

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: Wendy's at the Shoppes of Sweetwater / Site Plan Approval for an Outparcel in Tract A, Wekiva PUD (Jill Minton, applicant)

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

AUTHORIZED BY: Donald S. Fisher **CONTACT:** Jeff Hopper **EXT.** 7341

Agenda Date <u>12/14/04</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 site plan, located on the south side of Wekiva Springs Road 500' east of N. Hunt Club Blvd., based on staff findings (Jill Minton, applicant) or
2. DENY the site plan, located on the south side of Wekiva Springs Road 500' east of N. Hunt Club Blvd., (Jill Minton, applicant) or
3. CONTINUE the request to a time and date certain.

District 3 – Van Der Weide

Jeff Hopper, Senior Planner

BACKGROUND:

The applicant is proposing a fast food restaurant within the Wekiva PUD, first approved in 1976 and subsequently amended. The subject property, Tract A, is a commercial parcel in the development, and the requested use is consistent with allowable uses in the tract. The proposed restaurant is 3,068 square feet in size with seating for 88. The site adjoins and would share parking with an existing retail shopping facility to the south and west. In keeping with the approved PUD agreement, parking and buildings on the site would maintain a substantial setback from Wekiva Springs Road. A special provision in the Developer's Commitment Agreement requires BCC approval of site plans for commercial areas within the PUD.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the request.

Reviewed by:	<u>KR</u>
Co Atty:	<u> </u>
DFS:	<u> </u>
Other:	<u> </u>
DCM:	<u> </u>
CM:	<u> </u>
File No.	<u>Rpdp01</u>

REVISION
WEKIVA
PLANNED UNIT DEVELOPMENT
ZONING CLASSIFICATION

11/16/76

RECEIVED
Nov 10 1976
STANFORD COUNTY
ZONING DEPT.

I. LEGAL DESCRIPTION
See Exhibit "A" attached

II. STATEMENT OF BASIC FACTS
Total Acreage: 1,022
Total Units: 2,928
Gross Density: 2.86

LAND USE TABLE

<u>Land Use Classification</u>	<u>Acres</u>	<u>Density Units/Acre</u>	<u>Units</u>
Residential Low Density	486.07	2.93	1423
Residential Medium Density	170.91	8.81	1505
Commercial	31.74		
Schools	30.0		
Park	53.0		
Wekiva Golf Course	147.9		
Utilities	38.7		
Major Street Right-of-Way	63.68		
Total	1022.0	2.86	2928

TRACTING TABLE

<u>Tract</u>	<u>Type</u>	<u>Density</u>	<u>Acres</u>	<u>Units</u>
A	Commercial		12.2	
B	Residential Medium Density	5	33.0	165
C	Residential Medium Density	5	35.0	175
D	Residential Medium Density	12	32.14	385
E	Residential Medium Density	12	8.76	105
F	Commercial		5.14	
G	Commercial		14.4	
H	Residential Medium Density	7	13.21	92
I	Residential Medium Density	12	14.34	172
J	Residential Low Density	2.7	25.56	65
K	Residential Medium Density	12	6.05	72
L	Residential Medium Density	12	9.62	115
M	Residential Medium Density	12	8.14	97
N	Residential Low Density	2.6	16.31	42
O	Residential Medium Density	12	10.65	127
P	Residential Low Density	2.6	32.24	83
Q	Residential Low Density	3.0	142.5	427
R	Residential Low Density	3.0	29.9	89
S	School		15.0	
T	Previously Platted Low Density	3.0	239.56	717
U	Previously Dedicated School Site		15.0	
V	Existing Sanlando Utilities Site		38.7	
W	Parks		53.0	
X	Existing Wekiva Golf Course		147.9	
Y	Major Street Right of Way		63.68	
Total		2.86	1022.0	2928

SEE APPENDIX #1 DATED MAY 24, 1977
RE: TRACTS B AND C.

SEE APPENDIX #3 DATED 9-26-78
RE: TRACTS H, I, & L.

C-1 USES

SET 10

The Wekiva Hunt Club Development Plan is attached hereto and made a part hereof.

