

Item # 56

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Wekiva PUD Major Amendment

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Donald S. Fisher **CONTACT:** Tina Williamson **EXT.** 7353

Agenda Date <u>9/12/06</u> Regular <input type="checkbox"/> Consent <input type="checkbox"/> Work Session <input type="checkbox"/> Briefing <input type="checkbox"/> Public Hearing – 1:30 <input checked="" type="checkbox"/> Public Hearing – 7:00 <input type="checkbox"/>

MOTION/RECOMMENDATION:

1. **APPROVE** the PUD Major Amendment on 4.96 ± acres located at 200 Hunt Club Blvd., Addendum #15 to the Wekiva PUD Developer's Commitment Agreement and the attached Final Master Plan, and authorize the Chairman to execute the aforementioned documents, based on staff findings (Brian Davis, applicant); or
2. **DENY** the PUD Major Amendment, Addendum #15 to the Wekiva PUD Developer's Commitment Agreement and the attached Final Master Plan for 4.96 ± acres located at 200 Hunt Club Blvd (Brian Davis, applicant); or
3. **CONTINUE** the public hearing until a time and date certain.

District 3 – Commissioner Van Der Weide Tina Williamson, Principal Coordinator

BACKGROUND:

The applicant is requesting a major amendment to the Wekiva PUD Final Master Plan and Developer's Commitment Agreement, to allow 4.96 ± acres of the golf course (Tract X) to become a new tract (Tract Z) and be converted from open space to 48 fee-simple townhouse units, at a density of 12.3 dwelling units per net buildable acre (9.67 dwelling units per gross* acre).

The original PUD was approved in 1976 and contains 1022 ± acres, of which 255.5 (25%) are required to be useable open space under Section 30.451(e) of the Seminole County Land Development Code. At this time, there are 260.5 acres of common useable open space within the PUD. Therefore, the PUD will still meet the open space requirement if 4.96 ± acres are converted to townhouses. Additionally, the 4.96 acre subject

Reviewed by: <u>KFT</u> Co Atty: _____ DFS: _____ OTHER: _____ DCM: <u>[Signature]</u> CM: <u>Ca</u> File No. <u>ph130pdp04</u>

property is required to provide 1.24 acres of useable open space internal to the site.

Currently, the Wekiva PUD is approved for 3,137 dwelling units. Of the 3,137 units, 1,669 are approved in the Medium Density Residential category with densities ranging from 5 to 12 dwelling units per gross* acre. 1,468 are approved in the Low Density Residential category with densities ranging from 2.6 to 3 dwelling units per gross* acre. As the PUD developed, some of the tracts approved for Medium Density Residential, actually developed as Low Density Residential. A total of 2,519 dwelling units have been built in the PUD, 2,016 as Low Density Residential and 503 as Medium Density Residential. Therefore, the requested 48 townhome units do not require any increases to the approved entitlements for the PUD, because there are 618 units that remain unbuilt out of the 3,137 that were approved. The amendment does require that the acreage approved for Medium Density Residential be increased from 184.45 acres to 189.41 acres.

*In the original Wekiva PUD Developer's Commitment Agreement approved on November 16, 1976 and the subsequent addendums, the densities provided for the residential tracts were calculated using gross acreage.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the PUD Major Amendment on 4.96 ± acres located at 200 Hunt Club Blvd., subject to the attached Addendum #15 to the Wekiva PUD Developer's Commitment Agreement and the attached Final Master Plan.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

The Planning and Zoning Commission met on August 2, 2006 and voted 4 to 2 to recommend APPROVAL of the PUD Major Amendment on 4.96 ± acres located at 200 Hunt Club Blvd., subject to the attached Addendum #15 to the Wekiva PUD Developer's Commitment Agreement and the attached Final Master Plan and the following conditions:

1. The gate adjacent to Canterclub Trail shall be removed and replaced with a continuation of the existing brick wall, unless the access is required for Public Safety purposes, in which case it will remain a closed gate.
2. The parking areas shall be heavily buffered, in order to screen them from the view of nearby properties.

Attachments:

Location Map
FLU/Zoning Map
Aerial Photo
11X17 Final Master Plan and Landscaping Concept Plan
Addendum #15 to the Developer's Commitment Agreement
Rezone Ordinance
School District School Capacity Analysis
Minutes from the 8/2/06 P&Z Meeting
Letters of Opposition

Wekiva PUD Major Amendment

Rezone from PUD to PUD

APPLICANT	Brian Davis	
PROPERTY OWNER	Wekiva Golf Club, Inc./Robert Dello Russo	
REQUEST	PUD Major Amendment (Rezone from PUD to PUD)	
PROPERTY SIZE	4.96 ± acres	
HEARING DATE (S)	P&Z: August 2, 2006	BCC: September 12, 2006
PARCEL ID	06-21-29-300-0040-0000	
LOCATION	200 Hunt Club Blvd.	
FUTURE LAND USE	Planned Development	
ZONING	PUD	
FILE NUMBER	Z2006-032	
COMMISSION DISTRICT	#3 – Van Der Weide	

PROPOSED DEVELOPMENT:

The applicant is requesting a major amendment to the Wekiva PUD Final Master Plan and Developer's Commitment Agreement, to allow 4.96 ± acres of the golf course (Tract X) to become a new tract (Tract Z) and be converted from open space to 48 fee-simple townhouse units, at a density of 12.3 dwelling units per net buildable acre (9.67 dwelling units per gross* acre).

The original PUD was approved in 1976 and contains 1022 ± acres, of which 255.5 (25%) are required to be useable open space under Section 30.451(e) of the Seminole County Land Development Code. At this time, there are 260.5 acres of common useable open space within the PUD. Therefore, the PUD will still meet the open space requirement if 4.96 ± acres are converted to townhouses. Additionally, the 4.96 acre subject property is required to provide 1.24 acres of useable open space internal to the site.

Currently, the Wekiva PUD is approved for 3,137 dwelling units. Of the 3,137 units, 1,669 are approved in the Medium Density Residential category with densities ranging from 5 to 12 dwelling units per gross* acre. 1,468 are approved in the Low Density Residential category with densities ranging from 2.6 to 3 dwelling units per gross* acre. As the PUD developed, some of the tracts approved for Medium Density Residential, actually developed as Low Density Residential. A total of 2,519 dwelling units have been built in the PUD, 2,016 as Low Density Residential and 503 as Medium Density Residential. Therefore, the requested 48 townhome units do not require any increases to the approved entitlements for the PUD, because there are 618 units that remain unbuilt out of the 3,137 that were approved. The amendment does require that the acreage approved for Medium Density Residential be increased from 184.45 acres to 189.41 acres.

*In the original Wekiva PUD Developer's Commitment Agreement approved on November 16, 1976 and the subsequent addendums, the densities provided for the residential tracts were calculated using gross acreage.

ANALYSIS OVERVIEW:

ZONING REQUEST

The following table depicts the current and proposed minimum regulations for the 4.96 ± acre tract where the townhomes are proposed:

DISTRICT REGULATIONS	Existing Zoning (Golf Course)	Proposed Zoning (Townhomes)
Front Yard Setback	N/A	20'
Side Yard Setback	N/A	0'
Rear Yard Setback	N/A	20'
Maximum Building Height	N/A	35'

PERMITTED & SPECIAL EXCEPTION USES

The following table depicts the existing and proposed permitted and special exception uses for the 4.96 ± acres where the townhomes are proposed:

Zoning District	Permitted Uses	Special Exception	Minimum Lot Size
Golf Course (Existing)	Golf Course/Open Space	N/A	N/A
Townhomes (Proposed)	Townhomes and recreational facilities for the use of the residents. Home occupations and home offices.	None	N/A

COMPATIBILITY WITH SURROUNDING PROPERTIES

Staff has reviewed the request to determine compatibility with surrounding developments, and determined the request is compatible. Within the existing Wekiva PUD, there are seventeen tracts designated for residential development. The density of these tracts range from 2.6 to 12 dwelling units per acre. There are two townhome/condominium communities immediately adjacent to the existing clubhouse entrance driveway, Wekiva Country Club Villas and Wekiva Villas on the Green. Across Hunt Club Boulevard is a third condominium community, Wekiva Hunt Club Condos. There are single family lots that are an average of 14,000 square feet to the west across the 18th fairway and single family lots that are an average of 11,200 square feet across the 16th fairway to the south. Based on these development trends and all of the tracts within the Wekiva PUD as a whole, staff has concluded that there is a mix of housing types and densities in the immediate area and that the proposed townhomes are compatible. They will be separated

from the existing larger lots to the west and south by the golf course and the only access to the project will be from the existing golf course clubhouse driveway (Wekiva Club House Drive), which passes between two existing higher density developments and connects to Hunt Club Boulevard.

SITE ANALYSIS:

ENVIRONMENTAL IMPACTS

Floodplain Impacts:

Based on FEMA Map Number 12117C0105E, with an effective date of 04/17/1995, there appears to be no floodplains on the subject property.

Wetland Impacts:

Based on preliminary aerial photo and County wetland map analysis, there appears to be no wetlands on the subject property.

Endangered and Threatened Wildlife:

Based on a preliminary analysis, there are no endangered and threatened wildlife on the subject property. A listed species survey will be required prior to final engineering approval.

Tree Preservation and Replacement

Existing trees on-site shall be preserved and/or replaced in accordance with the Seminole County Arbor Regulations.

PUBLIC FACILITY IMPACTS

Rule 9J-5.0055(3)(c); Florida Administrative Code, requires that adequate public facilities and services be available concurrent with the impacts of development. The applicant has elected to defer Concurrency Review at this time. The applicant will be required to undergo Concurrency Review prior to final engineering approval.

The following table depicts the estimated impacts the proposed development has on public facilities:

Public Facility	Existing Zoning* (PUD)	Proposed Development* (PUD)	Net Impact
Water (GPD)	0	16,800	16,800
Sewer (GPD)	0	14,400	14,400
Traffic (ADT)	0	281	281

* The Existing Zoning calculation is based solely on the subject 4.96 ± acres and its current use as open space. No other portions of the PUD were taken into account. The Proposed Development calculation is based solely on the subject 4.96 ± acres and the proposed use of 48 townhome units.

Utilities:

This site is in the Utilities Inc. water and wastewater service area. The applicant will be required to provide a letter from Utilities Inc. stating that they approve the water and sewer utility design and have the capacity to serve the site prior to final engineering plan approval.

Transportation / Traffic:

The project accesses Wekiva Club House Drive, which is classified as a local road. Wekiva Club House Drive is currently operating at a level-of-service "A" in this area and has no improvements programmed in the County 5-year Capital Improvement Program. Wekiva Club House Drive connects to Hunt Club Blvd. Hunt Club Blvd. is classified as a collector and is currently operating at a level-of-service "A". Hunt Club Blvd. has an adopted level-of-service "D".

School Impacts:

Based on the formulas provided by the Seminole County School District, the proposed zone change will generate approximately 11 school age children, compared to the 0 school age children generated by the existing open space.

This subject site is currently zoned for, and will affect the following schools:

Schools Impacted	Students Generated	Current Capacity	05/06 Enrollment	Percent Capacity
Wekiva Elementary	6	603	930	154.2
Teague Middle	2	1397	1699	109.5
Lake Brantley High	3	2944	3221	103.9

The Seminole County Public School District has prepared an analysis regarding impacts resulting from recently platted residential developments that are zoned for the same schools as the subject property, but are not yet included in the school capacity numbers in the previous table. This analysis is included as an attachment to this report.

Public Safety:

The County Level-Of-Service standard for fire protection and rescue, per Policy PUB 2.1 of the Comprehensive Plan, is 5 minutes average response time. The nearest response unit to the subject property is Station # 13, which is located at 1240 SR 436, Forest City. Based on a response time of 2 minutes per mile, the estimated response time to the subject property is less than 5 minutes.

Drainage:

The proposed project is located within the Big Wekiva Drainage Basin and is part of the Wekiva Parkway and Protection Act Study Area. There are no karst features or

sensitive habitat per Seminole County/WPPA GIS overlays. The site is an area of most effective recharge and must retain the pre-post volume difference for the 25 year/24 hour storm event and 3" over directly connected impervious area. A detailed drainage analysis will be required at the time of final engineering and additional drainage requirements may be applied based on outfall condition. Based on a preliminary review, the site may be part of a landlocked basin and may be required to hold the 100 year/24 hour event.

Parks, Recreation and Open Space:

Section 30.451(e) of the Seminole County Land Development Code requires the PUD to contain 25% useable open space.

