

UNITED STATES DISTRICT COURT
MIDDLE DISTRICT OF FLORIDA
ORLANDO DIVISION

RIVER CROSS LAND COMPANY, LLC,
a Florida limited liability company,

Plaintiff,

v.

CASE NO. 6-18-cv 1646-ORL-22-KRS

SEMINOLE COUNTY, a political subdivision
of the State of Florida,

Defendant.

**PLAINTIFF AND DEFENDANT'S JOINT MOTION TO STAY LITIGATION, AND
INCORPORATED MEMORANDUM OF LAW**

Plaintiff, River Cross Land Company, LLC (“River Cross”), and Defendant, Seminole County (the “County” and together with River Cross, collectively the “Parties”), by and through their undersigned attorneys, and pursuant to Middle District of Florida Local Rule 3.01(b), hereby file their *Joint Motion to Stay Litigation and Incorporated Memorandum of Law* (this “Motion”), and in support thereof, state as follows:

I. INTRODUCTION

The Parties have agreed to a detailed plan for settlement to potentially resolve this lawsuit without further litigation. On January 28, 2020, the County’s Board of County Commissioners (the “BOCC”) unanimously approved River Cross’ January 24, 2020, Settlement Offer (the “Settlement Offer”). A true and correct copy of the approved Settlement Offer is attached hereto as **Exhibit A**. The Settlement Offer sets forth a detailed plan and timeline for River Cross to submit an application to the County for potential approval of a proposed land swap (the “Settlement Plan”); specifically, after River Cross submits an application for the proposed land swap (the

“Application”) and the County performs its requisite review of the Application, if the County approves the Application, River Cross would convey the subject property of this lawsuit (the “Subject Property”) to the County in exchange for the County conveying certain real property owned by the County to River Cross (the “Land Swap”).

Under the Settlement Plan, River Cross would submit an entirely new application for the Land Swap, and the County would review the Application to determine whether it will ultimately approve the Land Swap, which requires time to implement. The Parties have agreed that River Cross will prepare and submit the Application as quickly as possible, and the County will schedule all reviews as quickly as possible. Working on an expedited schedule, River Cross and the County anticipate that a BOCC meeting to vote on approval or disapproval of the Application will occur on or about August 11, 2020.

Given the time needed to perform the Settlement Plan, the Settlement Offer is contingent upon this Court granting a stay of this lawsuit. The County is required to move through the administrative process in its normal course, on an expedited timeframe, which will take no shorter amount of time than that defined on Exhibit B to the Settlement Agreement. This case is scheduled for the April 1, 2020, trial term. If this Court does not stay this lawsuit before trial, then the Parties cannot implement the Settlement Plan because of the time needed to undertake the Settlement Plan, and the approved Settlement Offer shall be terminated and of no force or effect. Also, the County’s *Dispositive Motion for Summary Judgment* [ECF No. 35] and River Cross’ *Motion for Partial Summary Judgment* [ECF No. 36] are fully briefed and pending before this Court.

Accordingly, River Cross and the County respectfully request this Court to stay this litigation, including all deadlines, court rulings, or other requirements, until September 1, 2020, so that River Cross and the County can perform the Settlement Plan. The Parties agree that all

deadlines that have passed in the litigation will not be re-set and a new Case Management Order resetting only the remaining deadlines will be entered. Consequently, if the Stay is granted, neither Party will be prejudiced by the entry of a stay. If a stay is granted and the Parties do not settle, then this lawsuit will recommence on the same schedule; discovery will not be reopened and all past deadlines will remain closed. The Settlement Plan provides an opportunity before a trial date is set to resolve this dispute without the use of any more judicial resources and the Parties' incurring any more attorneys' fees litigating this lawsuit.

II. BACKGROUND

Status of This Case

On October 2, 2018, River Cross filed its *Complaint* against the County seeking injunctive relief and damages for violations of the Fair Housing Act. In accordance with this Court's *Case Management and Scheduling Order* [ECF No. 15] entered on November 27, 2018, the Parties have litigated this case on schedule: the Parties engaged in extensive discovery, including over a dozen depositions and conducting paper discovery; the Parties attended mediation; the Parties have each moved for summary judgment, which have been fully briefed and are pending before this Court; and the County has filed a *Daubert* motion and three motions in limine, which River Cross has opposed and are also pending before this Court. The only deadlines left are the Parties' in-person meeting to prepare a joint pretrial statement scheduled for February 7, 2020, the filing of the joint final pretrial statement scheduled for February 21, 2020, and finally, a five-day jury trial set for the April 1, 2020, trial term.

