PROOF OF PROPERTY OWNER'S AUTHORIZATION IS REQUIRED WITH SUBMITTAL IF SIGNED BY SOMEONE OTHER THAN THE PROPERTY OWNER)



DATE

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

The owner of the real property associated with this application is a/an (check one):

- Individual
 Corporation
 Land Trust
 Limited Liability Company
 Partnership
 Other (describe): _____

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	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

2. For each **corporation**, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(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 and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above:

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

4. For **partnerships**, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

5. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: MAW LAKE MARY PROP, LLC

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

6. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: _____

Specify any contingency clause related to the outcome for consideration of the application: _____

7. 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.
8. 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:

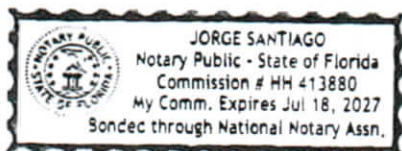
JUNE 22, 2024
Date

[Signature]
Owner, Agent, Applicant Signature

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of physical presence or online notarization, this 25 day of JUNE, 2024, by MATTHEW WIDEMAN, who is personally known to me, or has produced _____ as identification.

[Signature]
Signature of Notary Public



JORGE SANTIAGO
Print, Type or Stamp Name of Notary Public

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

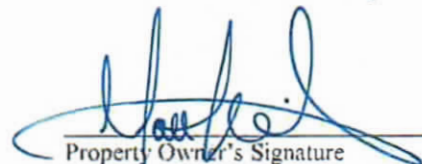
- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, MAW LAKE MARY PROP, LLC/Matthew Wideman, the owner of record for the following described property (*Tax/Parcel ID Number*) 31-19-30-514-0000-0020 & 31-19-30-514-0000-0030 hereby designates Derek Ramsburg, P.E./Kimley-Horn & Associates, Inc. to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Arbor Permit	<input checked="" type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering	<input checked="" type="checkbox"/> Final Plat
<input checked="" type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input checked="" type="checkbox"/> Preliminary Sub. Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Exception	<input checked="" type="checkbox"/> Rezone
<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input checked="" type="checkbox"/> Other (please list):

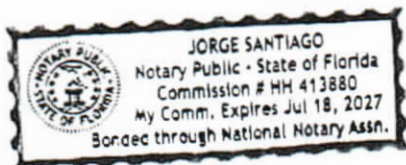
OTHER: School concurrency applications & additional processes for site development of above parcels and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

Date June 22, 2024


 Property Owner's Signature
MATTHEW WIDEMAN
 Property Owner's Printed Name

STATE OF FLORIDA
 COUNTY OF ORANGE

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared MATTHEW WIDEMAN (*property owner*),
 by means of physical presence or online notarization; and who is personally known to me or who has produced _____ as identification; and who executed the foregoing instrument and sworn an oath on this 25 day of JUNE, 2024.




 Notary Public

**LIMITED LIABILITY COMPANY AGREEMENT OF
MAW LAKE MARY PROP, LLC**

This **LIMITED LIABILITY COMPANY AGREEMENT** (this “Agreement”) of **MAW LAKE MARY PROP, LLC**, a Delaware limited liability company (the “Company”), is made and entered into this 12th day of January, 2024 (the “Effective Date”), by **MAW LAKE MARY HOLDCO, LLC**, a Delaware limited liability company (“Member”).

WHEREAS, the Company was formed as a limited liability company pursuant to and in accordance with the Delaware Limited Liability Company Act (6 Del.C. §18-101, et seq.), as amended from time to time (the “Act”), by filing the Certificate of Formation of the Company (the “Certificate”) with the Secretary of State of the State of Delaware on November 13, 2023.

WHEREAS, the Member is the sole member of the Company.

WHEREAS, the Member desires to enter into this Agreement to set forth the rights, obligations and duties of the Member regarding the Company and the affairs, assets, liabilities and conduct of the Company’s business.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Member, intending to be legally bound, hereby agrees to the following:

1. Formation of Limited Liability Company. The Company was formed as a limited liability company pursuant to the provisions of the Act upon the filing of the Certificate with the Secretary of State of the State of Delaware. The Company is a separate legal entity apart from the Member, and all ownership interests in the Company and all rights and liabilities of the Member shall be governed by this Agreement, the Certificate and the Act, except that the terms of this Agreement are intended to modify conflicting requirements in the Act to the extent permitted by applicable law.

2. Name, Principal Business Office, Registered Agent and Registered Office.

(a) Name. The name of the Company shall be MAW Lake Mary Prop, LLC.

(b) Principal Business Office. The principal business office of the Company shall be located at 333 South Garland Avenue, Suite 1300, Orlando, Florida 32801, or such other location as may hereafter be determined by the Member.

(c) Registered Agent. The name of the registered agent of the Company for service of process on the Company in the State of Delaware is initially Corporation Service Company, or such other agent as may be set forth in the Certificate (and any amendments and/or restatements thereof).

(d) Registered Office. The address of the registered office of the Company in the State of Delaware is initially c/o Corporation Service Company, 251 Little Falls Drive, Wilmington, Delaware 19808, or such other office as may be set forth in the Certificate (and any amendments and/or restatements thereof).

