

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: Request for approval of the Final Master Plan / Developer's Commitment Agreement for Hawthorne Estates PUD (Deborah Hagen, applicant.)

DEPARTMENT: Planning & Development DIVISION: Planning

AUTHORIZED BY: Dan Matthys CONTACT: Jeff Hopper EXT 7431

Agenda Date <u>11/15/05</u>	Regular <input checked="" type="checkbox"/>	Consent <input type="checkbox"/>	Work Session <input type="checkbox"/>	Briefing <input type="checkbox"/>
	Public Hearing – 1:30 <input type="checkbox"/>	Public Hearing – 7:00 <input type="checkbox"/>		

MOTION/RECOMMENDATION:

1. APPROVE the Final Master Plan and Developer's Commitment Agreement for Hawthorne Estates PUD and authorize the Chairman to execute same, located on the east side of Orange Boulevard, 0.4 mile north of SR 46, based on staff findings (Deborah Hagen / Hawthorne Estates LLC, applicant); or
2. DENY the Final Master Plan and Developer's Commitment Agreement for Hawthorne Estates PUD, located on the east side of Orange Boulevard, 0.4 mile north of SR 46 (Deborah Hagen / Hawthorne Estates LLC, applicant); or
3. CONTINUE the request to a time and date certain.

District 5 – Comm. Carey Jeff Hopper, Senior Planner

BACKGROUND:

The applicant is requesting approval of the Final Master Plan and Developer's Commitment Agreement for Hawthorne Estates PUD, which was approved by the Board on March 9, 2004. The development will consist of 36 single family residential lots at a minimum size of 8,400 square feet. As required by the Development Order, larger lots of at least 11,700 square feet are located adjacent to Orange Blvd. on the west and Lake Forest on the east.

STAFF RECOMMENDATION:

Staff finds that the proposed Final Master Plan and Developer's Commitment Agreement are consistent with the Preliminary Master Plan, the approved Development Order, and the Vision 2020 Plan. Therefore, staff recommends APPROVAL of the request.

ATTACHMENTS

- Developer's Commitment Agreement
- Final Master Plan
- Development Order

Reviewed by:	<u>[Signature]</u>
Co Atty:	<u>[Signature]</u>
DFS:	<u>[Signature]</u>
OTHER:	<u>[Signature]</u>
DCM:	<u>[Signature]</u>
CM:	<u>[Signature]</u>
File No.	<u>rpdp01</u>

**HAWTHORNE ESTATES PUD
DEVELOPER'S COMMITMENT AGREEMENT**

On November 15, 2005, 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:

I. LEGAL DESCRIPTION

The legal description is attached hereto as Exhibit "A" (the "Property").

II. PROPERTY OWNER

The current property owners are Mae Hawthorne, David Redwine and Aldo Redwine ("Owners").

III. STATEMENT OF BASIC FACTS

Total Acreage:	15.92 acres
Zoning:	Planned Unit Development (PUD)
Number of lots:	36
Max. Density (per Development Order)	3.32 units per net buildable acre

IV. LAND USE BREAKDOWN

Residential Lots	9.51 acres
Open Space	4.12 acres
Orange Blvd. R/W Dedication	0.53 acres
Existing Cell Tower Site	0.10 acres
Internal Road R/W	1.66 acres
Total	15.92 acres

V. DENSITY CALCULATION

Gross Site Area	15.92 acres
Orange Blvd. R/W Dedication	0.53 acres
Internal Road R/W	1.66 acres
Wetlands	1.71 acres
Net Buildable Area	12.02 acres
Net Density	3.00 units per net buildable acre

VI. OPEN SPACE CALCULATIONS

Total Land Area: 15.92 acres
 Open Space Required: 25% = 15.92 x 0.25 = 3.98 acres
 Open Space Provided: 4.03 acres or 25.3%

VII. BUILDING SETBACKS

<i>Residential Units</i>	
front	25' from R/W *
	20' from nearest edge of sidewalk
side	7.5'
side street	25'
rear	30'

<i>Accessory Buildings less than 200 s.f.</i>	
side	7.5'
side street	25'
rear	7.5'

<i>Pools and Screen Enclosures *</i>		
	Screen Enclosure	Pool
front	25'	28'
side	7.5'	10'
side street	25'	28'
rear	5'	7.5'

* Pools and/or screen enclosures shall not be permitted to project beyond the established building line.