Settlement Plan

In its January 24, 2020, Settlement Offer to the County, River Cross proposed the Settlement Plan, which detailed a process and timeline for the Parties to potentially come to a

mutually-beneficial resolution of the Parties' dispute over the Subject Property. River Cross has proposed conveying the Subject Property to the County in exchange for the County conveying to River Cross certain real property owned by the County. However, in order for the BOCC to consider whether to approve the Land Swap, River Cross must submit the requisite materials in support of the Application, the County must review the Application, and the BOCC must vote on approval or disapproval of the Application. This takes time. Consequently, River Cross submitted a detailed timeline to perform the Settlement Plan; working expeditiously, the Parties anticipate that a final BOCC vote on the Application will take place in August 2020.

On January 28, 2020, the County approved the Settlement Offer. A condition of the Settlement Offer is this Court agreeing to stay this litigation until September 1, 2020, so that the Parties can have sufficient time to perform the Settlement Plan, including a final vote by the BOCC in August 2020 to approve or deny the Application. *See* Settlement Offer, Sec. 3(i). The Parties are not requesting an extension of deadlines that have already passed, e.g., for discovery or filing of motions. Rather, if this Court grants this Motion, only the upcoming deadlines and this Court's rulings on pending motions will be stayed until the Parties settle or reinitiate this lawsuit.

The Settlement Plan provides the Parties and this Court the opportunity to avoid expending any more time or resources on this lawsuit without either of the Parties being prejudiced. For the following reasons, the Parties respectfully request this Court to stay this litigation until September 1, 2020.

III. DISCUSSION

"The power to stay proceedings is incidental to the power inherent in every court to control the disposition of the causes on its docket with economy of time and effort for itself, for counsel, and for litigants." *PNC Bank, National Association v. Pharis*, No. 2:18-cv-626-FtM-99CM, 2018

WL 5807351, at *1 (M.D. Fla. Nov. 6, 2018) (quoting *Landis v. N. Am. Co.*, 299 U.S. 248, 254 (1936)). “Compromises of disputed claims are favored by courts, and it is the policy of the law generally to encourage settlements.” *Cohan v. Gulf Golf Development LLC*, Case No. 8:15-cv-2114-T-33TGW, 2015 WL 6704608, at *2 (M.D. Fla. Nov. 3, 2015) (internal quotations omitted); *see also Murchison v. Grand Cypress Hotel Corp.*, 13 F.3d 1483, 1486 (11th Cir. 1994) (“We favor and encourage settlements in order to conserve judicial resources.”).

“When deciding a motion to stay, courts consider the following non-exhaustive factors: (1) whether discovery is complete and whether a trial date has been set; (2) whether the stay would unduly prejudice or present a clear tactical disadvantage to the non-moving party; and (3) whether a stay will simplify the issues in question for trial of the case.” *E.g., CANVS Corp. v. FLIR Systems, Inc.*, No. 2:14-cv-180-FtM-38CM, 2014 WL 6883127, at * 2 (M.D. Fla. Dec. 5, 2014). “The court’s inquiry is not limited to these three factors—the totality of the circumstances governs.” *Automatic Mfg. Systems, Inc. v. Primera Technology, Inc.*, No. 6:12-cv-1727-Orl-37DAB, 2013 WL 6133763, at *2 (M.D. Fla. Nov. 21, 2013) (citing *Universal Elecs., Inc. v. Universal Remote Control, Inc.*, No. 12-00329, 2013 WL 1876459, at *2 (N.D. Cal. May 2, 2013)).

a. Granting This Motion Will Provide the Opportunity to Conserve Judicial Resources and Forestall the Parties Incurring More Attorneys’ Fees by Resolving the Issues in Question for Trial.

The Settlement Plan sets forth a legitimate and detailed path to settlement between the Parties. Given that this path necessarily involves ardent adherence to the administrative process, the Settlement Plan will inevitably take time. Consequently, the granting of a stay of this litigation is necessary for the Parties to perform the entirety of the Settlement Plan and have a BOCC vote on the Application.