3. Defined Terms. Capitalized terms used and not otherwise defined in this Agreement shall have the meanings set forth on Schedule A attached hereto.

4. Member.

(a) Member. The name and mailing address of the Member is set forth on Schedule B attached hereto.

(b) Action. The Member may act by written consent.

5. Certificates. Ricardo Caporal is hereby designated as an “authorized person” within the meaning of the Act, and has executed, delivered and filed the Certificate with the Secretary of State of the State of Delaware. Upon the filing of the Certificate, his powers as an “authorized person” cease within the meaning of the Act, and the Member thereupon became a designated “authorized person” and shall continue as a designated “authorized person” within the meaning of the Act. The Member shall execute, deliver and file any other certificates (and any amendments and/or restatements thereof) necessary for the Company to qualify to do business in any jurisdiction in which the Company may wish to conduct business. The existence of the Company as a separate legal entity shall continue until cancellation of the Certificate as provided in the Act.

6. Purpose. Notwithstanding anything to the contrary in this Agreement or the Certificate, the sole purpose to be conducted or promoted by the Company shall be (a) acquiring, owning, holding, selling, financing, refinancing, constructing, developing, leasing, transferring, exchanging, operating and managing the Company’s interest in the real property and improvements thereon consisting of approximately six (6) acres of land located west of the intersection of International Parkway and Allure Lane in Seminole County, Florida (more specifically: Lots 2 and 3, Allure on the Parkway, according to the plat thereof as recorded in Plat Book 83, Pages 26, 27 and 28, Public Records of Seminole County, Florida) (the “Property”); (b) exercising all powers enumerated in the Act necessary or convenient to the conduct, promotion or attainment of the business or purposes set forth in this Section 6; and (c) transacting any and all lawful business that is incident, necessary or appropriate to accomplish any of the foregoing.

7. Powers. The Company and the Member, on behalf of the Company, shall have and exercise (a) all powers necessary, convenient or incidental to accomplish its purposes as set forth in Section 6 and, (b) subject to Section 6, all of the powers and rights conferred upon limited liability companies formed pursuant to the Act.

8. Management.

(a) Management; Appointment of the Member. The Company shall be managed by the Member and the Member shall have full and complete authority, power and discretion to manage and control the business, affairs and properties of the Company, to make all decisions regarding those matters and to perform any and all other acts or activities customary or incident to the management of the Company’s business, affairs and properties. The Member is hereby designated as a “manager” of the Company within the meaning of the Act. The Member may appoint such officers and agents of the Company as the Member deems appropriate. Such officers and agents shall have duties and powers as are specified from time to time by the Member and may be removed or discharged by the Member at any time with or without cause. If the

Member does not specify the duties and powers of an officer, such officer shall be deemed to have the duties and powers of an officer of a Delaware business corporation with the same title. The Member hereby makes the following initial appointments of Company officers: (i) each of Ricardo Caporal and Matthew Wideman shall be a “Co-President” of the Company and (ii) Christopher Wideman shall be the “Secretary” of the Company. Notwithstanding anything to the contrary contained in this Section 8, (x) MAW Lake Mary Sponsor, LLC, a Delaware limited liability company (“Sponsor”), the managing member of Member, is governed by that certain Limited Liability Company Agreement of Sponsor dated of even date herewith (as the same may be amended from time to time, the “Sponsor Operating Agreement”), (y) pursuant to the Sponsor Operating Agreement, Sponsor is managed by an Executive Committee (as such term is defined in the Sponsor Operating Agreement) and certain actions and decisions can only be taken or made by or on behalf of Sponsor upon the unanimous approval of said Executive Committee and (z) the authority of each officer appointed by the Company shall be subject to and limited by the provisions of Article 6 of the Sponsor Operating Agreement, and under no circumstances shall any officer of the Company have the authority take any action or make any decision by or on behalf of the Company that would require the approval of the Executive Committee pursuant to the terms of the Sponsor Operating Agreement unless and until such Executive Committee approval has been received by such Company officer. The Member shall be entitled to such compensation for its services hereunder as it may reasonably determine from time to time and shall be entitled to reimbursement for all costs and expenses incurred by it in the performance of its duties under this Agreement.

(b) Other Authority and Specific Approvals and Authorizations.

i. Other Authority. Except as expressly provided herein (including, without limitation, Section 8(a)), or unless authorized to do so by the Member, no Person, attorney-in-fact, employee or other agent of the Company shall have any power or authority to bind the Company in any way, to pledge its credit or to render it liable pecuniarily for any purpose. Except as expressly provided herein or by non-waivable provisions of applicable law, no Person other than the Member shall have any power or authority to bind the Company unless such other Person has been expressly authorized by the Member to act as an agent of the Company in accordance with the previous sentence.

ii. Specific Approvals and Authorizations. The Company is hereby authorized and empowered (and (I) the Member, on behalf of and in its capacity as sole member and manager of the Company, (II) each officer of the Member, in his or her capacity as a duly appointed officer of the Member, and (III) each officer of the Company appointed pursuant to Section 8(a) or otherwise, in his or her capacity as a duly appointed officer of the Company, are, and each of them acting alone is, hereby authorized and empowered to cause the Company) to acquire the Property and, in connection therewith, to enter into the Contribution Agreement and such other documents as are required or contemplated thereby or as otherwise may be necessary or appropriate in respect thereof, including, without limitation, loan documents and property management and leasing documents.