Sidewalks and Buffers:

The following buffering standards, contained Addendum #15 to the Wekiva PUD Developer's Commitment Agreement will apply:

South Property Line Adjacent to the Golf Course:

- Minimum 20' landscape buffer adjacent to buildings, which shall contain at a minimum four canopy trees and four sub-canopy trees per 100 linear feet of buffer.
- Minimum 5' in width with an overall average of 10' in width landscape buffer adjacent to parking areas, which shall contain at a minimum a 4' earthen berm and a minimum of four canopy trees and four sub-canopy trees per 100 linear feet of buffer. In addition to the trees, 3-gallon shrubs planted 3' on-center will be provided the length of the berm. Where the existing vegetation provides adequate screening, as determined by the Planning Manager, the existing vegetation may be retained in lieu of the earthen berm.
- The existing vegetation shall be saved to the maximum extent possible. Any trees saved shall count towards buffer plantings and tree removal mitigation requirements.
- All buffer plantings must meet the Seminole County Land Development Code requirements in regard to size, quality, type and variety.

North Property Line Adjacent to the Golf Course:

- Minimum 20' landscape buffer adjacent to buildings, which shall contain at a minimum four canopy trees and four sub-canopy trees per 100 linear feet of buffer.
- Minimum 5' in width with an overall average of 10' in width landscape buffer adjacent to parking areas, which shall contain at a minimum a 4' earthen berm and a minimum of four canopy trees and four sub-canopy trees per 100 linear feet of buffer. Where the existing vegetation provides adequate screening, as determined by the Planning Manager, the existing vegetation may be retained in lieu of the earthen berm.

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- All buffer plantings must meet the Seminole County Land Development Code requirements in regard to size, quality, type and variety.

Landscaping Commitments for the off-site retention pond:

- On the west side of the proposed off-site retention pond, the developer shall plant one canopy tree (minimum 14' height with a 7' spread at the time of planting) every 40' on-center.

The developer will be required to install sidewalks along both sides of the internal streets and shall provide a pedestrian circulation system giving access to all portions of the development as well as connecting to existing sidewalks outside the development.

APPLICABLE POLICIES:

FISCAL IMPACT ANALYSIS

This project does not warrant running the County Fiscal Impact Analysis Model.

SPECIAL DISTRICTS

The subject property is located within the Wekiva Parkway and Protection Act Study Area and will have to comply with all the requirements of the Study Area during the final engineering process.

COMPREHENSIVE PLAN (VISION 2020)

The following policies are applicable to the proposed project:

- Policy FLU 2.11: Determination of Compatibility in PUD and PCD Zoning Classifications
- FLU Definitions: Planned Development
- Policy CIE: 3.2: Application to New Development
- Policy POT 4.5: Potable Water Connection
- Policy SAN 4.4: Sanitary Sewer Connection
- Policy PUB 2.1: Public Safety Level-of-Service

INTERGOVERNMENTAL NOTIFICATION:

An intergovernmental notice was sent to the Seminole County School District on July 11, 2006. The School District has provided a School Capacity Analysis, which is attached.

LETTERS OF SUPPORT OR OPPOSITION:

At this time, Staff has received letters of opposition, which are attached.

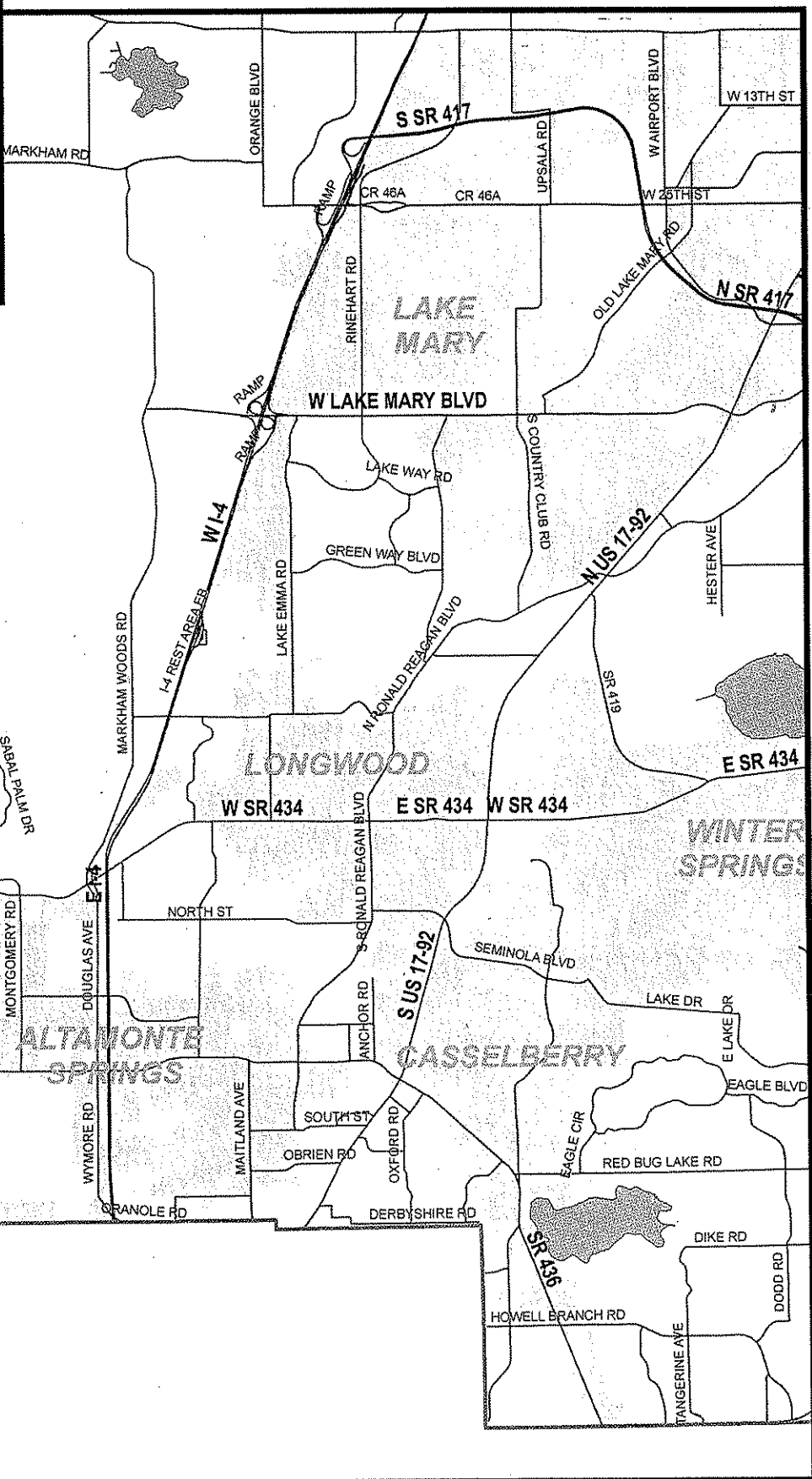
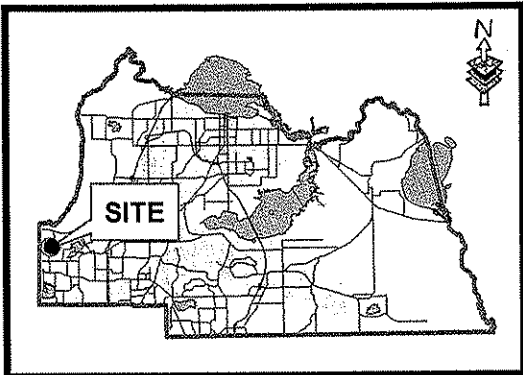
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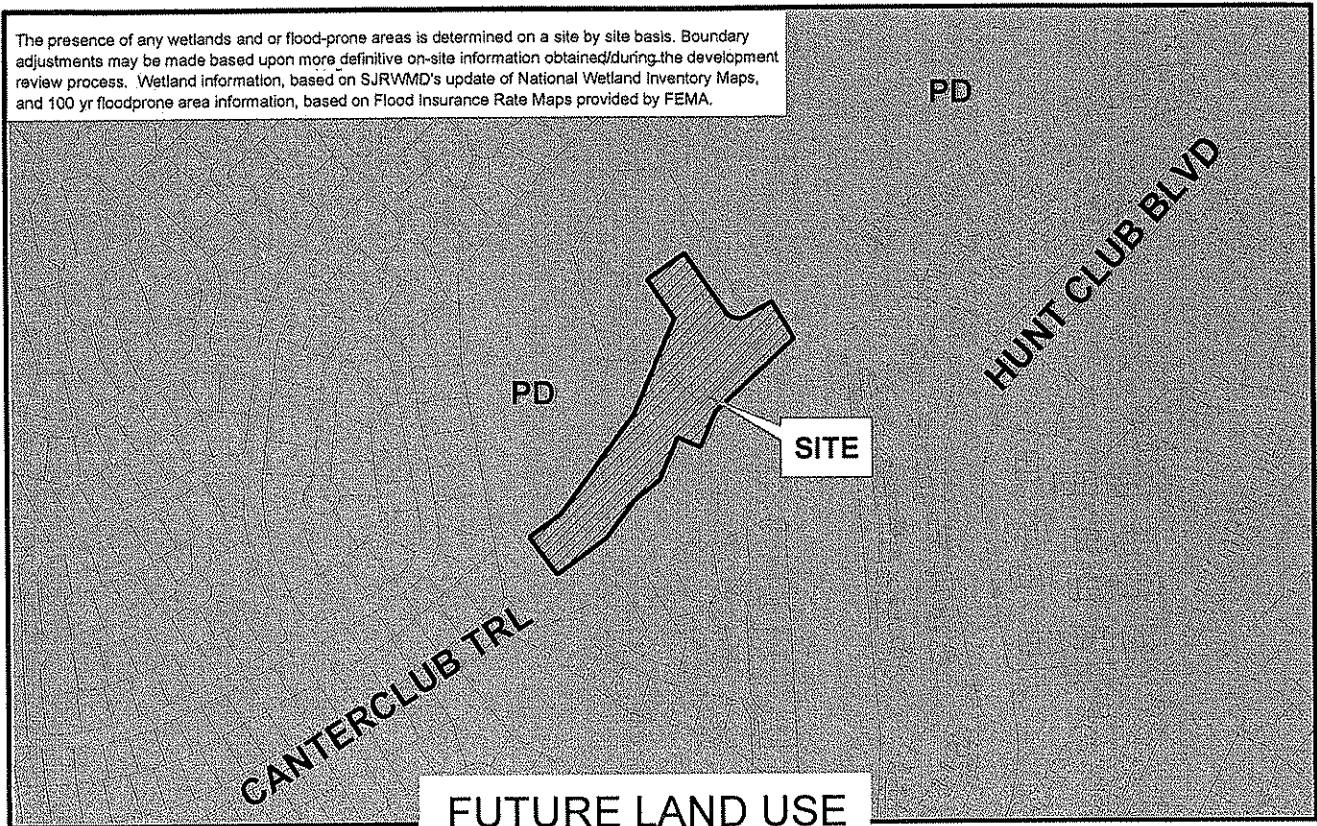
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2. The parking areas shall be heavily buffered, in order to screen them from the view of nearby properties.