The Parties are requesting a seven-month stay, which is the amount of time necessary to perform the Settlement Plan. The Parties have agreed to expedite the application process as much as possible. The Settlement Offer expressly provides that time is of the essence. *See* Settlement Offer, Sec. 3(d). Further, the Settlement Offer obligates River Cross to submit its Application and any resubmittals thereof as expeditiously as possible, and the County to expedite its review of the Application, including calling specially-scheduled hearings if necessary to finalize its review before the August BOCC meeting. *Id.* Accordingly, the duration of the stay is necessary and not immoderate because the Parties have agreed to work expeditiously to respect this Court's time, and as such, require seven months to adhere to the requisite procedures for approving (or disapproving) the Application.

The Settlement Plan presents a legitimate opportunity to conserve this Court's resources. Currently pending before this Court are four substantive motions: the County's *Motion to Exclude Opinions and Expert Testimony of Dr. Charles D. Cowan* [ECF No. 34]; the County's *Dispositive Motion for Summary Judgment* [ECF No. 35]; River Cross' *Motion for Partial Summary Judgment* [ECF No. 36]; and the County's three *Motions in Limine* [ECF No. 44]. The Parties have filed responses in opposition to the opposing Parties' motions and replies to the opposing Parties' summary judgment motions. The factual record developed during discovery is lengthy, including over a dozen deposition transcripts. Consequently, this Court must devote substantial judicial resources to rule upon the pending motions before trial. Further, if this case is not adjudicated via the Parties' dispositive motions, then the case will progress to a five-day jury trial, which will require significant judicial resources. Accordingly, the Parties respectfully request that this Court grant this Motion because a resolution obtained via the Settlement Plan will end this lawsuit and

eliminate the need for this Court to spend judicial resources on ruling upon the pending motions and/or presiding over a week-long jury trial.

Likewise, the Settlement Plan presents a legitimate opportunity to conserve the Parties' time and resources by not further litigating this case. Although the Parties have already spent a significant amount of time and resources litigating this case, the Parties still may have a five-day jury trial on the merits of this case, which could result in as much or, likely, more attorneys' fees incurred to reach a verdict as have already been spent on this case to date. Also, depending on the result of this case, the Parties could appeal aspects of this case, presenting further incurrence of attorneys' fees. The Settlement Plan presents an opportunity to avoid all such outcomes by providing a real possibility of resolution between the Parties without a trial or potential appeals. Accordingly, the Parties respectfully request this Court grant this Motion to allow the Parties to attempt to reach an amicable and final resolution of this case without further litigation costs.

Given the strong policy interests in parties resolving their disputes via settlement and conserving the Court's judicial resources, the Parties respectfully request that the Court grant this Motion and allow the Parties to perform the Settlement Plan. A settlement reached by way of the Settlement Plan will resolve the issues set for trial, conserve this Court's judicial resources, and forestall the need for the Parties to spend more attorneys' fees litigating this case.

b. Granting This Motion Will Not Prejudice or Present a Clear Tactical Disadvantage to Either of the Parties.

Neither of the Parties will be prejudiced by this Court granting this Motion. This Motion is a joint motion, to which both of the Parties have agreed. The Parties are not seeking this Court to reopen discovery. Further, the Parties are not seeking an extension to file dispositive motions or pretrial motions to be heard before trial, and the only deadlines left are joint pretrial statements before trial in April 2020. Essentially, the case will remain in a standstill, with a factual record

developed, dispositive motions filed but not ruled upon, and no trial date issued. Accordingly, granting this Motion will not prejudice the Parties or present any tactical disadvantage for either of the Parties.

c. Granting this Motion is Appropriate Because This Court Has Not Set a Trial Date for This Case.

Courts consider the stage of the litigation when evaluating whether to stay a lawsuit. Courts look to whether discovery is complete and whether a trial date has been set. *See CANVS Corp. v. FLIR Systems, Inc.*, No. 2:14-cv-180-FtM-38CM, 2014 WL 6883127, at * 3 (M.D. Fla. Dec. 5, 2014). Stays requested during the early stage of litigation weigh in favor of granting stays. *See id.*

Although this case is not in the early stages, this case is at an opportune stage of litigation to enter a stay. Currently, discovery has ended, and the deadlines to file the Parties' dispositive motions and pretrial motions have passed. This Court has not entered rulings on the pending motions and has not set a trial date. Consequently, if this Court issued a stay at this stage of the case, it will not extend any deadlines for motions. Again, the only deadlines left are the Parties' joint pretrial statements before a jury trial during the April 1, 2020, trial term. Accordingly, if this Court issued the stay at this stage of the case, the only effect it would have is pushing back the trial term. No deadlines to file motions will be extended and no additional discovery will be taken.