9. Limited Liability. Except as otherwise expressly provided by the Act, the debts, obligations and liabilities of the Company, whether arising in contract, tort or otherwise, shall be the debts, obligations and liabilities solely of the Company, and the Member shall not be obligated

personally for any such debt, obligation or liability of the Company solely by reason of being the Member and manager of the Company.

10. Capital Contributions. The Member has contributed to the Company cash or the property listed on Schedule B attached hereto.

11. Additional Contributions. The Member shall make such additional capital contributions to the Company as and when determined by the Member, in its sole and absolute discretion. The Member shall not have any duty or obligation to any creditor of the Company to make any contribution to the Company.

12. Allocation of Profits and Losses; Tax Elections. The Company's profits and losses shall be allocated to the Member. The Member shall make such tax elections as are deemed desirable in its sole discretion.

13. Distributions. Distributions of cash flow and proceeds of capital transactions shall be made to the Member at the times and in the aggregate amounts as the Member determines. Notwithstanding any provision to the contrary contained in this Agreement, the Company shall not make a distribution to the Member on account of its interest in the Company if such distribution would violate the Act or any other applicable law.

14. Books and Records. The Member shall keep and maintain or cause to be kept and maintained complete and accurate books of account and records with respect to the Company's business. The Company's books of account shall be kept using the method of accounting determined by the Member. The Company's independent auditor, if any, shall be an independent public accounting firm selected by the Member.

15. Other Business. The Member, and any affiliate of any of the Member, may engage in or possess an interest in other business ventures (unconnected with the Company or the Property) of every kind and description, independently or with others, notwithstanding any provision to the contrary at law or in equity.

16. Exculpation and Indemnification.

(a) Neither the Member, nor any of the direct or indirect affiliates, officers, directors, shareholders, partners, managers, members, agents, representatives or employees of the Member (collectively, the "Covered Persons"), to the fullest extent permitted by law, shall be liable to the Company or any other Person that is a party to or is otherwise bound by this Agreement for any loss, damage or claim incurred by reason of any act or omission performed or omitted by such Covered Person in good faith on behalf of the Company and in a manner reasonably believed to be within the scope of the authority conferred on such Covered Person by this Agreement, except that a Covered Person shall be liable for any such loss, damage or claim incurred by reason of such Covered Person's gross negligence or willful misconduct.

(b) To the fullest extent permitted by applicable law, a Covered Person shall be entitled to indemnification from the Company for any loss, damage or claim incurred by such Covered Person by reason of any act or omission performed or omitted by such Covered Person in good faith on behalf of the Company and in a manner reasonably believed to be within the scope

of the authority conferred on such Covered Person by this Agreement, except that no Covered Person shall be entitled to be indemnified in respect of any loss, damage or claim incurred by such Covered Person by reason of such Covered Person's gross negligence or willful misconduct with respect to such acts or omissions; provided, however, that any indemnity under this Section 16 by the Company shall be provided out of and to the extent of Company assets only, and the Member shall not have personal liability on account thereof.

(c) To the fullest extent permitted by applicable law, expenses (including legal fees) incurred by a Covered Person defending any claim, demand, action, suit or proceeding, from time to time, shall be advanced by the Company prior to the final disposition of such claim, demand, action, suit or proceeding upon receipt by the Company of an undertaking by or on behalf of the Covered Person to repay such amount if it shall be determined that the Covered Person is not entitled to be indemnified as authorized in this Section 16.

(d) A Covered Person shall be fully protected in relying in good faith upon the records of the Company and upon such information, opinions, reports or statements presented to the Company by any Person as to matters the Covered Person reasonably believes are within such other Person's professional or expert competence and who has been selected with reasonable care by or on behalf of the Company, including information, opinions, reports or statements as to the value and amount of the assets, liabilities, or any other facts pertinent to the existence and amount of assets from which distributions to the Member might properly be paid.

(e) To the extent that, at law or in equity, a Covered Person has duties (including fiduciary duties) and liabilities relating thereto to the Company or to any other Covered Person, a Covered Person acting under this Agreement shall not be liable to the Company or to any other Covered Person for its good faith reliance on the provisions of this Agreement or any approval or authorization granted by the Company or any other Covered Person. The provisions of this Agreement, to the extent that they restrict the duties and liabilities of a Covered Person otherwise existing at law or in equity, are agreed by the Member to replace such other duties and liabilities of such Covered Person.

(f) The foregoing provisions of this Section 16 shall survive any termination of this Agreement.