VIII. PERMITTED USES

Single family residential homes, home occupations, and home offices.

IX. LANDSCAPE & BUFFER CRITERIA

1. A 6-foot masonry wall shall be provided along Orange Boulevard Road right-of-way.
2. Four (4) canopy trees per 100 linear feet shall be provided along Orange Boulevard right-of-way.

X. DEVELOPMENT COMMITMENTS

1. Net density shall not exceed 3.2 units per net buildable acre.
2. Maximum building height shall be 35 feet.

3. Lots abutting Lake Forest and/or Orange Boulevard shall have a minimum lot width at the building line of 75 feet and a minimum lot area of 11,700 sq. ft.
4. All other lots shall be no less than 70 feet in width and 8,400 sq. ft. in size. Corner lots shall be 15 percent larger.
5. Permitted uses shall be single family homes, home occupations and home offices.
6. Minimum house size shall be 2,300 sq. ft. under air.

XI. PUBLIC FACILITIES

The following conditions shall be met by the Owner prior to a certificate of occupancy being issued by Seminole County.

- A. **Water.** Water services shall be provided by the Seminole County Environmental Services water system. Design of lines shall conform to all Seminole County and Florida Department of Environmental Protection standards.
- B. **Sanitary Sewer.** Sanitary sewer shall be provided by the Seminole County Environmental Services treatment facilities. Design of lines shall conform to all Seminole County and Department of Environmental Protection standards.
- C. **Stormwater.** Stormwater drainage and stormwater management shall be provided according to Seminole County's and the St. Johns River Water Management District's stormwater regulations.
- D. **Fire Protection.** Fire protection shall be provided by Seminole County. Fire flow will be a minimum of 600 g.p.m with 20 p.s.i. Fire hydrants shall be located according to Seminole County Regulations.

XII. OTHER COMMITMENTS

- A. Unless specifically addressed otherwise herein, all development shall fully comply with all codes and ordinances, including the impact fee ordinances, in effect in Seminole County at the time of permit issuance.
- B. The conditions upon which this Developer's Commitment Agreement and related commitments are made are accepted by and agreed to by the Owner of the Property.
- C. This Agreement touches and concerns the Property, and the conditions, commitments and provisions of this Agreement shall perpetually burden, run with and follow said Property and be a servitude upon and binding upon said Property unless released in whole or in part by action of Seminole County as evidenced in writing. The Owner of said Property is expressly covenanted and agreed to this provision and all other terms and provisions of the Agreement.
- D. The terms and provisions of this Agreement are not severable, and in the event any portion of this Agreement shall be found to be invalid or illegal, then the entire Agreement shall be null and void.
- E. The development approval being sought is consistent with the Vision 2020 Plan and will be developed consistent with and in compliance with all applicable land development regulations and all other applicable regulations and ordinances.

- F. The Owners of the Property have expressly agreed to be bound by and subject to the development conditions and commitments set forth herein and hereby covenant and agree to have such conditions and commitments restrict, run with and perpetually burden the Property. The development conditions and commitments set forth herein shall not be the personal obligations of the Owner upon the legal transfer of the Property to a subsequent purchaser.

- G. If any conflict between a term or provision of the Developer's Commitment Agreement and the Final Master Plan is found to exist, the term or provision of this Developer's Commitment Agreement shall remain valid and the conflicting term of the Final Master Plan shall be null and void.