This case is in an auspicious stage to stay the case in light of the potential for settlement. The record is developed, all pretrial motions have been filed, and a trial date has yet to be set. Accordingly, if the stay was lifted on or after September 1, 2020, then this Court and the Parties could simply pick up where they left off and proceed to trial with no further delay.

IV. CONCLUSION

This Motion provides the Parties and this Court a legitimate opportunity to resolve this dispute without further time or effort spent on litigating it. The amount of judicial resources that

will be exhausted on resolving the pending Motions, and potentially, presiding over a five-day jury trial substantially justifies this Court granting a stay for the Parties to engage in a meaningful Settlement Plan that could result in a mutually-beneficial compromise. Also, given that the past deadlines will not be reopened if the stay is lifted, neither of the Parties will obtain any tactical advantage or be prejudiced by the granting of this Motion because discovery is closed, dispositive motions are filed, and all that is left is adjudication. The totality of the circumstances supports this Court granting this Motion.

WHEREFORE, Plaintiff, River Cross Land Company, LLC, and Defendant, Seminole County, hereby respectfully request this Court to enter an Order granting the Parties' *Motion to Stay Litigation*, staying this lawsuit, including all future deadlines and court rulings until September 1, 2020, or earlier upon motion, at which point, the Parties will reinstitute this litigation on a schedule where all future deadlines will be rescheduled by this Court, and for such other and further relief as this Court deems just and proper.

Dated this 31st day of January, 2020.

/s/ Rebecca E. Rhoden

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Attorneys for Defendant Seminole County

Certificate of Service

I HEREBY CERTIFY that on the 31st day of January, 2020, a true and correct copy of the foregoing was filed with the Court.

/s/ Rebecca E. Rhoden

Rebecca E. Rhoden, Esquire

UNITED STATES DISTRICT COURT
MIDDLE DISTRICT OF FLORIDA
ORLANDO DIVISION

CASE NO. 6:18-cv-1646-ORL-22-LRH

RIVER CROSS LAND COMPANY, LLC, a
Florida limited liability company,

Plaintiff,

v.

SEMINOLE COUNTY, a political
subdivision of the State of Florida,

Defendant.

SETTLEMENT OFFER

River Cross Land Company, LLC ("River Cross") hereby presents this Settlement Offer (the "Offer") to Seminole County, Florida, a subdivision of the State of Florida (the "County"). River Cross and the County are sometimes herein jointly referred to as the Parties.

RECITALS

WHEREAS, River Cross has approximately 669-acres of property (collectively comprised of Parcel IDs 31213230000200000, 32213230000500000, 32213230000300000 and 31213230000100000) (the "Property" or the "East Property") under contract to purchase; and

WHEREAS, the County is the owner of the approximately 238-acre parcel owned by the County (collectively comprised of Parcel IDs 36213130000700000, 36213130000200000, 36213130000600000 and 312132300002A0000) (the "County Property" or the "West Property") that is located to the west of the Subject Property; and

WHEREAS, River Cross previously submitted applications for (i) a text amendment to the Seminole County Comprehensive Plan to amend the Urban/Rural Boundary and a Large

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CERTIFIED COPY - GRANT MALOY
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER
SEMINOLE COUNTY, FLORIDA
BY *Charitie* DEPUTY CLERK



Scale Future Land Use Map Amendment from Rural-5 to PD (Planned Development), (ii) a rezoning from A-5 (Rural Zoning Classification) to PD (Planned Development) and as associated Development Order and Master Development Plan; and (iii) an amendment to the County Charter Rural Boundary map to remove the Property from the same (the “Applications”); and

WHEREAS, on August 14, 2018, the Seminole County Board of County Commissioners (the “County Commission”) conducted a first reading public hearing on the Applications and after hearing the arguments and evidence in the record, denied the Applications; and

WHEREAS, on or about October 2, 2018, River Cross initiated the above-styled case to challenge that the County Commission’s denial of the Applications allegedly violated the Federal Fair Housing Act (the “Litigation”); and

WHEREAS, pursuant to the Federal Court’s Case Management and Scheduling Order [ECF No 15], the Parties were directed to participate in mediation in the Litigation; and

WHEREAS, on October 25, 2019, the Parties participated in a mediation conference in an attempt to amicably resolve the Litigation; and

WHEREAS, the Parties were not able to reach a resolution at the mediation conference; and

WHEREAS, River Cross wishes to present this Offer to the County to resolve the Litigation.