17. Assignment. The Member may assign its membership interest in the Company. Subject to Section 19, if the Member transfers all of its membership interest in the Company pursuant to this Section 17, the transferee shall be admitted to the Company as a member of the Company upon its execution of an instrument signifying its agreement to be bound by the terms and conditions of this Agreement, which instrument may be a counterpart signature page to this Agreement. Such admission shall be deemed effective immediately prior to the transfer and, immediately following such admission, the Member shall cease to be a member of the Company. Any successor to a member by merger, division or consolidation, without further act, shall be a member hereunder, such merger, division or consolidation shall not constitute an assignment for purposes of this Agreement and the Company shall continue without dissolution.

18. Withdrawal. The Member may not withdraw as a member of the Company to the extent such withdrawal would conflict with the Company's intent. If the Member is permitted to

withdraw as a member of the Company pursuant to this Section 18, an additional member of the Company shall be admitted to the Company, as a condition to such withdrawal, subject to Section 19, upon its execution of an instrument signifying its agreement to be bound by the terms and conditions of this Agreement, which instrument may be a counterpart signature page to this Agreement.

19. Admission of Additional Members. One or more additional members of the Company may be admitted to the Company with the prior written consent of the Member.

20. Dissolution.

(a) The Company shall be dissolved, and its affairs shall be wound up, upon the first to occur of the following: (i) the determination by the Member that the Company should be dissolved; (ii) the termination of the legal existence of the last remaining member of the Company or the occurrence of any other event which terminates the continued membership of the last remaining member of the Company in the Company unless the Company is continued without dissolution in a manner required under this Section 20(a) or permitted by this Agreement or the Act; or (iii) the entry of a decree of judicial dissolution under the Act. Upon the occurrence of any event that causes the last remaining member of the Company to cease to be a member of the Company (other than (1) upon an assignment by a member of all of its membership interest in the Company and the admission of the transferee pursuant to Sections 17 and 19, or (2) the withdrawal of the last remaining member and the admission of an additional member of the Company pursuant to Section 18) to the fullest extent permitted by law, the personal representative of such member is hereby authorized to, and, within ninety (90) days after the occurrence of the event that terminated the continued membership of such member in the Company, shall agree in writing (i) to continue the Company and (ii) to the admission of such personal representative or its nominee or designee, as the case may be, as a substitute member of the Company, effective as of the occurrence of the event that terminated the continued membership of the last remaining member of the Company.

(b) Notwithstanding any other provision of this Agreement, the Bankruptcy of the Member shall not cause such Person, respectively, to cease to be a member of the Company or cause the Company to be dissolved or its affairs to be wound up, and, upon the occurrence of such an event, the Company shall continue without dissolution. Except as otherwise required by law, notwithstanding any other provision of this Agreement, the dissolution or death of the Member shall not cause, by itself, the Company to be dissolved or its affairs to be wound up, and upon the occurrence of such event the Company shall continue without dissolution.

(c) Notwithstanding any other provision of this Agreement, the Company and the Member waives any right it might have to agree in writing to dissolve the Company upon the Bankruptcy of the Member, or the occurrence of an event that causes the Member or additional member to cease to be a member of the Company.

(d) In the event of dissolution of the Company, the Company shall conduct only such activities as are necessary to wind up its affairs (including the sale of the assets of the Company in an orderly manner), and the assets of the Company shall be applied in the manner,

and in the order of priority, set forth in the Act.

(e) The Company shall terminate when (i) all of the assets of the Company, after payment of or due provision for all debts, liabilities and obligations of the Company, shall have been distributed to the Member in the manner provided for in this Agreement and (ii) the Certificate shall have been canceled in the manner required by the Act.

21. Waiver of Partition; Nature of Interest. To the fullest extent permitted by law, the Member hereby irrevocably waives any right or power that it might have to (a) cause the Company or any of its assets to be partitioned or institute or commence or prosecute any action for partition of any of the Company's assets, (b) cause the appointment of a receiver for all or any portion of the assets of the Company, (c) compel any sale of all or any portion of the assets of the Company pursuant to any applicable law or (d) file a complaint or institute any proceeding at law or in equity to cause the dissolution, liquidation, division (pursuant to a plan or otherwise), winding up or termination of the Company. The Member shall not have any interest in any specific assets of the Company, and the Member shall not have the status of a creditor with respect to any distribution pursuant to Section 13 hereof. The membership interests of the Member in the Company are personal property.

22. Benefits of Agreement; No Third-Party Rights. None of the provisions of this Agreement shall be for the benefit of or enforceable by any creditor of the Company or by any creditor of the Member. Nothing in this Agreement shall be deemed to create any right in any Person (other than the Covered Persons) not a party hereto, and this Agreement shall not be construed in any respect to be a contract in whole or in part for the benefit of any Person not a party hereto (other than the Covered Persons).

23. Severability of Provisions. Each provision of this Agreement shall be considered severable and, if for any reason any provision or provisions herein are determined to be invalid, unenforceable or illegal under any existing or future law, such invalidity, unenforceability or illegality shall not impair the operation of or affect those portions of this Agreement which are valid, enforceable and legal.

24. Entire Agreement. This Agreement constitutes the entire agreement between the parties hereto pertaining to the subject matter hereof and all prior and contemporaneous agreements, representations and understandings of the parties hereto, oral or written, are hereby superseded and merged herein.