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

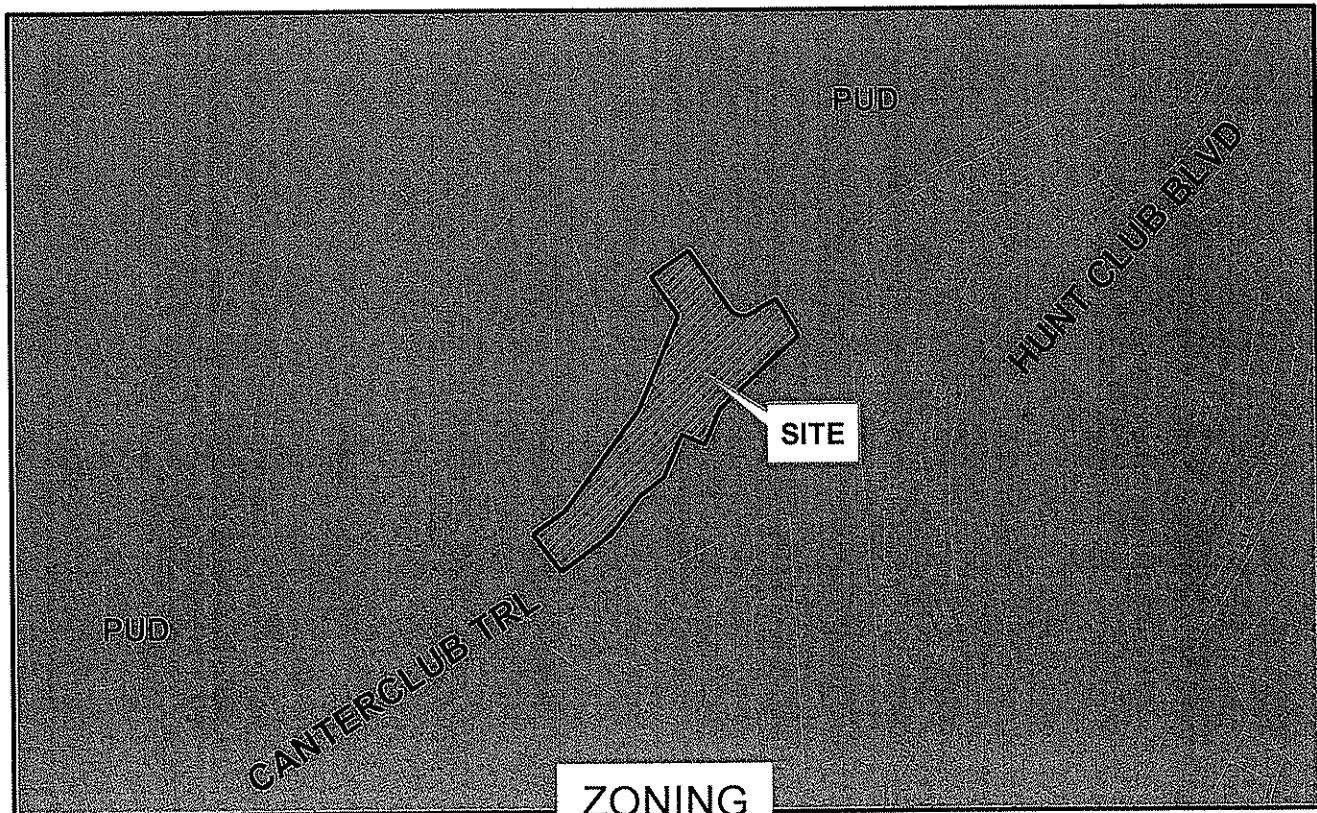


FUTURE LAND USE

Site
 Municipality
 PD
 CONS

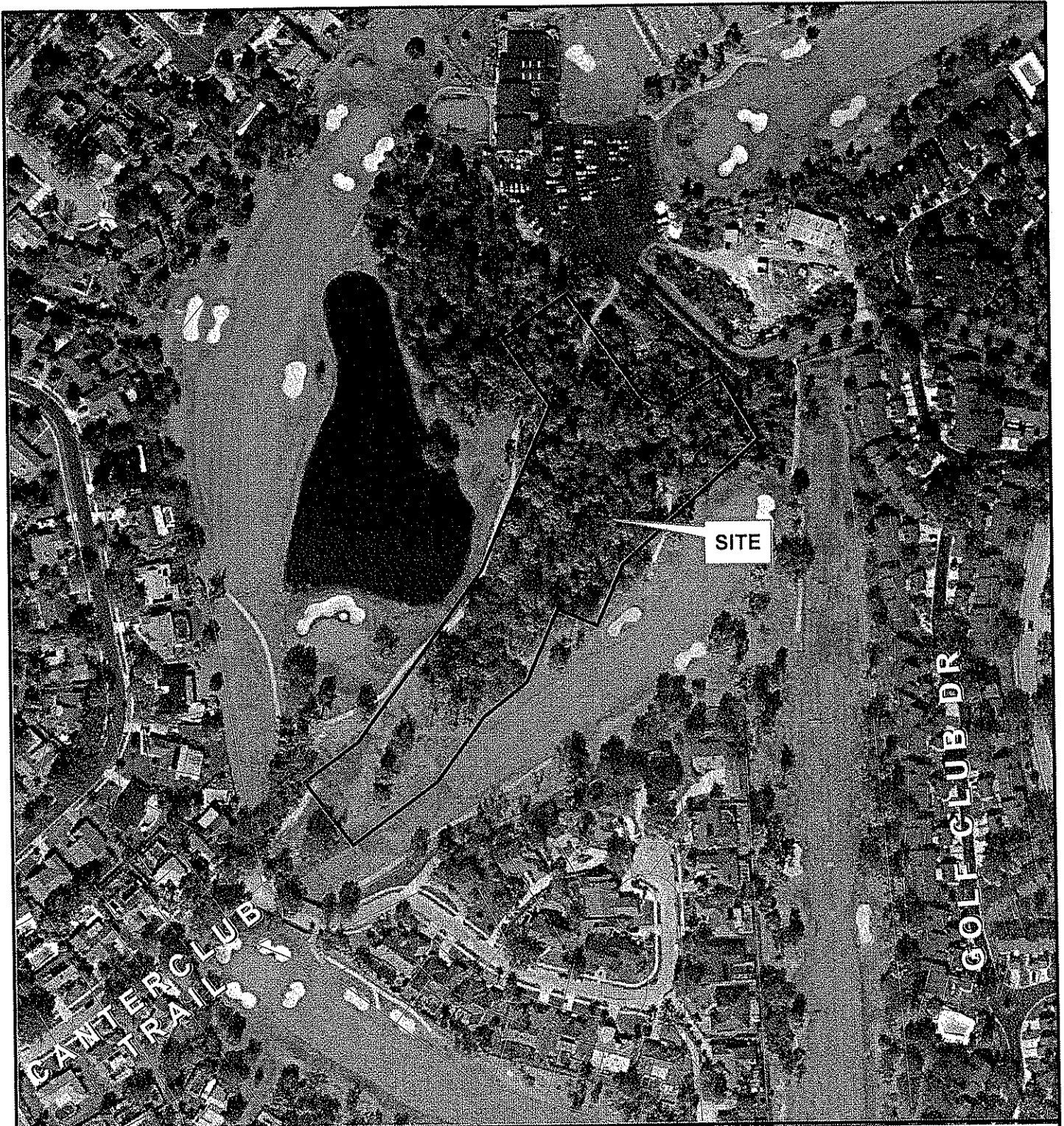
Applicant: Brian Davis
 Physical STR: 06-21-29
 Gross Acres: 4.99 +/- BCC District: 3
 Existing Use: Vacant
 Special Notes: None

	Amend/ Rezone#	From	To
FLU	--	--	--
Zoning	Z2006-032	PUD	PUD



ZONING

PUD
 FP-1
 W-1

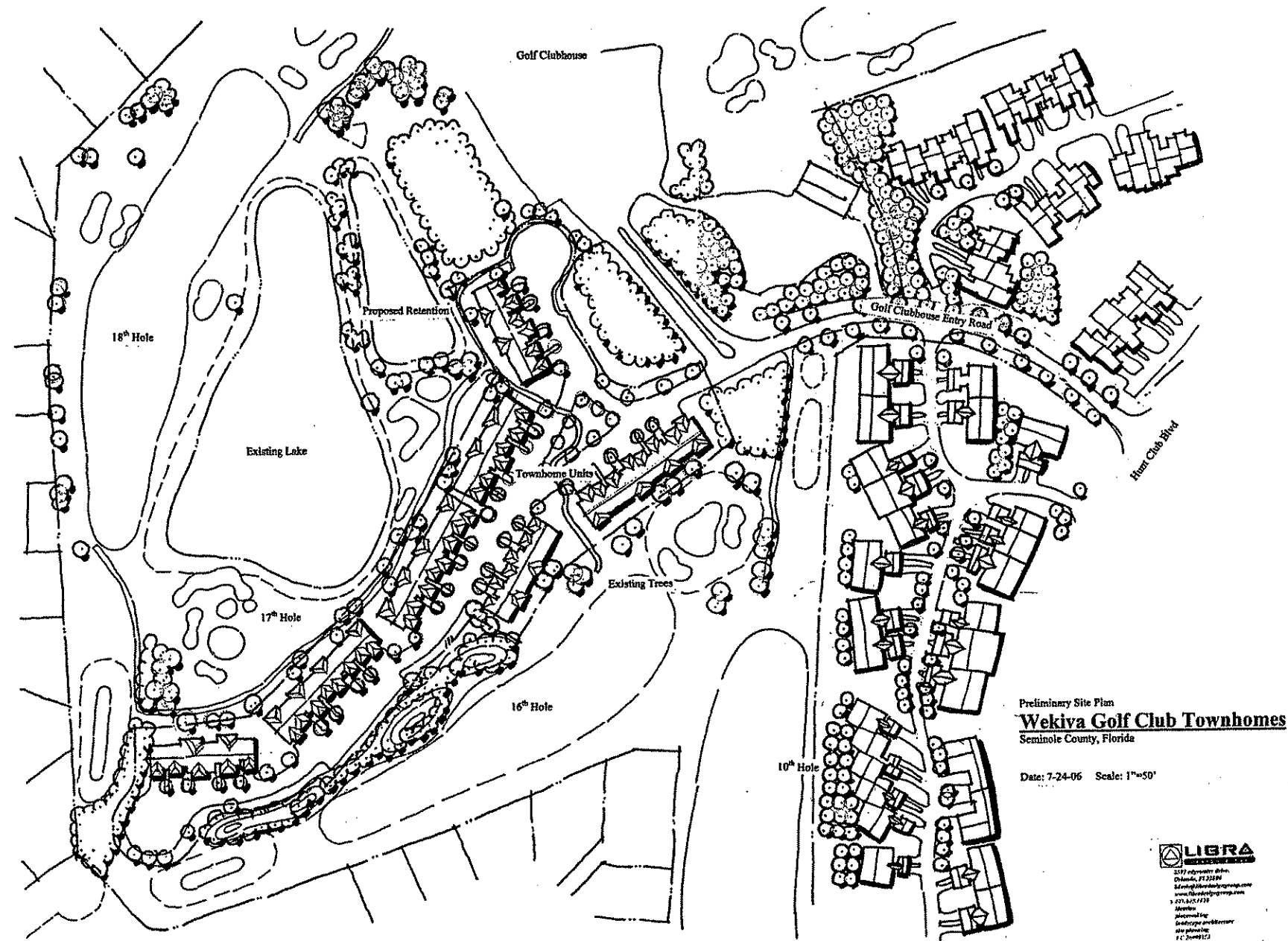


Rezone No: Z2006-032
 From: PUD To: PUD
 [White Box] Parcel
 [Black Outline Box] Subject Property