NOW, THEREFORE, River Cross makes the following Offer to the County:

1. RECITALS. The foregoing recitals are true and correct, and are incorporated herein and made a part hereof by reference.
2. CONTINGENCY. This Offer is expressly contingent upon approval by the County Commission at a properly noticed public hearing.

3. TERMS OF OFFER.

- a. River Cross wishes to develop the County Property in exchange for the Property. The parties agree to utilize Florida Statute § 125.37 to initiate an exchange of property whereby the Property will be exchanged with the County Property under certain conditions (the "Land Exchange"). This contingent Land Exchange Resolution must be authorized through the enactment of the Resolution that is attached hereto as Exhibit "A" and specifically provides that the County Property and Property exchange shall not occur until and is contingent upon the expiration of the appeal periods as applicable to the River Cross Applications. The County must publish once a week for two weeks notice of the contingent Land Exchange Resolution before adoption of the contingent Land Exchange Resolution. A County Commission public hearing must be conducted to approve the Land Exchange Resolution. River Cross may seek a pre-application conference through the Development Review Committee prior to approval of the Land Exchange Resolution.
- b. River Cross understands it must separately apply for any entitlements or land use modifications on the Property and will be treated as any other applicant, except for the expedited reviews and specially scheduled hearings, if necessary, as provided in Paragraph 3(d). Within 45 days of the approval of this Offer, River Cross will submit a Master Development Plan and all necessary applications for requested development within the

County Property, including Land Use and PD, Zoning and Master Development Plan Approval ("River Cross Applications").

- c. **Nothing contained herein shall be construed as the County agreeing that it will approve any requests for zoning, future land use, or other land use amendments or requests relating to the County Property.** For clarity, the ultimate decision regarding any entitlements or zoning changes will be within the sole discretion of the Board of County Commissioners, subject to proceeding through the approval processes set forth in applicable County code.
- d. River Cross and the County agree and covenant that time is of the essence and that expedited review and specially scheduled hearings, if necessary, of the Development Review Committee, Planning & Zoning Commission/Local Planning Agency and Board of County Commissioners will be conducted to achieve an expedited review. River Cross agrees and covenants to expedite all resubmittals in response to any requests by the County for additional information to comply with the terms of this Offer. Unless this Agreement is terminated as provided for in paragraph 3.j. or 3.k., the final Land Exchange and transfer of title shall occur within 30 days after the expiration of the appeals process for all River Cross Applications. After the Land Exchange, neither party may terminate this Agreement.
- e. The County agrees to execute the necessary agent authorizations required for River Cross to apply for the development approvals for the County Property, provided the County will not rescind such authorizations until

either the County fully adjudicates the River Cross Application(s) or this Agreement is terminated.

- f. All costs associated with the preparation of materials, studies and reports necessary, including application fees, to prepare and submit any applications shall be paid by River Cross and shall be undertaken at River Cross's sole risk.
- g. As River Cross has not been able to conduct the necessary due diligence to construct a site plan, River Cross and the County agree that reasonable and necessary changes made to the site layout during the application and public hearing process shall not be utilized by either side to void the terms of this Offer.
- h. River Cross shall submit a proposed Future Land Use Map Amendment and PD rezoning application that includes a draft Master Development Plan and proposed Development Order for both the East Property and the West Property. The application shall include Developer's proposed restoration, mitigation, and preservation for the East Property. River Cross shall be responsible for all costs associated with the preparation of applications and plans, as well as the costs of the execution and implementation of the restoration, mitigation, and preservation of the East Property.

County staff will review and make recommendations to the application submittals through its normal review process, on an expedited schedule. County staff will make a recommendation for approval or denial and the application will move forward through the normal public hearing

process. Final approval is in the Board of County Commissioners' sole discretion based upon evidence presented at the public hearings and in the record.