25. Binding Agreement. Notwithstanding any other provision of this Agreement, the Member agrees that this Agreement constitutes a legal, valid and binding agreement of the Member and is enforceable against the Member, in accordance with its terms.

26. Tax Status. It is intended that the Company, solely for tax purposes, shall be disregarded as an entity separate from the Member for federal, state and local income tax purposes.

27. Governing Law. This Agreement shall be governed by and construed under the laws of the State of Delaware (without regard to conflict of laws principles), all rights and remedies being governed by said laws.

28. Amendments. This Agreement may be modified, altered, supplemented or amended pursuant to a written agreement executed and delivered by the Member.

29. Counterparts; Electronic Signatures. This Agreement may be executed and delivered by each party hereto in separate counterparts (including by means of electronically delivered signature pages), each of which when so executed and delivered shall be deemed an original and all of which taken together shall constitute one and the same agreement. To facilitate execution of this Agreement, the parties may execute and exchange by email in PDF format counterparts of the signature pages, which shall be deemed an original. The parties hereto (a) agree that electronic signatures of the parties are intended to authenticate this Agreement and to have the same force and effect as manual signatures, and (b) waive any defenses to the enforcement of this Agreement based upon the form and method of delivery of signatures.

30. Notices. Any notices required to be delivered hereunder shall be in writing and personally delivered, mailed or sent by electronic mail or other similar form of rapid transmission, and shall be deemed to have been duly given upon receipt (a) in the case of the Company, to the Company at its address in Section 2(b), (b) in the case of the Member, to the Member at its address as listed on Schedule B attached hereto, and (c), in the case of either of the foregoing, at such other address as may be designated by written notice to the other party.

31. Effectiveness. This Agreement is effective as of the Effective Date.

[Remainder of the page intentionally left blank. signature page follows]

IN WITNESS WHEREOF, the Member, intending to be legally bound hereby, has duly executed this Agreement, effective as of the Effective Date.


MEMBER:

MAW Lake Mary Holdco, LLC,
a Delaware limited liability company

By: MAW Lake Mary Sponsor, LLC,
a Delaware limited liability company, its Managing Member

By: MATTO PROMOTE 1, LLC a Florida limited
liability company, its Administrative Member

By: TCG Advisors Corp, a Florida corporation,
its Manager

By: 
Name: Ricardo Caporal
Title: President

SCHEDULE A
Definitions

A. Definitions:

When used in this Agreement, the following terms not otherwise defined herein have the following meanings:

“Agreement” means this Limited Liability Company Agreement of the Company, together with the schedules attached hereto, as amended, restated or supplemented or otherwise modified from time to time.

“Bankruptcy” means, with respect to any Person, if such Person (i) makes an assignment for the benefit of creditors, (ii) files a voluntary petition in bankruptcy, (iii) is adjudged a bankrupt or insolvent, or has entered against it an order for relief in any bankruptcy or insolvency proceeding, (iv) files a petition or answer seeking for itself any reorganization, arrangement, composition, readjustment, liquidation or similar relief under any statute, law or regulation, (v) files an answer or other pleading admitting or failing to contest the material allegations of a petition filed against it in any proceeding of this nature, (vi) seeks, consents to or acquiesces in the appointment of a trustee, receiver, liquidator of the Person or of all or any substantial part of its properties, or (vii) if one hundred twenty (120) days after the commencement of any proceeding against the Person seeking reorganization, arrangement, composition, readjustment, liquidation or similar relief under any statute, law or regulation, if the proceeding has not been dismissed, or if within ninety (90) days after the appointment without such Person’s consent or acquiescence of a trustee, receiver or liquidator of such Person or of all or any substantial part of its properties, the appointment is not vacated or stayed, or within ninety (90) days after the expiration of any such stay, the appointment is not vacated. The foregoing definition of “Bankruptcy” is intended to replace and shall supersede and replace any definition of “Bankruptcy” set forth in the Act.

“Member” means MAW Lake Mary Holdco, LLC, a Delaware limited liability company, as the initial member and any Person admitted as an additional member of the Company or a substitute member of the Company pursuant to the provisions of this Agreement, each in its capacity as a member of the Company.

“Person” means any individual, corporation, partnership, joint venture, limited liability company, limited liability partnership, association, joint stock company, trust, unincorporated organization, or other organization, whether or not a legal entity, and any governmental authority.

B. Rules of Construction

Definitions in this Agreement apply equally to both the singular and plural forms of the defined terms. The words “include” and “including” shall be deemed to be followed by the phrase “without limitation.” The terms “herein,” “hereof” and “hereunder” and other words of similar import refer to this Agreement as a whole and not to any particular Section, paragraph or subdivision. The section titles appear as a matter of convenience only and shall not affect the interpretation of this Agreement. All section, paragraph, clause, exhibit or schedule references not attributed to a particular document shall be references to such parts of this Agreement.