DONE AND ORDERED ON THE DATE FIRST WRITTEN ABOVE.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

Carlton D. Henley
Chairman

OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, Mae Hawthorne, on behalf of himself and his 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

MAE HAWTHORNE

Print Name

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 MAE HAWTHORNE, and 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 _____, 2005.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, DAVID REDWINE, on behalf of himself and his 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

DAVID REDWINE

Print Name

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 DAVID REDWINE, and 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 _____, 2005.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, Aldo Redwine, on behalf of himself and his 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

ALDO REDWINE

Print Name

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 ALDO REDWINE, and 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 _____, 2005.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

EXHIBIT A

LEGAL DESCRIPTION

Commence at the Southwest corner of Section 19, Township 19 South, Range 30 East: thence North 00 degrees 07 minutes 01 seconds West, along the West line of the Southwest one-quarter of said Section 19, a distance of 665.39 feet; thence North 89 degrees 58 minutes 42 seconds East, 30.00 feet to the point of beginning; thence North 00 degrees 07 minutes 01 seconds West, along the Southeasterly right-of way of Orange Blvd, 4.09 feet thence Northerly and Northeasterly along the arc of a tangent curve, being concave to the Southeast, having a radius of 1454.78 feet, a delta of 45 degrees 33 minutes 01 seconds, an arc distance of 1156.55; thence tangent to said curve North 45 degrees 25 minutes 59 seconds East, 64.53 feet, to a point of intersection of Orange Blvd. and the West boundary of Lake Forest Section 108, according to the plat thereof. As recorded in Plat Book 60 page 65 of the public of Seminole County, Florida; thence South 00 degrees 05 minutes 58 seconds East, 441.84 feet; thence South 89 degrees 59 minutes 40 seconds East, 511.09 feet; thence South 00 degrees 02 minutes 42 seconds East, 646.51 feet, the last three course being coincident with said plat; thence South 89 degrees 58 minutes 42 seconds West, 992.23 feet to the point of beginning. Said lands lying in Seminole County, Florida containing 15.92 acres.

EXHIBIT B

FINAL MASTER PLAN



PROJECT DATA:

NAME OF PROJECT: _____
 TOTAL ACRES: _____
 TRACT NO. 1 - 160.00 AC.
 TRACT NO. 2 - 160.00 AC.
 TRACT NO. 3 - 160.00 AC.
 TRACT NO. 4 - 160.00 AC.
 TRACT NO. 5 - 160.00 AC.
 TRACT NO. 6 - 160.00 AC.
 TRACT NO. 7 - 160.00 AC.
 TRACT NO. 8 - 160.00 AC.
 TRACT NO. 9 - 160.00 AC.
 TRACT NO. 10 - 160.00 AC.
 TRACT NO. 11 - 160.00 AC.
 TRACT NO. 12 - 160.00 AC.
 TRACT NO. 13 - 160.00 AC.
 TRACT NO. 14 - 160.00 AC.
 TRACT NO. 15 - 160.00 AC.
 TRACT NO. 16 - 160.00 AC.
 TRACT NO. 17 - 160.00 AC.
 TRACT NO. 18 - 160.00 AC.
 TRACT NO. 19 - 160.00 AC.
 TRACT NO. 20 - 160.00 AC.
 TRACT NO. 21 - 160.00 AC.
 TRACT NO. 22 - 160.00 AC.
 TRACT NO. 23 - 160.00 AC.
 TRACT NO. 24 - 160.00 AC.
 TRACT NO. 25 - 160.00 AC.
 TRACT NO. 26 - 160.00 AC.
 TRACT NO. 27 - 160.00 AC.
 TRACT NO. 28 - 160.00 AC.
 TRACT NO. 29 - 160.00 AC.
 TRACT NO. 30 - 160.00 AC.
 TRACT NO. 31 - 160.00 AC.
 TRACT NO. 32 - 160.00 AC.
 TRACT NO. 33 - 160.00 AC.
 TRACT NO. 34 - 160.00 AC.
 TRACT NO. 35 - 160.00 AC.
 TRACT NO. 36 - 160.00 AC.
 TRACT NO. 37 - 160.00 AC.
 TRACT NO. 38 - 160.00 AC.
 TRACT NO. 39 - 160.00 AC.
 TRACT NO. 40 - 160.00 AC.

PROPOSED SETBACKS:
 FRONT - 10 FT.
 REAR - 10 FT.
 SIDE - 10 FT.
 CORNER - 10 FT.
 PROPOSED LOT SIZE:
 160.00 AC.
 PROPOSED ROADWAY:
 40 FT. PAVED ROAD

PROPOSED SETBACKS:
 FRONT - 10 FT.
 REAR - 10 FT.
 SIDE - 10 FT.
 CORNER - 10 FT.