- i. If the County Commission accepts this Offer, the Parties agree that within three (3) business days thereof the Parties shall file a Joint Motion to Stay the Litigation requesting the Federal Court to stay all aspects of the Litigation, including all deadlines, court rulings, or other requirements (the "Stay"), during all timeframes listed on the attached Exhibit "B." The Parties agree that all deadlines that have passed in the Litigation will not be re-set and a new Case Management Order re-setting only the remaining deadlines will be entered. If the Court denies the parties' Joint Motion to Stay, as defined, this Agreement shall be terminated and of no force or effect. The parties agree to use their best efforts to follow the timeframes provided in the attached Exhibit "B" and River Cross will make all submittals consistent with the timeframes provided in Exhibit "B."
- j. If the County ultimately approves the PD Development Order for the County Property, then River Cross shall have five (5) days to accept the approved PD Development Order. If River Cross accepts the approval, River Cross shall be obligated to voluntarily dismiss the Litigation with prejudice. If River Cross determines that the approved PD Development Order is not acceptable, then River Cross shall have five (5) days from the County's approval of the PD Development Order for the County Property to determine and notify the County whether River Cross accepts the

approved PD Development Order. If the approved PD Development Order is not accepted by River Cross, the Land Exchange shall not occur and this Agreement shall terminate.

k. Either Party may terminate this Agreement prior to the final Land Exchange for any reason. If a Party does so, all future obligations of the other Party under this Agreement, including the Land Exchange, shall be terminated.

l. If the County accepts this Offer, River Cross agrees that it will not initiate any further legal proceedings against the County, any individual County Commissioners, employees, staff or consultants relating to the Applications, regardless if the County ultimately approves the site plan for the County Property or if it does not, or if this agreement is terminated as authorized herein.

m. The Parties hereto shall bear all their own attorneys' fees and costs.

4. SCOPE OF AGREEMENT. Nothing contained herein shall be construed to obligate the County Commission or any other County agency to grant or approve any request or development application submitted by River Cross. River Cross recognizes that all approvals received from the County would not obviate the need for River Cross to obtain any other applicable state or local approvals.

5. MISCELLANEOUS. This Offer may be executed in counterparts, each of which shall be deemed to be an original and need not be signed by more than one of the Parties hereto and all of which shall constitute one and the same agreement. Facsimiles or other electronic images of executed signature pages to this Offer shall be considered originals so long as they are

provided to the other Parties by the respective Party's attorney. Nothing in this Offer shall: (i) constitute a waiver of or be construed as a restriction on or release of the County's police power and zoning authority and regulations, or (2) constitute or be deemed to require the County to issue any development order, development permit or any legislative, quasi-judicial or administrative approval or particular decision.

ATTEST:

Migdalia Petrovich
Witness

Migdalia Petrovich
Print Name

J Santana
Witness

Jennifer Santana
Print Name

RIVER CROSS LAND COMPANY, LLC

[Signature]
CHRISTOPHER DORWORTH

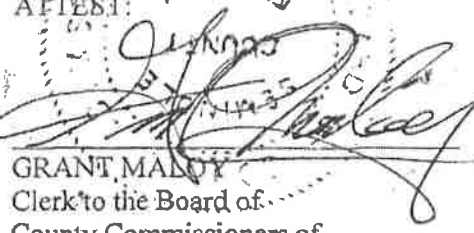
Manager
Title

January 24, 2020
Date

[This space intentionally blank. Signatures continue on Page 9.]



 ATTEST:



 GRANT MALOY

 Clerk to the Board of

 County Commissioners of

 Seminole County, Florida.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: 

 JAY ZEMBOWER, Chairman

Date: 1-28-20

For the use and reliance of
Seminole County only.

As authorized for execution by the Board of
County Commissioners at its January 28, 2020,
regular meeting.

Approved as to form and
legal sufficiency.



 County Attorney

- Exhibit A: Land Exchange Resolution
- Exhibit B: Schedule

EXHIBIT A

TO BE PREPARED AT A LATER DATE

EXHIBIT B

210 Days from 1-28-20 is 8-25-20

- 3-13-20 Application submittal deadline date (includes all required submittals uploaded to ePlan)
- 3-27-20 DRC comment document emailed to Applicant by County
- 4-1-20 DRC meeting
- 4-10-20 Applicant resubmittal based on DRC meeting comments
- 4-24-20 DRC staff comments on Applicant's resubmittal emailed to Applicant by County
- ***Additional resubmittals may be required if staff comments have not been addressed***
- 5-8-20 P&Z submittal deadline by Applicant for June meeting
- 5-14-20 P&Z advertising deadline by County (includes time to publish display ad)
- 6-3-20 P&Z meeting
- 5-25-20 BCC submittal deadline by Applicant
- 5-28-20 BCC advertising deadline by County (includes time to publish display ad)
- 6-23-20 BCC transmittal hearing
- 7-14-20 BCC adoption hearing advertising deadline (includes time to publish display ad)
- 8-11-20* BCC adoption hearing (*need to have public hearing on 1st BCC meeting in August to allow for flexibility)