SCHEDULE B
Member

Name	Mailing Address	Cash or Agreed Value of Capital Contribution	Percentage Interest
MAW Lake Mary Holdco, LLC	c/o MAW Lake Mary Holdco, LLC 2990 Ponce de Leon Blvd. Suite 201 Coral Gables, Florida 33134	\$100	100%

Delaware

Page 1

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF FORMATION OF "MAW LAKE MARY PROP, LLC", FILED IN THIS OFFICE ON THE THIRTEENTH DAY OF NOVEMBER, A.D. 2023, AT 8:05 O`CLOCK A.M.




Jeffrey W. Bullock, Secretary of State

2618207 8100
SR# 20233952285

Authentication: 204581553
Date: 11-13-23

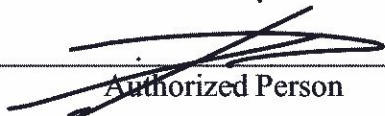
You may verify this certificate online at corp.delaware.gov/authver.shtml

STATE OF DELAWARE
CERTIFICATE OF FORMATION
OF LIMITED LIABILITY COMPANY

The undersigned authorized person, desiring to form a limited liability company pursuant to the Limited Liability Company Act of the State of Delaware, hereby certifies as follows:

1. The name of the limited liability company is MAW Lake Mary Prop, LLC

2. The Registered Office of the limited liability company in the State of Delaware is located at 251 Little Falls Drive (street), in the City of Wilmington, Zip Code 19808. The name of the Registered Agent at such address upon whom process against this limited liability company may be served is Corporation Service Company

By: 
Authorized Person

Name: Ricardo Caporal
Print or Type

**Allure on the Parkway PD Amendment
DEVELOPER'S COMMITMENT AGREEMENT
COMMITMENTS, CLASSIFICATIONS AND DISTRICT DESCRIPTION**

The Allure on the Parkway PD Developer's Commitment Agreement reads as follows:

I. **LEGAL DESCRIPTION.** The legal description is attached hereto as Exhibit "A".

II. **PROPERTY OWNERS.**

MAW LAKE MARY PROP, LLC
409 Genius Drive
Winer Park, FL 32789

Tax Parcel ID No. 31-19-30-514-0000-0020
31-19-30-314-0000-0030

III. **DEVELOPER.**

MAW LAKE MARY PROP, LLC
Attn: Matthew Wideman
409 Genius Drive
Winter Park, FL 32789

IV. **STATEMENT OF BASIC FACTS.**

- | | |
|--------------------------------|---|
| A. Total Acreage: | Total PD = 12.20 acres
Affected Tracts = 5.95 acres |
| B. Zoning: | Planned Unit Development (PD) |
| C. Density (residential uses): | 55.74 du/ac (300 existing + 380 additional units = 680 total units) |
| D. F.A.R (C-1 uses): | 1.00 Maximum |
| E. | The development approval sought will be 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. |
| F. | The Owners/Developers of the Property have expressly agreed to be bound by and subject to the development conditions and commitments stated below and have covenanted and agreed to have such commitments run with, and follow and perpetually burden the Property. |

V. **OPEN SPACE CALCULATIONS.**

Open Space shall be provided at an overall rate of 25%. Open space (as listed below) is achieved through active recreation, passive recreation, and other green space. Open space amenities shall include the café/clubhouse, pool, trail connection, park areas. Wet detention areas to be counted as open space shall be amenitized in accordance with the design criteria of Section 30.1344 of the Land Development Code and shall include a landscaped area.

Maintenance of the Common Open Space shall be the responsibility of the Property Owners Association.

Total Land Area: 5.95 acres
 Open Space Required: 25% = 5.95 acres x 0.25 = 1.48 acres
 Open Space Proposed: 1.48 acres

VI. LAND USE BREAKDOWN.

<u>Use</u>	<u>Acreage</u>	<u>% of Site</u>
Residential/C-1 Uses/Garage/Amenity	4.47 acres	75%
Commercial/Retail (C-1 Uses)	1.48 acres	25%
Total	5.95 acres	100.00%

VII. BUILDING SETBACKS AND STANDARDS

A. Site Building Setbacks

- 25' from the south property line
- 35' from the west property line (abutting the Seminole Wekiva Trail and Sylvan Avenue)
- 35' from the north property line (abutting 1st Street)
- 45' from the east property line (abutting International Parkway)

B. Maximum Building Heights

Residential:

- 8 stories = 110 ft

Parking Garage:

- 9 stories = 110 ft

Restaurant/Retail:

- 2 stories = 45 ft

C. Architectural Standards

Building elevations and architectural renderings shall be submitted and approved as part of the final site plan.

VIII. **PERMITTED USES.**

Multi-family residential and customary accessory uses, commercial, restaurants, hotel, and offices.

IX. **LANDSCAPE AND BUFFER CRITERIA.**

- A. North: 10' landscape buffer containing 1 canopy tree with a minimum 4" caliper, 40' on center with a continuous shrub hedge with a minimum height of 3'.
- B. South: 15' landscaped buffer containing understory tree clusters 30' on center with a continuous shrub hedge with a minimum height of 3'.
- C. East: 15' landscape buffer containing 1 canopy tree with a minimum 4" caliper, 40' on center with a continuous shrub hedge with a minimum height of 3'.
- D. West: 10' landscape buffer containing 1 canopy tree with a minimum 4" caliper, 25' on center with a continuous shrub hedge with a minimum height of 3'.
- E. The shrubs at each entrance shall not exceed 2' in height as to not hinder visibility.
- F. Landscape material style and size shall meet or exceed Seminole County Land Development Code.
- G. The Property Owner's Association shall maintain all landscape buffers and open space.