PROPOSED LOT SIZE:
 160.00 AC.

PROPOSED ROADWAY:
 40 FT. PAVED ROAD

PROPOSED SETBACKS:
 FRONT - 10 FT.
 REAR - 10 FT.
 SIDE - 10 FT.
 CORNER - 10 FT.

PROPOSED LOT SIZE:
 160.00 AC.

PROPOSED ROADWAY:
 40 FT. PAVED ROAD

PROPOSED SETBACKS:
 FRONT - 10 FT.
 REAR - 10 FT.
 SIDE - 10 FT.
 CORNER - 10 FT.

PROPOSED LOT SIZE:
 160.00 AC.

PROPOSED ROADWAY:
 40 FT. PAVED ROAD

PROPOSED SETBACKS:
 FRONT - 10 FT.
 REAR - 10 FT.
 SIDE - 10 FT.
 CORNER - 10 FT.

PROPOSED LOT SIZE:
 160.00 AC.

PROPOSED ROADWAY:
 40 FT. PAVED ROAD

PROPOSED SETBACKS:
 FRONT - 10 FT.
 REAR - 10 FT.
 SIDE - 10 FT.
 CORNER - 10 FT.

PROPOSED LOT SIZE:
 160.00 AC.

PROPOSED ROADWAY:
 40 FT. PAVED ROAD

PROPOSED SETBACKS:
 FRONT - 10 FT.
 REAR - 10 FT.
 SIDE - 10 FT.
 CORNER - 10 FT.

PROPOSED LOT SIZE:
 160.00 AC.

PROPOSED ROADWAY:
 40 FT. PAVED ROAD

PROPOSED SETBACKS:
 FRONT - 10 FT.
 REAR - 10 FT.
 SIDE - 10 FT.
 CORNER - 10 FT.

PROPOSED LOT SIZE:
 160.00 AC.

PROPOSED ROADWAY:
 40 FT. PAVED ROAD

PROPOSED SETBACKS:
 FRONT - 10 FT.
 REAR - 10 FT.
 SIDE - 10 FT.
 CORNER - 10 FT.

PROPOSED LOT SIZE:
 160.00 AC.

PROPOSED ROADWAY:
 40 FT. PAVED ROAD

PROPOSED SETBACKS:
 FRONT - 10 FT.
 REAR - 10 FT.
 SIDE - 10 FT.
 CORNER - 10 FT.

PROPOSED LOT SIZE:
 160.00 AC.

PROPOSED ROADWAY:
 40 FT. PAVED ROAD

PROPOSED SETBACKS:
 FRONT - 10 FT.
 REAR - 10 FT.
 SIDE - 10 FT.
 CORNER - 10 FT.

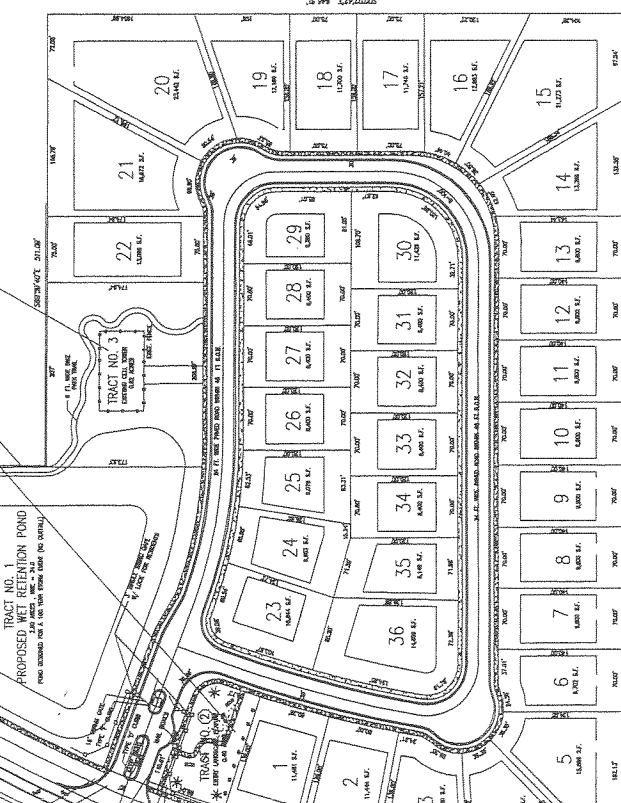
PROPOSED LOT SIZE:
 160.00 AC.