Winter 2006 Color Aerials

FINAL MASTER PLAN WITH CONCEPTUAL LANDSCAPING

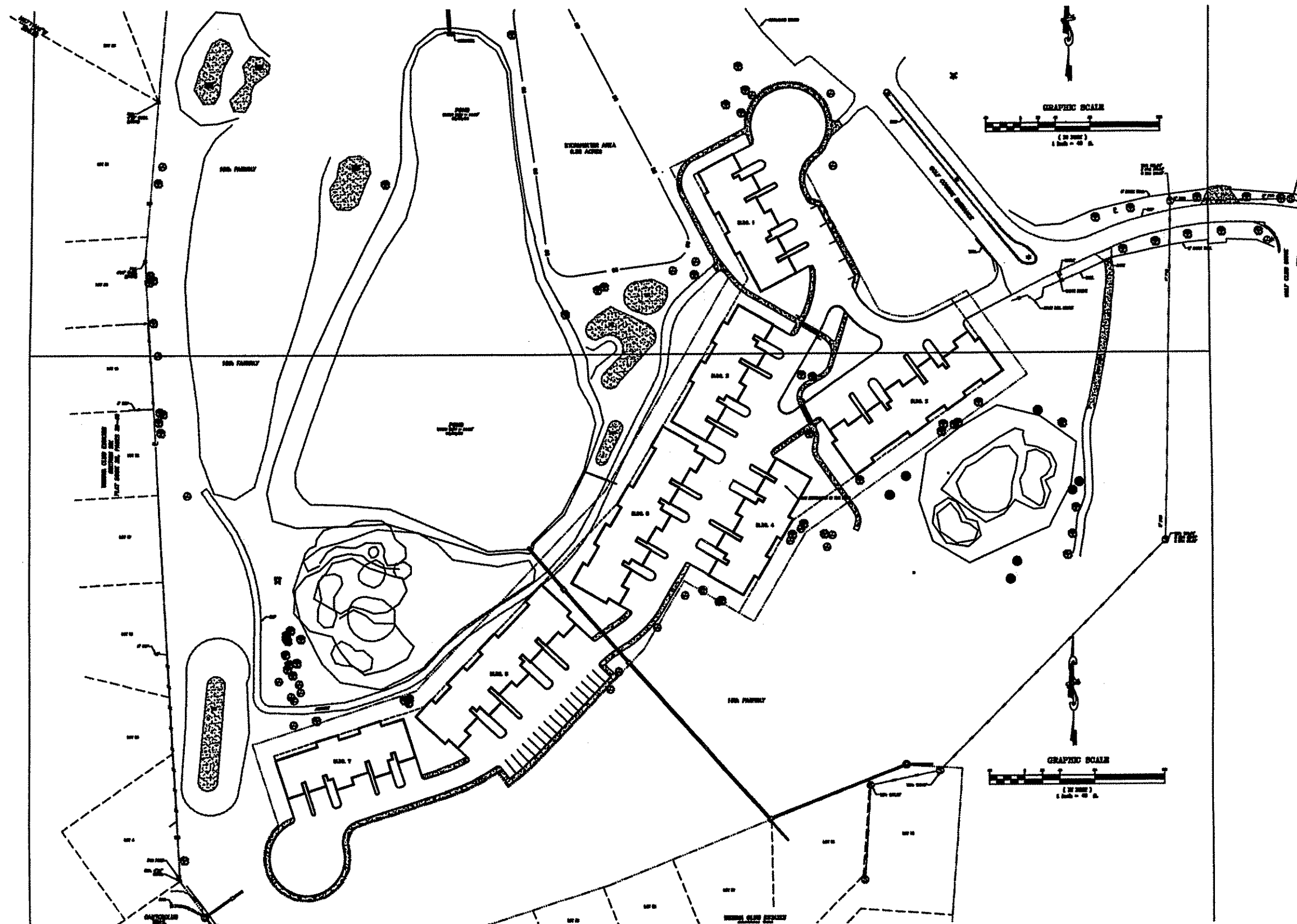


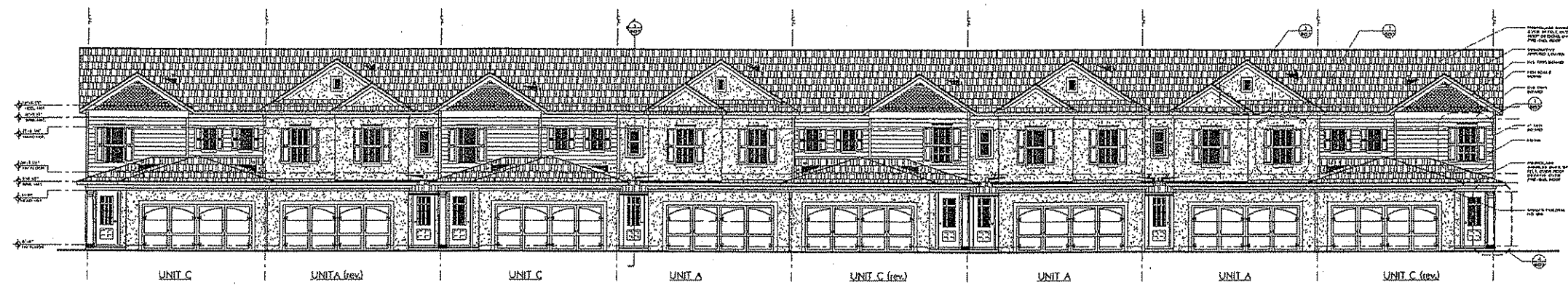
Preliminary Site Plan
Wekiva Golf Club Townhomes
Seminole County, Florida

Date: 7-24-06 Scale: 1"=50'

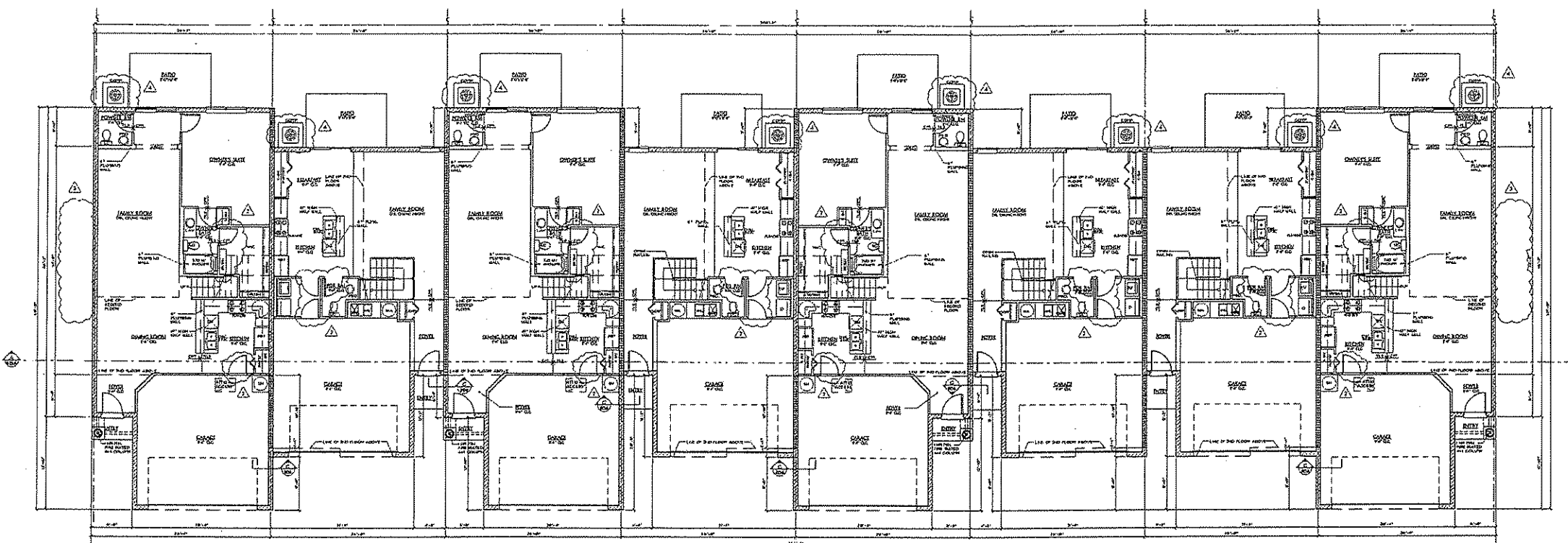
LIBRA
2337 Edgewater Drive
Orlando, FL 32817
libra@libradesigngroup.com
www.libradesigngroup.com
407.850.0128
Landscape Architecture
Site Planning
P.O. Box 9123

FINAL MASTER PLAN

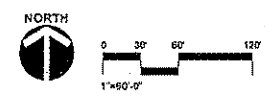




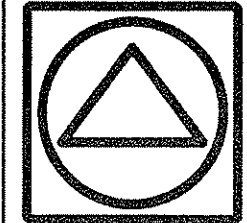
8 UNIT BLDG FRONT ELEVATION



8 UNIT BLDG 1st FLOOR PLAN
1/8" = 1'-0"



LIBRA
design group



1322 Esplanade, Orlando, FL 32804
Tel (407) 648-1828 Fax (407) 428-9528
Landscape Architecture & Planning
www.libradesigngroup.com

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OWNER
WEKIVA HUNT CLUB, INC.
200 HUNT CLUB BLVD.
LONGWOOD, FL 32779

ISSUED
DATE: FOR:

WEKIVA
GOLF CLUB
TOWNHOME
SITE

Brian F. Davis LA00000535

KEY PLAN

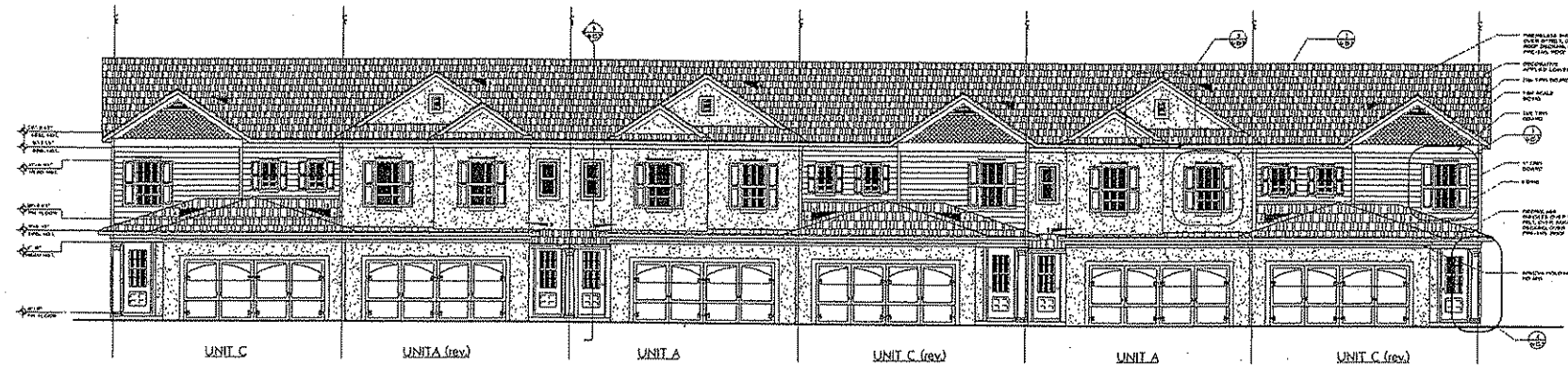
JOB NO.:
DESIGNED BY: BFD
DRAWN BY: RT
CHECKED BY: BFD
PROJECT APPROVAL:

TITLE
ARCHITECTURAL
PLANS & ELEVATIONS
"B" BLDG.

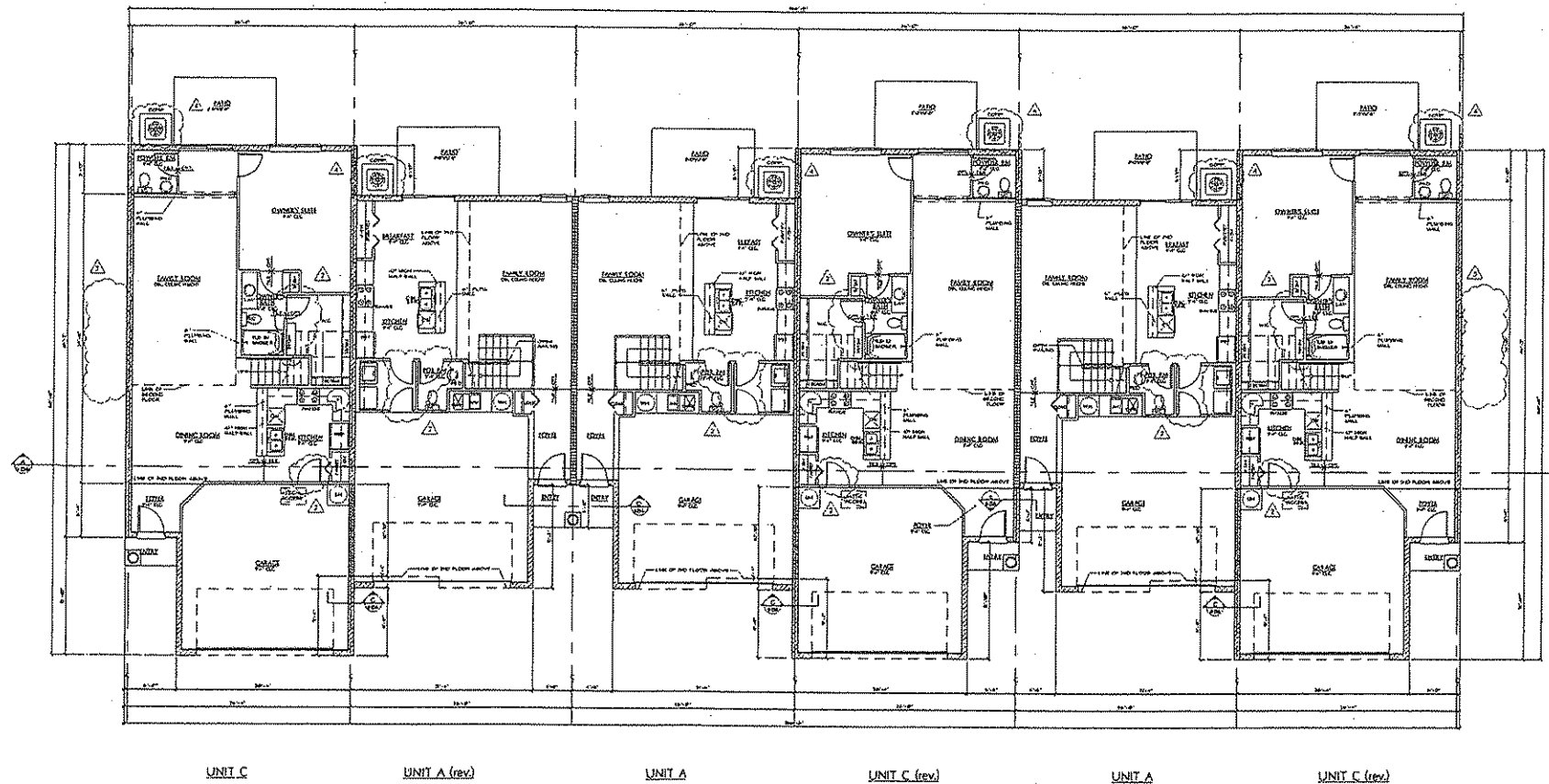
SHEET NO

SP-06

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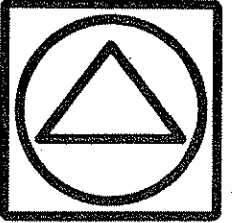