X. **MICELLANEOUS DEVELOPMENT COMMITMENTS.**

- A. All mechanical equipment, ground or roof-mounted, shall be screened from off-site view.
- B. The developer shall provide a pedestrian circulation system giving access to all portions of the development as well as connecting to existing sidewalks outside the development.

XI. **PUBLIC FACILITIES.**

WATER:

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

SANITARY SEWER:

Sanitary sewer shall be provided by Seminole County. Service lines shall conform to Seminole County and Department of Environmental Protection Standards.

STORM DRAINAGE:

Storm water pollution abatement and attenuation for pre-post conditions are to be provided on-site according to Seminole County and St. John's River Water Management District requirements.

Site is in a land locked basin and will be required to hold the 25-year, 96-hour storm event pre-post volume onsite. The portion of the site that does not drain to Lake Sten will be required to retain the 100-year, 24-hour rainfall.

FIRE PROTECTION:

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

XII. STANDARD COMMITMENTS.

- A. Unless specifically addressed otherwise herein, all development shall fully comply with the codes and ordinances, including impact fee ordinance, of Seminole County.
- B. All obligations, liabilities, and responsibilities incurred or implied by the Owners of this agreement shall be assumed by any successors-in-interest of any portion of the Property.
- C. This agreement concerns the Property, and the conditions, commitments and provisions of the agreement shall perpetually burden, run with, and follow the said property and be a servitude upon and binding upon said property unless released in full or in part by action of Seminole County by virtue of a document of equal dignity herewith. The Owners of the Property have expressly covenanted and agreed to the provision and all other terms and provisions of this agreement.
- D. The terms and provisions of this agreement are not severable, and in the event any portion of this agreement shall be found to be invalid or illegal, then the entire agreement shall be null and void.

XIII. INTERPRETATION; RELATIONSHIP TO FINAL MASTER PLAN AND DEVELOPMENT ORDER.

This Developer's Commitment Agreement is intended to summarize material provisions of the 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 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 __-_____, the terms of the Developer's Commitment Agreement shall control.

DONE AND ORDERED ON THE DATE FIRST WRITTEN ABOVE.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

(Name of Clerk, typed, printed or stamped)
Clerk of the Board

(Name of Chairman, typed, printed or stamped), Chairman

OWNERS' CONSENT AND COVENANT

COMES NOW, the owner, Carriage Encore Apartments, on behalf of itself and its heirs agents, 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 Commitment Agreement.

WITNESSES:

OWNERS:

[Signature]
Print Name: Christopher Williams
[Signature]
Print Name: Harrison Low

MAW LAKE MARY PROP, LLC
[Signature]
Authorized Agent,
MAW LAKE MARY PROPERTY, LLC.

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 25 day of JUNE, 2024 by MATTHEW WORMAN, as AUTHORIZED AGENT, who is personally known to me or who has produced _____ as identification.



[Signature]
Notary Public
JORGE SANTIAGO
(Name of Notary, typed, printed or stamped)
My Commission Expires:



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company
MAW LAKE MARY PROP, LLC

Filing Information

Document Number M24000008543
FEI/EIN Number NONE
Date Filed 07/02/2024
State DE
Status ACTIVE

Principal Address

333 SOUTH GARLAND AVENUE, SUITE 1300
ORLANDO, FL 32801

Mailing Address

333 SOUTH GARLAND AVENUE, SUITE 1300
ORLANDO, FL 32801

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title MBR

MAW LAKE MARY HOLDCO, LLC
2990 PONCE DE LEON BLVD. SUITE 201
CORAL GABLES, FL 33134

Annual Reports

No Annual Reports Filed

Document Images

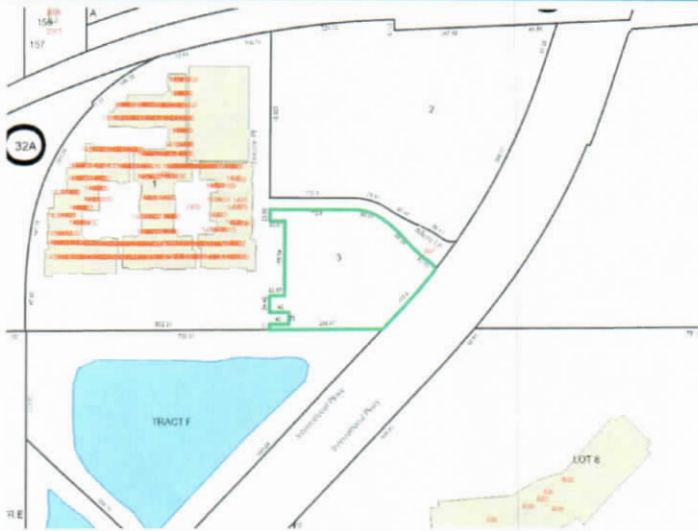
[07/02/2024 -- Foreign Limited](#) [View image in PDF format](#)