PROPOSED ROADWAY:
 40 FT. PAVED ROAD

PROPOSED SETBACKS:
 FRONT - 10 FT.
 REAR - 10 FT.
 SIDE - 10 FT.
 CORNER - 10 FT.

PROPOSED LOT SIZE:
 160.00 AC.

PROPOSED ROADWAY:
 40 FT. PAVED ROAD



LEGAL DESCRIPTION

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 18 WEST, COUNTY OF SEANOLE, FLORIDA; THENCE S89°15'00\"/>

NOTES:
 1. ALL DIMENSIONS SHALL BE IN FEET AND INCHES.
 2. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.
 3. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.
 4. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.
 5. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.

DATE: 10/18/2005 9:35:21 AM

PROJECT: A03-005-VH-SHT3-MASTER.DWG

SCALE: AS SHOWN

DATE: 10/18/2005 9:35:21 AM

SEMINOLE COUNTY DEVELOPMENT ORDER

On March 9, 2004, Seminole County issued this Development Order relating to and touching and concerning the following described property:

Legal description attached as Exhibit A.

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

FINDINGS OF FACT

Property Owners: MAE A. HAWTHORNE
DAVID S. REDWINE
ALDE F. REDWINE

Project Name: HAWTHORNE ESTATES PUD

Requested Development Approval: Rezoning from A-1 (Agriculture) to PUD (Planned Unit Development)

The Development Approval sought is consistent with the Seminole County Vision 2020 Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: JEFF HOPPER
1101 East First Street
Sanford, Florida 32771

MARYANNE MORSE, CLERK OF CIRCUIT COURT
CLERK OF SEMINOLE COUNTY
BK 05278 PGS 0883-0889
FILE NUM 2004062428
RECORDED 04/26/2004 08:53:12 AM
RECORDING FEES 33.00
RECORDED BY L Woodley

CERTIFIED COPY
MARYANNE MORSE
CLERK OF CIRCUIT COURT
SEMINOLE COUNTY, FLORIDA
BY: [Signature]
DEPUTY CLERK

RETURN TO JUDGE

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

(1) The aforementioned application for development approval is **GRANTED**.

(2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.

(3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

- a. Net density shall not exceed 3.2 units per net buildable acre.
- b. Maximum building height shall be 35 feet.
- c. Lots abutting Lake Forest and/or Orange Boulevard shall have a minimum lot width at the building line of 75 feet and a minimum lot area of 11, 700 square feet.
- d. All other lots shall be no less than 70 feet in width and 8,400 square feet in size. Corner lots shall be 15 percent larger.
- e. Permitted uses shall be single family homes, home occupations, and home offices.
- f. Required building setbacks shall be as follows:

<i>Residential Units</i>	
front	25' from R/W *
	20' from nearest edge of sidewalk
side	7.5'
side street	25'
rear	30'

<i>Accessory Buildings less than 200 s.f.</i>	
side	7.5'
side street	25'
rear	7.5'

<i>Pools and Screen Enclosures *</i>		
	Screen Enclosure	Pool
front	25'	28'
side	7.5'	10'
side street	25'	28'
rear	5'	7.5'


* Pools and/or screen enclosures shall not be permitted to project beyond the established building line.

- g. Minimum house size shall be 2,300 square feet under air.
- h. The site shall include 25% usable common open space, to be evaluated at Final Master Plan approval.
- i. Where counted toward required open space, all retention ponds shall be configured as site amenities per Section 30.1344. This shall be evaluated at Final Master Plan approval.
- j. A 6-foot masonry wall shall be provided along the Orange Blvd. frontage.
- k. Recreational uses to be provided within designated open space shall be established in the Final Master Plan.
- l. Developer shall dedicate sufficient right-of-way on Orange Blvd. to meet County standards, as determined at Final Master Plan review.