6 UNIT BLDG FRONT ELEVATION



6 UNIT BLDG 1st FLOOR PLAN

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OWNER

WEKIVA HUNT CLUB, INC.
200 HUNT CLUB BLVD.
LONGWOOD, FL 32779

ISSUED

DATE FOR:

WEKIVA
GOLF CLUB
TOWNHOME
SITE

Brian F. Davis LAC0000955

KEY PLAN

JOB NO.:

DESIGNED BY: BFD

DRAWN BY: RT

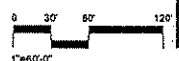
CHECKED BY: BFD

PROJECT APPROVAL:

TITLE
ARCHITECTURAL
PLANS & ELEVATIONS
'A' BLDG.

SHEET NO.

SP-05



ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN FEET AND INCHES

ADDENDUM #15

Wekiva Golf Club Townhomes

The Wekiva Planned Unit Development dated November 16, 1976, as amended, is hereby further amended as follows:

On September 12, 2006 the Board of County Commissioners of Seminole County, Florida issued this Developer's Commitment Agreement relating to and touching and concerning the following described property, known as Wekiva Golf Townhome Parcel:

I. The following additions and deletions are made to the Land Use Table in Addendum #13 dated October 14, 1986 to the Wekiva PUD Developer's Commitment Agreement (strikethroughs are deletions, underlines are additions):

Land Use Classification	Acres	Units	DU/Acre
Residential Medium Density	184.45 <u>189.41</u>	1,669	9.05
Golf Course	147.9 <u>142.9</u>		

II. The following additions and deletions are made to the Tracting Table in the original Wekiva PUD Developer's Commitment Agreement (strikethroughs are deletions, underlines are additions):

Tract Breakdown	Type Construction	Units	Density	Acres
X	Existing Wekiva Golf Course			147.9 <u>142.9</u>
<u>Z</u>	<u>Medium Density*</u> <u>Residential Townhomes</u>	<u>48</u>	<u>9.6</u>	<u>4.96</u>

*As of September 12, 2006 a total of 2,519 dwelling units have been built in the PUD: 2,016 as Low Density Residential and 503 as Medium Density Residential. The 48 additional townhome units in Tract Z are being removed from the total 618 dwelling units unbuilt for a total of 570 dwelling units left unbuilt from the original 3,137 approved.

The following shall apply to Wekiva Golf Club Townhomes described in Exhibit A:

1. LEGAL DESCRIPTION:

See Exhibit A

2. MASTER PLAN AND ARCHITECTURAL RENDERINGS:

See Exhibit B

3. **PROPERTY OWNERS**

Wekiva Golf Club, Inc./Robert Dello Russo
200 Hunt Club Boulevard
Longwood, FL 32779

4. **OPEN SPACE AND RECREATION AREAS**

Total Residential Land Area: 4.96 acres
Required Open Space: 1.25 acres
Open Space Provided: 1.38 acres

5. **MINIMUM BUILDING SETBACKS FROM PROPERTY LINES**

North Property Line: 20'
East Property Line: 20'
South Property Line: 20'
West Property Line: 20'

6. **MINIMUM BUILDING SETBACKS ON LOTS**

Front: 20'
Side: 0' interior units, 10' exterior units
Rear: 20'

7. **MINIMUM SEPARATION BETWEEN BUILDINGS**

10'

8. **SETBACKS FOR ACCESSORY STRUCTURES**

The following minimum building setbacks shall apply to accessory structures associated with the townhouse units:

Pools, and other accessory structures: Side - 5 foot, Rear – 5 foot
Screen enclosures: Side - 3 foot, Rear – 3 foot

9. **MAXIMUM BUILDING HEIGHT**

35'

10. **MINIMUM UNIT SIZE**

1,300 square feet of living area.

11. **PERMITTED USES**

Attached Single-family Dwelling Units
Single Family Homes
Home Offices and Home Occupations
Recreational Facilities for the Use of the Residents

12. LANDSCAPE & BUFFER CRITERIA

South Property Line Adjacent to the Golf Course:

- Minimum 20' landscape buffer adjacent to buildings, which shall contain at a minimum four canopy trees and four sub-canopy trees per 100 linear feet of buffer.
- Minimum 5' in width with an overall average of 10' in width landscape buffer adjacent to parking areas, which shall contain at a minimum a 4' undulating earthen berm and a minimum of four canopy trees and four sub-canopy trees per 100 linear feet of buffer. In addition to the trees, 3-gallon shrubs planted 3' on-center will be provided the length of the berm. Where the existing vegetation provides adequate screening and can be saved, as determined by the Planning Manager, the existing vegetation may be retained in lieu of the earthen berm.
- The existing vegetation shall be saved to the maximum extent possible. Any trees saved shall count towards buffer plantings and tree removal mitigation requirements.
- All buffer plantings must meet the Seminole County Land Development Code requirements in regard to size, quality, type and variety.

North Property Line Adjacent to the Golf Course:

- Minimum 20' landscape buffer adjacent to buildings, which shall contain at a minimum four canopy trees and four sub-canopy trees per 100 linear feet of buffer.
- Minimum 5' in width with an overall average of 10' in width landscape buffer adjacent to parking areas, which shall contain at a minimum a 4' earthen berm and a minimum of four canopy trees and four sub-canopy trees per 100 linear feet of buffer. Where the existing vegetation provides adequate screening, as determined by the Planning Manager, the existing vegetation may be retained in lieu of the earthen berm.
- The existing vegetation shall be saved to the maximum extent possible. Any trees saved shall count towards buffer plantings and tree removal mitigation requirements.
- All buffer plantings must meet the Seminole County Land Development Code requirements in regard to size, quality, type and variety.

All landscape buffers and common areas shall be maintained by a Homeowners Association.

Landscaping Commitments for the off-site retention pond:

- On the west side of the proposed off-site retention pond, the developer shall plant one canopy tree (minimum 14' height with a 7' spread at the time of planting) every 40' on-center.

13. MICELLANEOUS DEVELOPMENT COMMITMENTS

- A. All townhouse units shall be located on individual platted lots.
- B. The Wekiva Golf Club Townhomes Development will join the Master Wekiva PUD Homeowners Association.

- C. All landscape buffers, walls, fences and common areas shall be maintained by a homeowners association.
- D. A photometric plan will be required at the time of Final Engineering approval to demonstrate that the lighting does not exceed 0.5 footcandles at the property lines.
- E. Lighting on the individual townhouses shall be limited only to the entranceways and shall be directed downward.
- F. Sidewalks shall be required on both sides of the internal streets.
- G. The development shall provide a pedestrian circulation system giving access to all portions of the development as well as connecting to existing sidewalks outside the development.
- H. A minimum of 2.33 parking spaces per unit shall be provided for each platted lot.
- I. Storage or parking of recreation vehicles, boats on trailers, or trailers of any kind is prohibited.
- J. Garages shall not be converted to living space.

14. WATER, SEWER AND FIRE PROTECTION

WATER: Water services shall be provided by Utilities Inc.

SANITARY SEWER: Sanitary sewer shall be provided by Utilities Inc.

FIRE PROTECTION: Fire protection shall be provided by Seminole County. Fire flow will be a minimum of 1,250 gpm with 20 p.s.i. Fire hydrant shall be located according to Seminole County regulations.

DONE AND ORDERED ON THE DATE FIRST WRITTEN ABOVE

By: _____

Carlton D. Henley, Chairman
Seminole County Board of Commissioners

OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, Wekiva Golf Club, Inc., on behalf of itself and its heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Developer's Commitment Agreement.

Witness

Print Name

By: _____
Robert Dello Russo, Director for
Wekiva Golf Club, Inc.

Witness

Print Name

STATE OF FLORIDA

COUNTY OF SEMINOLE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared, Robert Dello Russo, Director for Wekiva Golf Club, Inc. who is personally known to me or who has produced _____ as identification and who acknowledged and executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2006.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

EXHIBIT A

LEGAL DESCRIPTION:

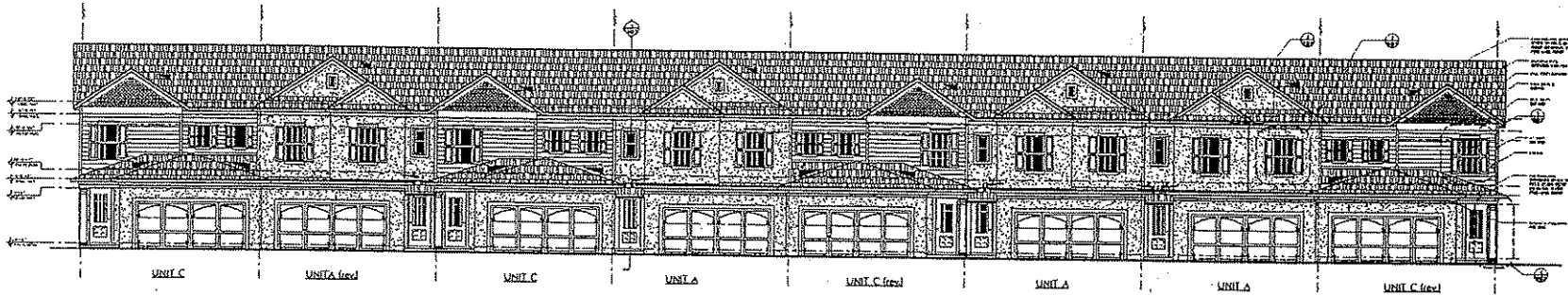
A portion of land lying in Section 6, Township 21 South, Range 29 East, Seminole County, Florida, being more particularly described as follows:

COMMENCE at a 4" concrete monument at the Southeast corner of Lot 4, WEKIVA CLUB ESTATES SECTION SIX, as recorded in Plat Book 22, Pages 39 and 40 of the Public Records of Seminole County, Florida; thence run South 87°46'55" East a distance of 186.23 feet for a POINT OF BEGINNING; thence run North 36°30'11" West a distance of 140.00 feet; thence run North 53°29'49" East a distance of 116.38 feet; thence run North 36°16'08" East a distance of 375.37 feet; thence run North 23°11'10" East a distance of 315.12 feet; thence run North 34°41'26" West a distance of 143.77 feet; thence run North 55°18'34" East a distance of 139.00 feet; thence run South 34°41'26" East a distance of 214.85 feet to a point on a tangent curve concave Northeasterly having a radius of 50.00 feet; thence, from a chord bearing of South 77°32'05" East, run Southeasterly along the arc of said curve a distance of 74.78 feet through a central angle of 85°41'18" to the point of tangency thereof; thence run North 59°37'16" East a distance of 88.00 feet; thence run South 30°22'44" East a distance of 130.69 feet; thence run South 47°32'09" West a distance of 325.84 feet; thence run South 23°11'10" West a distance of 117.32 feet; thence run North 66°48'50" West a distance of 75.00 feet; thence run South 23°11'10" West a distance of 139.63 feet; thence run South 51°25'40" West a distance of 97.41 feet; thence run South 36°17'17" West a distance of 141.45 feet; thence run South 53°29'49" West a distance of 185.63 feet to the POINT OF BEGINNING.