Property Record Card



Parcel: 31-19-30-514-0000-0030
Property Address:
Values: 2024 Market \$1,280,660 Assessed \$1,280,660
Owners: MAW LAKE MARY PROP LLC

Parcel Location



Site View

Parcel Information

Parcel	31-19-30-514-0000-0030
Property Address	
Mailing Address	2990 PONCE DE LEON BLVD STE 201 CORAL GABLES, FL 33134-6803
Subdivision	ALLURE ON THE PARKWAY
Tax District	01:County Tax District
DOR Use Code	1015:Vacant Comm-Pud
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$1,280,660	\$1,358,140
Land Value Agriculture	\$0	\$0
Market Value	\$1,280,660	\$1,358,140
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$1,280,660	\$1,358,140

2023 Certified Tax Summary

Tax Amount w/o Exemptions	\$18,074.13
Tax Bill Amount	\$18,074.13
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 3 ALLURE ON THE PARKWAY PLAT BOOK
{83} PAGES {26-28}

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,280,660	\$0	\$1,280,660
Schools	\$1,280,660	\$0	\$1,280,660
FIRE	\$1,280,660	\$0	\$1,280,660
ROAD DISTRICT	\$1,280,660	\$0	\$1,280,660
SJWM(Saint Johns Water Management)	\$1,280,660	\$0	\$1,280,660

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	1/12/2024	\$3,250,000	10566/0284	Improved	Yes
WARRANTY DEED	3/21/2022	\$100	10215/1904	Improved	No
SPECIAL WARRANTY DEED	10/1/2018	\$1,950,000	09233/0204	Vacant	No

Land

Units	Rate	Assessed	Market
64,033 SF	\$20/SF	\$1,280,660	\$1,280,660

Building Information

#
Use
Year Built*
Bed
Bath
Fixtures
Base Area (ft ²)
Total Area (ft ²)
Constuction
Replacement Cost
Assessed

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
02024	3300 INTERNATIONAL PKWY: PLUMBING - COMMERCIAL [THOMAS REVISION 2ND ADD S]	\$2,500		2/22/2019

Extra Features

Description	Year Built	Units	Cost	Assessed
-------------	------------	-------	------	----------

Zoning

Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School Districts

Elementary	Region 1
Middle	Sanford
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

Utilities	
Fire Station #	Station: 34 Zone: 343
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

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Property Record Card



Parcel: 31-19-30-514-0000-0020
Property Address:
Values: 2024 Market \$1,499,290 Assessed \$1,499,290
Owners: MAW LAKE MARY PROP LLC

Parcel Location



Site View

Parcel Information

Parcel	31-19-30-514-0000-0020
Property Address	
Mailing Address	2990 PONCE DE LEON BLVD STE 201 CORAL GABLES, FL 33134-6803
Subdivision	ALLURE ON THE PARKWAY
Tax District	01:County Tax District
DOR Use Code	1015:Vacant Comm-Pud
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$1,499,290	\$4,129,863
Land Value Agriculture	\$0	\$0
Market Value	\$1,499,290	\$4,129,863
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$1,499,290	\$4,129,863

2023 Certified Tax Summary

Tax Amount w/o Exemptions	\$54,960.22
Tax Bill Amount	\$54,960.22
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 2 ALLURE ON THE PARKWAY PLAT BOOK
{83} PAGES {26-28}

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,499,290	\$0	\$1,499,290
Schools	\$1,499,290	\$0	\$1,499,290
FIRE	\$1,499,290	\$0	\$1,499,290
ROAD DISTRICT	\$1,499,290	\$0	\$1,499,290
SJWM(Saint Johns Water Management)	\$1,499,290	\$0	\$1,499,290

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	1/12/2024	\$3,250,000	10566/0284	Improved	Yes
WARRANTY DEED	3/21/2022	\$100	10215/1904	Improved	No
SPECIAL WARRANTY DEED	10/1/2018	\$1,950,000	09233/0204	Vacant	No

Land

Units	Rate	Assessed	Market
194,713 SF	\$7.70/SF	\$1,499,290	\$1,499,290

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits					
Permit #	Description		Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

Utilities	
Fire Station #	Station: 34 Zone: 343
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

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*

6/28/24 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT08:18:14

PROJ # 24-20500008

RECEIPT # 0181453

OWNER:

JOB ADDRESS:

LOT #:

FINAL DEVEL PLAN PD 14	1000.00	1000.00	.00
------------------------	---------	---------	-----

TOTAL FEES DUE.....:	<u>1000.00</u>		
----------------------	----------------	--	--

AMOUNT RECEIVED.....:		<u>1000.00</u>	
-----------------------	--	----------------	--

* DEPOSITS NON-REFUNDABLE *

** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
----------------------	-------------------	-----

CHECK NUMBER.....: 000000004919

CASH/CHECK AMOUNTS...: 1000.00

COLLECTED FROM: KIMLEY-HORN & ASSOCIATES

DISTRIBUTION.....: 1 - COUNTY 2 - CUSTOMER 3 - 4 - FINANCE