(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By: 

 Daryl G. McLain
 Chairman
 Board of County Commissioners

OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, MAE A. HAWTHORNE, on behalf of herself and her heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order.

Melissa Wright
Witness Melissa Wright

MAE A. Hawthorne By: Mae A. Hawthorne
Print Name MAE A. HAWTHORNE
Property Owner

Jodie Gaspar
Witness

JODIE GASPAR
Print Name

STATE OF FLORIDA

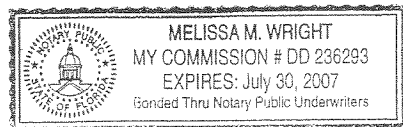
COUNTY OF SEMINOLE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared MAE A. HAWTHORNE, and is personally known to me or who has produced FD Drivers License as identification and who acknowledged and executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this 5th day of April, 2004.

Melissa M. Wright
Notary Public, in and for the County and State Aforementioned

My Commission Expires:



OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, DAVID S. REDWINE, on behalf of himself and his heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order.

Patricia Thompson
Witness

PATRICIA Thompson By: David S. Redwine
Print Name DAVID S. REDWINE
Property Owner

Susan P. Shelton
Witness

SUSAN P. SHELTON
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 DAVID S. REDWINE, and 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 5th day of APRIL, 2004.

H. Clifford Miller

Notary Public, in and for the County and State
Aforementioned

My Commission Expires: September 24, 2004



H. Clifford Miller
MY COMMISSION # DD129751 EXPIRES
September 24, 2006
BONDED THRU TROY FAIN INSURANCE, INC.

OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, ALDE F. REDWINE, on behalf of herself and her heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order.

Patricia Thompson
Witness

PATRICIA Thompson By: Alde F Redwine
Print Name ALDE F. REDWINE
Property Owner

Susan P. Shelton
Witness

SUSAN P. SHELTON
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 ALDE F. REDWINE, and 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 5th day of APRIL, 2004.

[Signature]

Notary Public, in and for the County and State Aforementioned

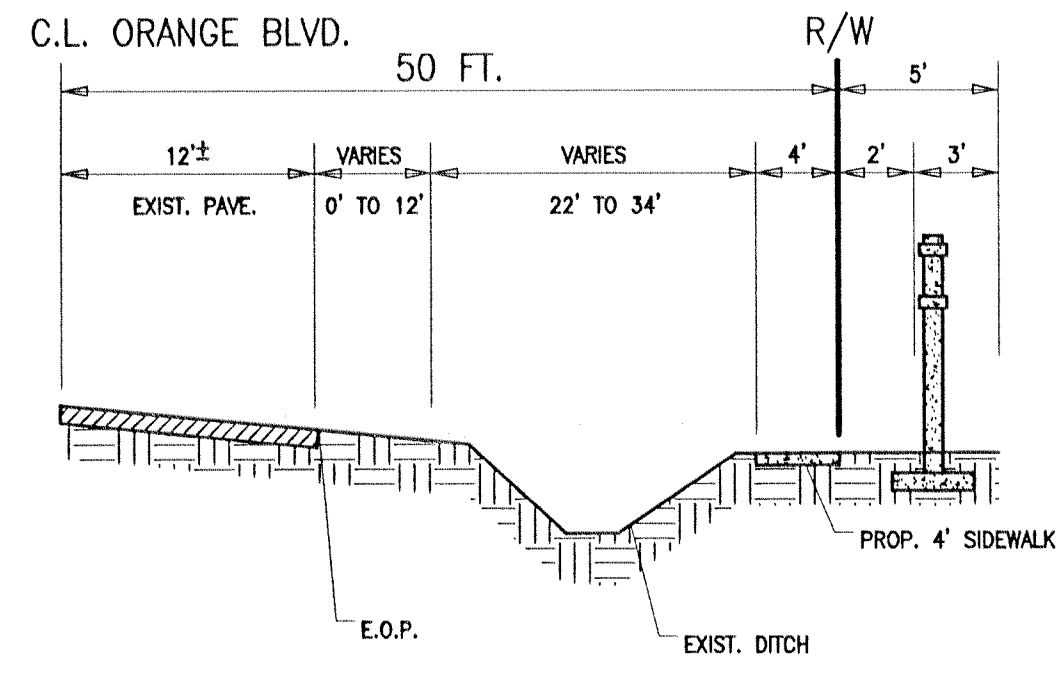
My Commission Expires: SEPTEMBER 24, 2006