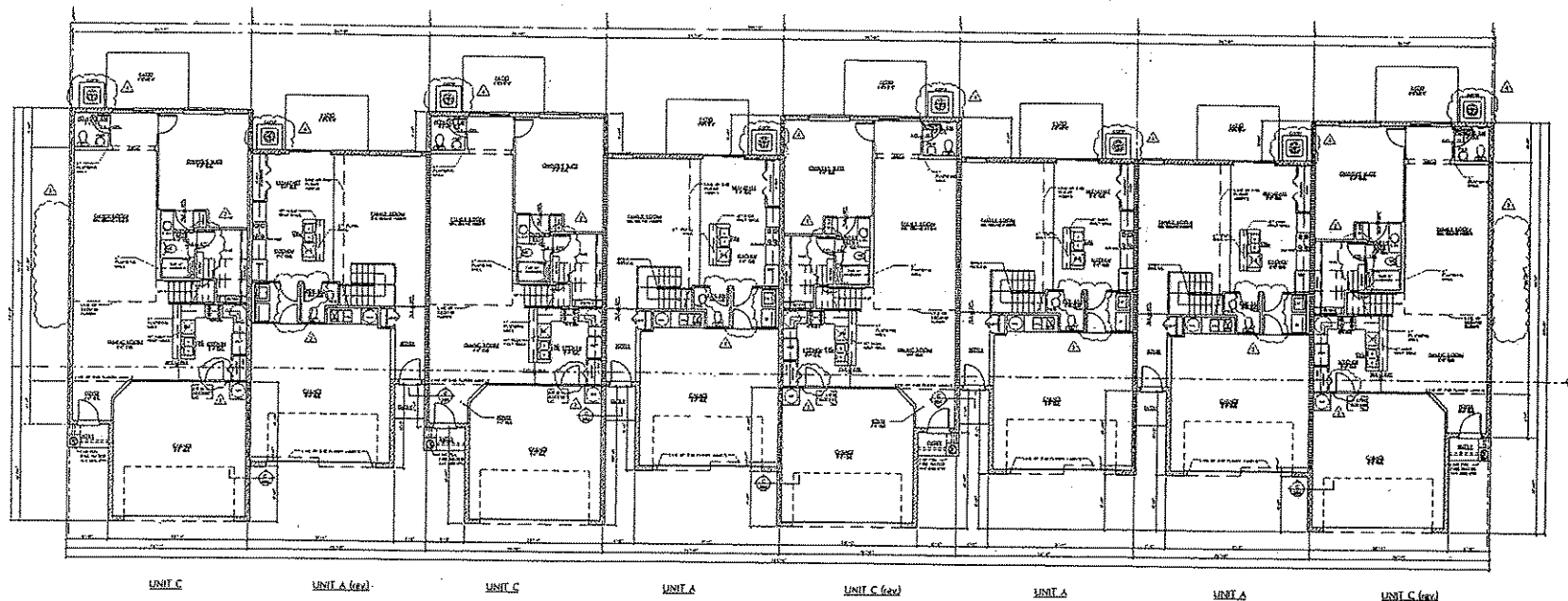
Containing 4.96 acres, more or less.

EXHIBIT B

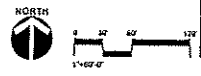
Final Master Plan and Architectural Renderings



8 UNIT BLDG FRONT ELEVATION



8 UNIT BLDG 1st FLOOR PLAN
1/8" = 1'-0"



LIBRA
DESIGN GROUP



1322 East St. Ave., Orlando, FL 32804
Tel: (407) 446-1826 Fax: (407) 426-9526
Landscape Architecture & Planning
www.libradesigngroup.com

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Trade Name: L2000934

OWNER
WEKIVA HUNT CLUB, INC.
700 HUNT CLUB BLVD.
LONGWOOD, FL 32776

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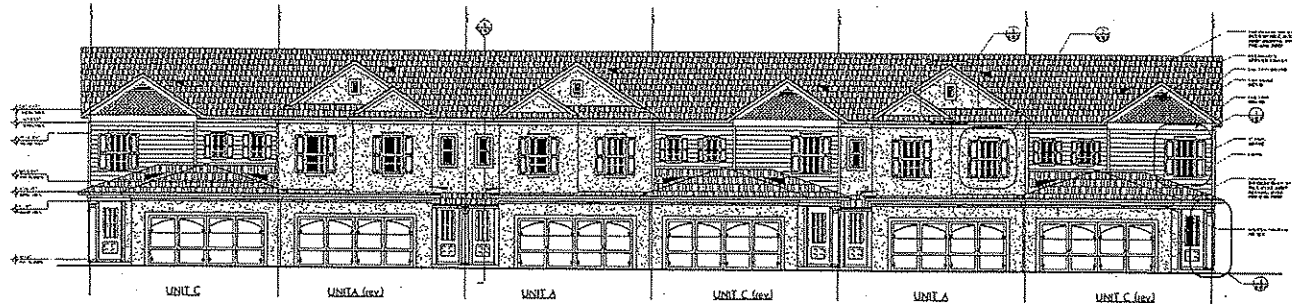
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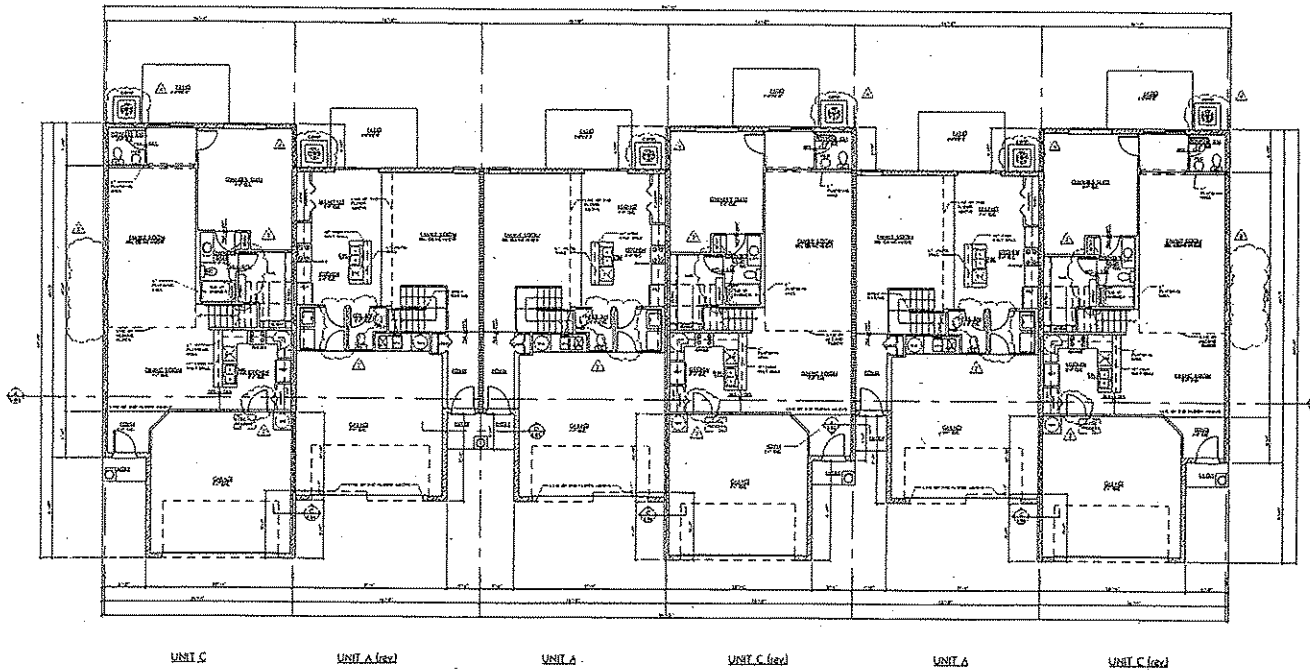
JOB NO.:
DESIGNED BY: BFD
DRAWN BY: RT
CHECKED BY: BFD
PROJECT APPROVAL:
TITLE
ARCHITECTURAL
PLANS & ELEVATIONS
'B' BLDG.'

SHEET NO.
SP-06

SP-06

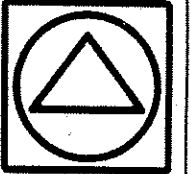


6 UNIT BLDG FRONT ELEVATION



6 UNIT BLDG 1st FLOOR PLAN

LIBRA
DESIGN GROUP



1322 Essex Ave., Orlando, FL 32804
Tel (407) 840-1828 Fax (407) 428-9526
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www.libradesigngroup.com

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Florida License #C120000314

OWNER
WEKIVA HUNT CLUB, INC.
300 HUNT CLUB BLVD.
LONGWOOD, FL 32779

ISSUED
DATE: 5/08

WEKIVA
GOLF CLUB
TOWNHOME
SITE

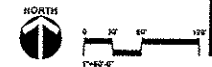
ASST. PLAN

JOB NO.:
DESIGNED BY: BFD
DRAWN BY: RZ
CHECKED BY: BFD

PROJECT APPROVAL:
TITLE
ARCHITECTURAL
PLANS & ELEVATIONS
'A' BLDG.

8/4/07 10

SP-05



Sheet 5 of 5, Date: 05/08/07

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY (LENGTHY LEGAL DESCRIPTION ATTACHED AS EXHIBIT A); ASSIGNING CERTAIN PROPERTY CURRENTLY ASSIGNED THE PUD (PLANNED UNIT DEVELOPMENT) ZONING CLASSIFICATION THE PUD (PLANNED UNIT DEVELOPMENT) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

Section 1. LEGISLATIVE FINDINGS.

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the documents titled, "Wekiva PUD Major Amendment".

(b) The Board hereby determines that the economic impact statement referred to by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.

Section 2. REZONINGS. The zoning classification assigned to the following described property is changed from PUD to PUD:

SEE ATTACHED EXHIBIT A.

Section 3. TERMS. This rezoning incorporates, and is contingent upon, execution of Addendum #15 to the Wekiva PUD Final Master Plan Developer's Commitment Agreement Commitments, Classifications, and District Description.

Section 4. EXCLUSION FROM CODIFICATION. It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall not be codified.

Section 5. SEVERABILITY. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

Section 6. EFFECTIVE DATE. A certified copy of this Ordinance shall be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes, and this Ordinance shall be effective upon the date of filing with the Department and recording of Addendum #15 to the Wekiva PUD Developer's Commitment Agreement Commitments, Classifications, and District Description in the Official Land Records of Seminole County.

ENACTED this 12th day of September, 2006.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
Carlton D. Henley
Chairman

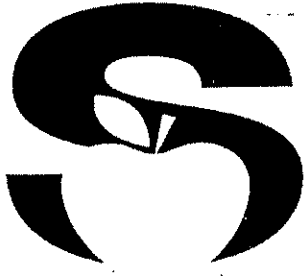
EXHIBIT A

LEGAL DESCRIPTION:

A portion of land lying in Section 6, Township 21 South, Range 29 East, Seminole County, Florida, being more particularly described as follows:

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Containing 4.96 acres, more or less.



SEMINOLE COUNTY PUBLIC SCHOOLS School Capacity Report

To: Seminole County Board of County Commissioners
From: George Kosmac, Deputy Superintendent, Seminole County Public Schools
Date: July 14, 2006
RE: Z2006-032 Wekiva PUD Major Amendment

Seminole County Public Schools (SCPS), in reviewing the above rezone request, has determined that if approved, the new zoning designation would have the effect of increasing residential density, and as a result generate additional school age children.

Description – 4.96 acres of existing golf course green space to 48 townhouse units
Parcel ID #06-21-29-300-0040-0000

Based on information received from Seminole County Planning and from the staff report for the Wekiva PUD amendment request, SCPS staff has summarized the potential school enrollment impacts in the following tables:

Total Proposed units					
Total # of Units		# of Single-Family Lots		# of Multi-Family Units	
48		0		48	
Student Generation					
Impacted Schools	Projected Number of Additional Students	Current Capacity	Current Enrollment	Percent Utilization	Students Resulting from Recently Platted Developments
Elementary Wekiva	6	603	930	154.2	4
Middle Teague	2	1397	1699	109.5	7
High Lake Brantley	3	2944	3221	103.9	8

Projected Number of Additional Students is determined by applying the current SCPS student generation rate (calculated by using US Census data analysis) to the number and type of units proposed. The number of units is determined using information provided by the County and/or from the applicant's request. If no actual unit count is provided, the unit count is then estimated based on the maximum allowable density under the existing/proposed future land use designation.