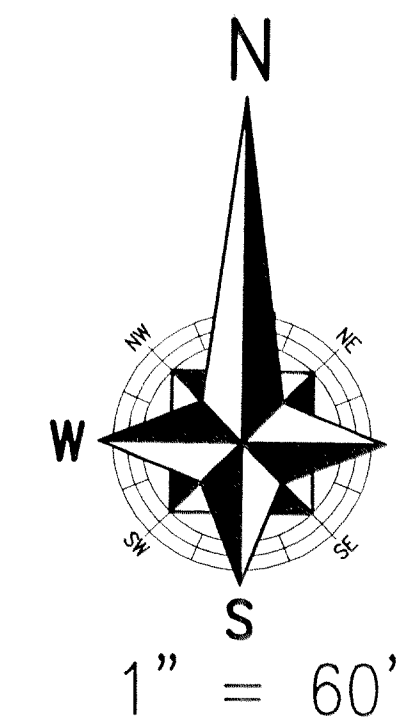
H. Clifford Miller
MY COMMISSION # DD129751 EXPIRES
September 24, 2006
BONDED THRU TROY FAIN INSURANCE, INC

EXHIBIT A

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 30 EAST; THENCE NORTH 00°07'01" WEST ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 19, A DISTANCE OF 665.39 FEET; THENCE NORTH 89°58'42" EAST, 30.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°07'01" WEST, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF ORANGE BLVD, 4.09 FEET THENCE NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF A TANGENT CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1454.78, A DELTA OF 45°33'01", AN ARC DISTANCE OF 1156.55; THENCE TANGENT TO SAID CUVE, NORTH 45°25'59" EAST, 64.53 FEET, TO A POINT OF INTERSECTION OF ORANGE BLVD AND THE WEST BOUNDARY OF LAKE FOREST SECTION 10B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 60 PAGE 65 OF T HE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE SOUTH 00°05'58" EAST, 441.84 FEET; THENCE SOUTH 89°59'40" EAST, 511.09 FEET; THENCE SOUTH 00°02'42" EAST, 646.51 FEET, THE LAST THREE COURSES BEING COINCIDENT WITH SAID PLAT; THENCE SOUTH 89°58'42" WEST, 992.23 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN SEMINOLE COUNTY, FLORIDA, CONTAINING 15.92 ACRES.



A - A
PROPOSED TYP. SECTION AT ORANGE BLVD. R.O.W.



PROJECT DATA:

NAME OF PROJECT:	HAWTHORNE ESTATES
TOTAL AREA:	15.92 AC
TRACT NO. 1-RET. POND	2.90 AC
TRACT NO. 2-ENTRY FEATURE	0.40 AC
TRACT NO. 3-CELL TOWER	0.82 AC (FENCED IN AREA = 0.10 AC)
NET AREA:	11.80 AC
EXISTING ZONING:	PUD
FUTURE LAND USE:	LOW DENSITY RESIDENTIAL (4 DU/AC)
# OF LOTS:	36
GROSS DENSITY:	2.26 D.U. PER ACRE
REQUIRED OPEN SPACE:	25% X 15.92 AC = 3.98 AC
PROVIDED OPEN SPACE:	TRACT NO. 1 2.90 AC TRACT NO. 2 0.82 AC (DOES NOT INCLUDE FENCED AREA) TRACT NO. 3 0.40 AC TOTAL AREA 4.12 AC (25.9%)

PROPOSED SETBACKS:

BUILDING FRONT	= 25 FT FROM R/W
BUILDING SIDE	= 7.5 FT
BUILDING REAR	= 30 FT
SIDEWALK	= 20 FT FROM NEAREST EDGE OF SIDEWALK
SIDE STREET	= 25 FT
ACCESSORY BUILDING	= LESS THAN 200 S.F.
SIDE	= 7.5 FT.
SIDE STREET	= 25 FT ALL CORNER LOTS
REAR	= 7.5 FT.
SHWIMMING POOLS *	
SIDE	= 10 FT.
SIDE STREET	= 28 FT ALL CORNER LOTS
REAR	= 28 FT.
SCREEN ENCLOSURES *	
SIDE	= 7.5 FT.
SIDE STREET	= 25 FT ALL CORNER LOTS
REAR	= 25 FT.

* = SHALL NOT BE LOCATED FORWARD OF FRONT BUILDING LINE

MINIMUM LOT SIZE: 70' X 120' (8,400 SF)

MINIMUM HOUSE AREA: 2,300 SF (UNDER A/C)

PROPOSED ROADWAY: 46 FT. PUBLIC R.O.W.

SOILS:

- # 2 ADAMSVILLE
- # 7 ASTALUA
- # 16 INAKKALEE
- # 27 POMELLO

DEVELOPMENT NOTES:

- ALL UTILITIES, STORMWATER SYSTEMS TO BE DEDICATED TO THE COUNTY.
- THE STORMWATER POND IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THE REQUIRED STREET LIGHTS FOR THE PROJECT WILL BE MAINTAINED BY THE H.O.A.
- A MANDATORY PRE-CONSTRUCTION CONFERENCE IS REQUIRED WITH SEMINOLE COUNTY PRIOR TO THE START OF CONSTRUCTION.
- REPLACEMENT TREES WILL BE PROVIDED BY THE DEVELOPER FOR REMOVED TREES.
- TREES REMOVED WILL BE REPLACED WITH NICE QUALITY TREES.

TRACT SUMMARY:

TRACT NO.	SIZE	OWNERSHIP	MAINTENANCE
1	2.90 AC	H.O.A.	H.O.A.
2	0.40 AC	H.O.A.	H.O.A.
3	0.82 AC	H.O.A.	H.O.A.

LEGAL DESCRIPTION

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 30 EAST; THENCE NORTH 00°07'01" WEST ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 19, A DISTANCE OF 665.39 FEET; THENCE NORTH 89°58'42" EAST, 30.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°07'01" WEST, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF ORANGE BLVD, 4.09 FEET; THENCE NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF A TANGENT CURVE, BEING CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 1454.78, A DELTA OF 45°33'01", AN ARC DISTANCE OF 1156.55; THENCE TANGENT TO SAID CURVE, NORTH 45°23'58" EAST, 64.53 FEET, TO A POINT OF INTERSECTION OF ORANGE BLVD AND THE WEST BOUNDARY OF LAKE FOREST SECTION 10B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 60 PAGE 65 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE SOUTH 00°05'58" EAST, 441.84 FEET; THENCE SOUTH 89°59'40" EAST, 511.09 FEET; THENCE SOUTH 00°02'42" EAST, 646.51 FEET, THE LAST THREE COURSES BEING COINCIDENT WITH SAID PLAT; THENCE SOUTH 89°58'42" WEST, 992.23 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN SEMINOLE COUNTY, FLORIDA, CONTAINING 15.92 ACRES.

DATE	7/27/05	BY	JOHN A. HERBERT, P.E.
STATE	FLORIDA	REGISTERED PROFESSIONAL ENGINEER	NO. 38505
PROJECT NO.	03405	CLIENT	AMERICAN CIVIL ENGINEERING CO.
PROJECT NAME	HAWTHORNE ESTATES	LOCATION	207 N. MOSS RD., SUITE 211, WINTER SPRINGS, FLA 32789
PROJECT DESCRIPTION	FINAL MASTER PLAN	SCALE	1" = 60'

AMERICAN CIVIL ENGINEERING CO.
207 N. MOSS RD., SUITE 211, WINTER SPRINGS, FLA 32789
TEL (407) 327-7700; FAX (407) 327-0227

FINAL MASTER PLAN
HAWTHORNE ESTATES
SEMINOLE CO., FLORIDA

DATE: AUG 2 6 2005

JOHN A. HERBERT, P.E.
STATE OF FLORIDA
REG. NO. 38505

SHEET: 3 OF 6