Full Time Equivalent (FTE) - A calculation of student enrollment conducted by The Florida Department of Education (FDOE) authorized under Section 1011.62, Florida Statutes to determine a maximum total weighted full-time equivalent student enrollment for each public school district for the K-12 Florida Educational Funding Program (FEFP).

Current Capacity is based on the current enrollment full time equivalent student (FTE) date not including relocatable stations.

Current Enrollment is based on the most recent official FTE count (February 2006).

Percent Utilization is the ratio of enrollment to total permanent building student stations. The utilization ratio is based on the total student stations available in a school.

Students Resulting from Recently Platted Developments is a summary of the number of students estimated to be generated from developments approved and platted within the respective school attendance zones since January 2005.

Comments:

The students generated from the new residential dwelling units could not be absorbed into the elementary, middle, or high schools without the increased use of relocatable student stations (portables) or significant reduction in level of service at the affected campus. The current SCPS five-year plan includes an additional 252 student stations to relieve Wekiva Elementary, however that relief will not be sufficient to accommodate the current and projected students. There are no planned expansions/additions in the current five-year capital plan that would provide additional student capacity to relieve Teague Middle or Lake Brantley High schools.

**MINUTES FOR THE SEMINOLE COUNTY
LAND PLANNING AGENCY/PLANNING AND ZONING COMMISSION
WEDNESDAY, AUGUST 2, 2006**

Members present: Matt Brown, Beth Hattaway, Walt Eismann, Dudley Bates, Jason Brodeur

Member absent: Rob Wolf

Also present: Tony Walter, Planning Manager; Kathleen Furey-Tran, Assistant County Attorney; Tina Williamson, Principal Coordinator; Michael Rumer, Senior Planner; Benjamin Dunn, Senior Planner; April Boswell, Assistant Planning Manager; Alan Willis, Planner; and Candace Lindlaw-Hudson, Senior Staff Assistant.

F. Wekiva PUD Major Amendment; Brian Davis, applicant; 4.96± acres; Major Amendment to a PUD (Planned Unit Development) Final Master Plan; located at 200 Hunt Club Blvd., south of the existing clubhouse. (Z2006-32)

Commissioner Van Der Weide – District 3
Tina Williamson, Principal Coordinator

Tina Williamson introduced the application for a major amendment to the Wekiva PUD. The property is located at 200 Hunt Club Boulevard, south of the existing clubhouse. The applicant is requesting to put 48 townhouse units on land designated currently as open space on the Wekiva Golf Course. This will have a net density of 12.3 dwelling units per net buildable acre. The original PUD was approved in 1976 and contains 1022 acres of which 25.5 are required to be common usable open space. At this time there are 260.5 acres of open space. With the removal of the 4.96 acres there would still be a proper minimum amount of open space for the PUD. The Wekiva PUD is approved for 3137 dwelling units. If this PUD amendment is approved, the total number of dwelling units would be 3185. Staff reviewed the request to see if it was compatible with surrounding development. There are 17 tracts designated for single family development. The density of these tracts range from 2.6 to 12 dwelling units per acre. There are 8 tracts approved at a density of 12 dwelling units per acre. These are Tracts D, E, G, I, K, L, M, and O. Tracts L, M, and O are located on the same side of Hunt Club Boulevard as the proposed project. There are two townhome and condominium communities immediately adjacent to the existing

clubhouse entrance driveway: Wekiva Country Club Villas and Wekiva Villas on the Green. Across Hunt Club Boulevard is Wekiva Hunt Club Condominiums. There are single family lots that are an average of 14,000 square feet to the west across the 18th fairway and single family lots averaging 11,200 square feet across the 16th fairway to the south. Based on these development trends and all of the tracts within the Wekiva PUD as a whole, staff has concluded that there is a mix of housing types and densities in the immediate area and that the proposed townhomes are compatible. They will be separated from the existing larger lots to the west and south by the golf course and the only access to the project will be from the existing golf course clubhouse driveway, which passes between two existing higher density developments and connects to Hunt Club Boulevard. Across Hunt Club Boulevard from the entrance way are a neighborhood commercial center and a two-story office complex. Staff recommends approval of the request subject to addendum #15 to the Wekiva PUD Developer's Commitment and Final Master Plan. Ms. Williamson referred to several e-mails and faxes that had been received concerning the application which were given to the commissioners prior to the meeting. Chairman Tucker asked about Tract M.

Ms. Williamson stated that Tract M was approved for 12 dwelling units per acre, but not developed that way.

Commissioner Tucker asked how Tracts L and O were developed.

Ms. Williamson said they are two condominium communities.

Commissioner Tucker asked if there were any other tracts that had been approved as multi-family and developed as single family.

Ms. Williamson pointed out Tract D which was approved for 12 dwelling units per acre and developed as single family. Tract M is the existing golf club clubhouse and the single family houses on Havilland Drive. Tract L is a higher density development adjacent to the clubhouse.

Brian Davis said that his firm is comprised of planners and landscape architects for this project. He stated that he agreed that the project is compatible with the rest of the Wekiva Golf Course community. He introduced Bob Della Russo who owns the golf course. Mark Sweeney, Civil Engineer of the project, was also introduced. Mr. Davis showed a conceptual drawing of the proposed placement of the buildings within the golf course. He said it was his intention to save as many of the existing trees as possible. There are two different building types based on unit numbers. The end building is a six unit building, with the others being 8 units each. They are two story buildings. There is no developer chosen at this time, so the drawings are concepts and may change. The units will be similar. He visited the community and said that based on size and height they are similar to the existing ones. He showed a rendering of the proposed

appearance of the building in the general area of the golf course, with a strong buffer. Trees within the golf course corridor will be kept. Mr. Della Russo does not want the development to impact the golf course. He has spent considerable monies in upgrading the facilities. Mr. Davis said that he will create substantial buffers along the 17th green with berms and landscaping. Everyone will still have a golf course view, but it will be changing. He will take every means possible to integrate the project into the community.

Mr. Della Russo said that everyone will still have golf course views, just not the view of the trees. He had upgraded the golf course, which raises housing values. He had asked nothing of the community. He also owns other golf courses which have been upgraded. He wants to do a nice project. Many of the trees in the area are half dead from storm damage. He is trying to recoup some of his investment and make it a nicer place.

Charles Ness is President of the Wekiva Hunt Club Community Association. He stated that there were 2600 homes in the Wekiva. He introduced Richard M. Coln of Taylor and Carls, P.A., to speak on behalf of the homeowners.

Mr. Coln stated that the homeowner association had not been on the list of those to be notified about the meeting tonight and of the request in general. They had not had a lot of time to prepare. The increase in the number of units in the neighborhood and the decrease in open space is a major concern. These should be considered together. The homeowners would like the density to be kept at 5 to 6 units per acre here. To insure the privacy of the neighbors he would request that second floor balconies be decorative and not functional. Mr. Coln said that the community would like to see an architectural style used that is similar in nature to the character of the rest of the community. The association would also like to have the ability to develop community buildings in the remaining open space, having lost the 5 acres of open space. They would also like the townhomes subject to the Wekiva Hunt Club governing documents. In closing, Mr. Coln indicated a dead end road which the association would like permanently closed off at the end, and not used for access or egress.

Ray Herrod stated that he lives west of the project on Coble Drive. He is adjacent to the "T" box. He was concerned by building height, setbacks and buffering of the townhomes, noise. Mr. Herrod stated that 20 to 25 houses would be directly impacted by this project. He asked for denial of the application.

Scott Baker, representing the Herrod family is a certified planner with 15 years experience in planning. He stated that this project is not compatible with the area. He said that it would not be good for the schools. For example, Wekiva Elementary is at 134% of capacity. This plan will change with the selection of a builder. He urged that the project be pulled back and situated in another area nearer the center of the golf course. Why not have a large lot single family

development? This is inconsistent with the County Comprehensive Plan. Please recommend denial.

Chris McCarthy of Cambridge Drive was opposed. He is concerned about the impacts to traffic and the schools.

Andy Haus of Cambridge Drive also was concerned about impact on schools.

Teresa Peterson of Coble Drive said that many more people were opposed to this project than were in attendance at the meeting. She was concerned about the impact to the already over capacity schools.

Sally Eadie lives on the 18th green. She said the forest there was a viable forest filled with wild life. The schools are so overcrowded, the children are already going to classes in portable classrooms.

Matt Todd of Coble Drive also spoke in opposition.

Jaime Bernardo of Canterclub Trail was concerned about the closing of the cul du sac near his home. He would like the gate removed and the area closed permanently. He said that the western most building will come within 20 feet of his property line. He questioned the buffers that would shield his back yard view from the view of the townhomes. This will change the value of his home.

John Sterner of Havilland Point was concerned about the value of his property going down because of this project.

Geoff McDonald of Havilland Point was opposed for all of the reasons previously mentioned.

John Flora said that the applicant is not entitled to this. This is very bad for the neighborhood. The schools are seriously impacted. He would like to see an audit of the open space for the neighborhood.

Maria DeLose of Havilland Point has lived in Wekiva for 20 years. She objected for all of the reasons previously mentioned, and also mentioned the low water pressure in the area. The golf course was not a dump prior to being bought by the current owner. She asked for denial.

Ralph DeLose stated that the water pressure in the area was a concern, and that the building height was a concern. He does not want to see the road opened up for access or egress.

Larry Sopos of Coble Drive also objected to the project. He objected to the view of the townhomes. He moved to Wekiva for the woods.

Rita Giamel said that she had been told the neighborhood was built out. She was concerned about light pollution and overcrowding at the schools. She works in the area schools and they are too crowded now.

John Felter of Havilland Point and will be facing the parking lot. He was concerned about the lights from the cars shining into his house.

Peter Eadie of Castleford Court was concerned about the rise in insurance rates in the area, and increase in crime. He asked "How will this benefit Wekiva?"

Richard Harris of Canterclub Ct. has lived in his home since 1980. He lives across the 15th green from the site. This is one of the oldest PUDs in Seminole County. The last development here was in the late 1980s. We should be looking at the way things are now, rather than as how they were zoned. The value of his home depends in part on the golf course. He said that the gate on Canterclub should be permanently closed. There should be significant landscape buffering to block lights. The water pressure in the area is low. The development will be on a high point of land for the area. There must be a time when a community becomes stable. With no development in 15 years, people thought Wekiva was finished.

Brian Davis said that there had been a community meeting the previous Tuesday. He committed to putting in landscaping and a berm at that meeting. The trees off of the 18th green will not be impacted. The lighting will not spill out from the project. Concerning compatibility, there are other townhomes in Hunt Club. The units will be similar to existing condos: two stories and front loading garages. They will not use the cul du sacs.

Bob Della Russo said that he had live nearby in Sweetwater for 28 years and that he has improved the area. He has already done a similar project in Deer Run. These will be 2 to 3 bedroom units, priced around \$300,000.

Commissioner Tucker asked about wildlife present.

Tina Williamson said that a natural resources officer had inspected the property and had not seen any endangered species.

Commissioner Tucker asked about dead trees in the area.

Ms. Williamson noted the presence of an abundance of vines over running things in the area. Prior to final engineering, a species list will be made for the property pertaining to wildlife and natural features.

Commissioner Tucker asked about the access to Hunt Club Boulevard. It is a private drive, not up to County standards now.

Ms. Williamson stated that the roads will be dealt with in final engineering processes. No traffic study has been done yet. One will be done.

Commissioner Bates quoted the statistics for the local schools. The three area schools are already substantially over capacity. 11 students from 48 units is a lot. We have to draw the line somewhere. We would be making a bad situation worse.

Commissioner Brown noted that the schools are one percent away from being at the state standard for being considered full. (109% versus 110%)

Commissioner Brodeur asked what the net density was in Hunt Club.

Tina Williamson said that it was from 5.2 to 8.26 at Wekiva Fairway Villas. Some units were not platted.

Commissioner Tucker noted that some areas were developed as single family rather than a higher density as originally planned. This brought down the total number of dwelling units in the overall development. The market did not justify the higher density, and there was a strong pressure to do single family houses. They built 20 homes where there could have been 90.

Commissioner Brown noted that he saw two story homes and townhouses in the Wekiva neighborhoods.

Commissioner Hattaway said that they could put a three story structure there. The golf course passes through all sorts of communities. These condos will be buffered. Time will obscure this. It will not ruin the adjacent houses. The owner has the right to do this if all measures are met. This is generating only a few students to the schools. It could be worse.

Commissioner Eismann was concerned about the water pressure and the off site water retention.

Ms. Williamson said that Utilities Inc. was the water supplier. The area must meet standards for fire flows. There is no standard for water pressure. Off site retention is allowed. The pond will be in common usable open space.

Mr. Davis said that the retention will be a dry pool with grass.

Commissioner Hattaway made a motion to recommend approval.

Commissioner Eismann seconded the motion and amended it to include the placement of landscape berms and buffers to block lights from the parking lots.

Commissioner Hattaway accepted the amendment to the motion.

Commissioner Brown asked about the gate. What if it is required by the fire department?

Commissioner Eismann said that they could close it if it is not needed.

Commissioner Brodeur noted that it is the property owner's right to develop their property.

Commissioner Tucker said that the rights are delineated in the PUD. 25% open space must be met.

Tina Williamson said that there were 1023 acres in Wekiva. There were 265 acres of open space. 255.5 acres of open space were required. There are 2137 units today, and have been since 1986. The maximum allowed number of approved units is 3137.

Commissioner Brodeur said that this would make 3185 units.

Commissioner Tucker said that property rights go both ways. This is infill. It is infringement to the majority of homeowners.

Commissioner Brodeur said that this is responsible development.

Ms. Williamson noted that 3137 units had been approved originally for development.

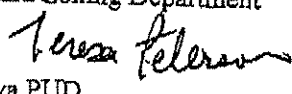
Commissioner Tucker observed that 3137 is not what was done.

Commissioner Brown said that he would like to see the last unit nearest the houses eliminated.

Commissioner Bates said that he was sure that Mr. Della Russo does good things, but for schools and stability, this is the wrong thing at the wrong time.

The vote was 4 – 2 in favor of the motion. Commissioner Bates and Commissioner Tucker voted "no."

To: Seminole County Planning and Zoning Department
From: Teresa Peterson
Date: 8/1/06
Re: Major Amendment to Wekiva PUD



I am writing to let you know that I am strongly opposed to amending the Wekiva PUD. I speak for many residents when I outline my objections to the proposed rezoning and development of 4.96 acres on the Wekiva Golf Course.

Here are the main reasons:

- * This project is incompatible with the surrounding single family homes along Canterclub Trail, Haviland Point and Coble Drive. Don't put town homes surrounded by single family homes. It's not fair to our property values and our quality of life.
- * Staff recommendation on the compatibility is wrong! The other town home communities mentioned in Tina Williamson's report are adjacent to the road leading into the proposed development. But all around the 4.96 acres of the proposed development are single family homes. Some homes would back up to town home parking lots. How is this compatible???
- * The view from our home is going to **DRASTICALLY** change. We bought our home because we liked the location and the view from our yards. Our view consists of a golf course and woodlands. Don't change our view. It **WILL** lower our property values and the attractiveness and aesthetics of our community! Many other homes are negatively impacted the same way. Some homes will no longer have a view of the golf course.
- * Our schools are already **OVER CAPACITY**. Specifically, Wekiva Elementary is 50% over capacity. The school board has said it **CANNOT** absorb any more students. Please don't add more students by approving this development!
- * Don't add more cars to our roads. There is only one road that leads into Wekiva and that is Hunt Club Boulevard. This development would add hundreds of cars to Hunt Club and negatively impact traffic concerns and safety.
- * We oppose the destruction of endangered and threatened animals. We have heard of gopher tortoises, eagles and wood storks living in the woodlands where the proposed development would take place.
- * Drainage concerns. The development of this project would require the creation of a retention pond. This would be placed next to an existing retention pond. This is a ludicrous design that would further negatively impact the aesthetics of our community.
- * This golf course represents a large portion of the 25% required open space under the Seminole County Land Development Code. Many Wekiva residents are concerned development on the golf course, which basically chops up the course and puts development too close to the fairways, would keep golfers away. This could be the beginning of the end of the golf course and our 25% required open space would be in jeopardy.

Thank you for taking into consideration how this proposed REZONING negatively impacts Wekiva homeowners.

When Wekiva Golf Club purchased this golf course, this land was zoned open space. It should remain that way!

TAYLOR & CARLS, P.A.

ATTORNEYS AND COUNSELORS AT LAW
850 CONCOURSE PARKWAY SOUTH

SUITE 105

MAITLAND, FL 32751

TELEPHONE: (407) 660-1040

TOLL FREE: (800) 385-6235

FAX: (407) 660-9422

HARRY W. CARLS
ROBERT L. TAYLOR

GENE S. BOGER
PATRICK C. HOWELL
ELIZABETH A. LANHAM-PATRIE
ROBYN SEVERS BRAUN
RICHARD M. COLN
NGOZI C. ACHOLONU

PALM COAST, FLORIDA
TELEPHONE: (386) 446-5970
FAX: (386) 446-5938

MELBOURNE, FLORIDA
TELEPHONE: (321) 253-2223
FAX: (321) 253-2237

TAMPA, FLORIDA
TELEPHONE: (813) 314-2223
FAX: (813) 314-2137

August 1, 2006

VIA FACSIMILE & U.S. MAIL

Ms. Tina Williamson,
Principal Coordinator
Seminole County Land Planning
Agency / Planning & Zoning Commission
1101 East First Street
Sanford, FL 32271

Re: Wekiva Golf Club Townhouses PUD Amendment

Dear Ms. Williamson:

Our firm has the pleasure of representing the Wekiva Hunt Club Community Association, Inc. ("Association"). As such, we have been asked to contact concerning the Major Amendment to the Wekiva Hunt Club Planned Unit Development plan, which would permit town homes to be constructed on existing, open space, golf course property.

While it is unfortunate that the owner of the golf course property did not contact the Association much earlier in this process, the Board of Directors has done its best, in the limited time available, to review this proposal. The guiding principal for this review was the need to insure that the design and character of the proposed development meets or exceeds the standards established in the Wekiva Hunt Club community.¹

As a result of this review, the Board has the following comments:

1. REDUCTION OF DENSITY AND PROPER DESIGN, PLACEMENT AND BUFFERING OF THE DEVELOPMENT:

All existing multi-family communities in Wekiva are located along the Hunt Club corridor, thereby having limited impact on the single family housing segments of Wekiva. This proposed new community would be the only multi-family housing development located on the interior of the development, thus having a much greater impact on existing single family homes.

¹As to this issue, it is to be noted that the Seminole County Vision 2020 Comprehensive Plan is guided by the underlying themes of sustainability and value added planning. In fact, the vision that Seminole County describes and develops in its adopted Comprehensive Plan is one that both preserves and enhances the quality and value of our communities.

Ms. Tina Williamson,
Principal Coordinator
August 1, 2006
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whereby the denser housing tracts provide a transition from Hunt Club Blvd, thereby buffering the less dense single family sections from the Hunt Club traffic corridor.

Accordingly, in order to reduce the negative impact of this proposed development on adjacent single family homes, the following must be done:

- a. The density of the proposed development must be reduced from 10 units per acre (48 units) to 5 to 6 units per acre (34 units);
- b. The reduced multi family units must be restricted to the heavily wooded section of the proposed location, with the remaining land below the tree section line being set aside as open space;
- c. Enhanced vegetation-tree barriers, which exceed county code requirements, must be placed throughout the project, including the area between the retention ponds; and
- d. Any balconies included as part of the town home design must be decorative only, with no access being permitted to the residents of the homes.

2. **PARKING AND TRAFFIC:**

All of the existing multi-family communities located in Wekiva have the parking and traffic on the interior of the development. No homes in Wekiva presently back up to a road or parking area. This is not the case with the proposed plan. If approved as presented, homes along Havilland Point will back up to roads, driveways & parking areas. This is not consistent with the community development standards and must not be allowed.

3. **SIZE AND STYLE OF STRUCTURES:**

The proposed 6 and 8 unit buildings are significantly larger than the 2 & 4 unit buildings in the adjacent development known as the Wekiva Country Club Villas/Golf Club Drive. The scope and scale of the proposed development should be similar in design. While we would prefer smaller structures, in the very least the elevations & roof lines need to be staggered to match the character and existing development standards of the area.

4. **EFFECT OF LOSS OF OPEN SPACE ON THE ASSOCIATION:**

We have been advised that the County is not concerned with the loss of the presently required open space because, if the development is approved, the Wekiva Planned Unit Development Plan will still have more than the 25% open space required by the new planning criteria.

The Association needs binding confirmation from the County that reducing the open space area will not diminish the Association's ability to develop one or more community buildings on open

Ms. Tina Williamson,
Principal Coordinator
August 1, 2006
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space owned by the Association.

5. THE NEW COMMUNITY MUST BE BOUND BY THE WEKIVA HUNT CLUB DOCUMENTS AND BE UNDER THE CONTROL OF THE ASSOCIATION:

Any new community must be made subject and subservient to the existing Wekiva Hunt Club Governing Documents in all respects.

6. INITIAL LANDSCAPING REQUIREMENTS:

In addition to the enhanced landscaping outlined in paragraph 1 above, the landscaping requirements contained in Seminole County's Land Development Code for Multiple-Family Dwelling Districts must be applied to whatever development is finally approved.

7. PERMANENT CLOSING OF CANTER CLUB DRIVE:

Canter Club Drive must be permanently closed where it presently dead ends into the golf course property. This must be done by removing the existing Iron gate and closing the area with a continuation of the existing brick wall.

I'm sure that you will have questions and comments concerning the matters addressed in this letter. Therefore, please feel free to contact me.

Very truly yours,



Robert L. Taylor

RLT/trw

cc: Wekiva Hunt Club Community Association, Inc.
Mr. Brian Davis, President, Libra Design Group

Whc001 ltr262

Williamson, Tina

From: John Flora [jflora@keithandschnars.com]
Sent: Tuesday, August 01, 2006 12:13 PM
To: Eswine, Dianne
Cc: Raub, Amy; Williamson, Tina; crotella@seminolecounty.gov
Subject: Wekiva PUD Major Amendment
Importance: High

Dear Mr. Van Der Weide,

I am writing to inform you of my **opposition** to the proposed **Wekiva PUD Major Amendment-Wekiva Golf Club Townhomes**.

Based on a review of the staff report prepared by Ms. Tina Williamson, and authorized by Mr. Tony Walter, for Case No.: Z2006-032, un-dated, there were a number of fatal flaws identified, which included, but not limited, the following:

- 1) The report outlines that with this amendment "the PUD would still meet the open space requirement if 4.96 +/- acres were converted to townhomes." However, based on the plan submitted, the required drainage for the development can not be accomplished within the 4.96 acres and must be accommodated nearby off-site encumbering additional acreage reducing the open space below the 25% minimum requirement. Furthermore, in most jurisdictions and in case law, it is illegal to **not** include a parcel of property as part of the application when it is required as part of the primary property and in meeting the minimum development requirements.
- 2) The proposed plan does not meet the required 20 foot buffer requirements in several locations. To meet these requirements, a portion of the parking will need to be eliminated reducing the projects required parking below minimum standards.
- 3) Based on the report prepared by George Kosmac, Deputy Superintendent, Seminole County Public Schools, dated July 14, 2006, "The students generated from the new residential dwelling units could not be absorbed into the elementary, middle, or high schools without the increase use of relocatable student stations (portables)..." Mr. Kosmac goes on to outline that the current SCPS five-year plan can not accommodate these students. Based on these statements, it is evident this project can not meet the necessary concurrency requirements mandated by State Law.
- 4) The use of this important Wekiva River basin re-charge area is **in conflict** with the *Seminole County Natural Lands Program (NLP)* that so many of the Wekiva residents voted for to ensure the protection of our open spaces and re-charge areas for the Wekiva River.
- 5) The residents of the Wekiva Planned Unit Development have always been proud of the preserved natural areas, upland re-charge areas that have been protected under its Planned Unit Development (PUD). As continued rapid development occurs in much of the Wekiva's re-charge areas, it is critically important to protect areas that have already been set aside for preservation and open space.

It is for these fatal flaws associated with this proposed amendment, I encourage you to vote against this application. Your consideration in this matter will be most appreciated.

In addition, by copy of this letter to Amy Raub and the Seminole County Partners in Preservation, I would like to request their consideration in the purchase of this high quality upland area for preservation.

Sincerely,

John Flora, R.A., AICP
 Acting Director
 Project Development Environment Services (PD&E)

Keith and Schnars, P.A.
 Tele. 407.834.1616, Ext. 101