III. BUILDING RESTRICTIONS

<u>Type of Building</u>	<u>Minimum Lot Size</u>	<u>Minimum Setback</u>			<u>Maximum Height</u>
		<u>F.Y.</u>	<u>S.Y.</u>	<u>B.Y.</u>	
Previously Platted Low Density	8400 Sq.Ft.	20	10	30	35
Residential Low Density	8400 Sq.Ft.	25	10	30	35
Residential Medium Density (Attached)	2700 Sq.Ft.	20	10	30	35
Residential Medium Density (Detached)	8400 Sq.Ft.	20	10	30	35

IV. VEHICLE AND PEDESTRIAN CIRCULATION SYSTEM COMMITMENTS

1. The developer shall construct roads in Wekiva Hunt Club according to the following rights-of-way requirements:

Major Arterial Road	
Hunt Club Boulevard - 4-Lane	106 Feet
Minor Arterial Road	
Wekiva Trail East - 4-Lane	80 Feet
Collector Streets	
Canterclub Trail - 2-Lane	60 Feet
Wekiva Trail West - 2-Lane	60 Feet

2. The developer shall participate on a prorata basis in the cost of installing a traffic signal at the entrance of Wekiva Hunt Club Boulevard and Wekiva Springs Road when the need is determined by Seminole County.
3. The developer shall install acceleration and deceleration lanes on Wekiva Springs Road and Sand Lake Road at such time the Sand Lake Road is paved, when the need is determined by Seminole County.
4. The developer shall provide a setback within the commercial area from Wekiva Springs Road ~~and to have no direct entrance from this commercial area to Wekiva Springs Road.~~ SEE ADDENDUM #7
5. Sidewalks and/or bike paths will be provided within each tract. Their location shall be determined at the time of platting. The developer shall provide street lights for the sidewalks and/or bike paths.
6. The developer shall insure that the Florida Power easement within the Previously Platted Area (Tract T) will be maintained by the Wekiva Hunt Club Community Association, Inc.
7. The developer shall pave Sand Lake Road from either Wekiva Hunt Club's East or West boundary to the nearest paved street.
8. The developer shall insure that the boulevard median will be maintained by the Wekiva Hunt Club Community Association, Inc. as recorded on the deed restrictions.
9. The developer shall insure that walkways and power easements may be used by residents outside of Wekiva Hunt Club to get to school sites within Wekiva Hunt Club.
10. The developer shall install grade separated pedestrian underpasses in front of both school sites.
11. The developer shall install all internal traffic control signs and signalization as needed.

V. LANDSCAPING AND BUFFERING COMMITMENTS

1. The developer shall provide fencing along Lots 723-731, Section 3, double frontage lots.
2. The developer shall construct a masonry wall along Sand Lake Road on Lots 630-651, Section 3, in addition to a fence which would be provided along the 25-foot utility and sidewalk easement.
3. The developer shall provide a 100-foot maintained buffer strip on both sides of the residential medium density and commercial areas which abut Sweetwater Oaks and Sweetwater Club in that area which runs North from Wekiva Trail to Wekiva Springs Road.

4. The developer shall provide a 70-foot buffer zone between the commercial area and Wekiva Springs Road, which will be landscaped and maintained by the developer until such time as it will be taken over by the Homeowners' Association.
5. The developer shall provide a Site Plan for visual screening of commercial areas, which Plan is subject to review and approval by Seminole County at the time of Site Plan Review.
6. The developer agrees to follow Arbor Ordinance Requirements.

VI. PARK AND OPEN SPACE

1. Park and open space shall be developed in accordance with the Wekiva Park and Open Space Plan attached hereto.
2. Park areas within Wekiva Hunt Club will become the property of the Wekiva Hunt Club Community Association, Inc. and will, at no time, require County maintenance.
3. Within the area on the Development Plan designated for "Golf Course Clubhouse", consisting of approximately 10 acres, the following use shall be permitted: The sale of alcoholic beverages on premises as an accessory use to the golf course, which use shall be permitted only while the area is maintained and used as a golf course (as approved by amendment dated October 7, 1975).

VII. PUBLIC FACILITY COMMITMENTS

1. Schools

- a. The developer shall dedicate two 15-acre school sites to the Seminole County Board of Education. These sites shall revert to the developer if the Seminole County Board of Education does not construct a school on the sites within seven years after the date of actual dedication. One site has already been accepted by the School Board and dedicated. The other site shall be dedicated to the School Board at the time the School Board determines that it is desirable.
- b. The developer will pay to the County \$300 for each single-family unit and \$200 for each multiple-family unit, currently being collected by the County, at the time of issuance of a building permit. Said funds to be for use by the Seminole County Board of Education. Contribution of the land in paragraph 1.a. hereof shall be credited to payments for the contribution to the School Board as set forth in this paragraph. In determining the credit for the land contributed, the developer shall accept a formula establishing the land value dedicated school sites, which is prepared by Seminole County, and which would set a reasonable value on the land.

2. Fire and Police Protection

- a. Police protection will be provided to Wekiva Hunt Club by the Seminole County Sheriff.
- b. Fire protection will be provided by the Seminole County Fire Control Unit, which has determined that a fire station will not be needed within the Wekiva Hunt Club project. A \$10 per unit contribution shall be made with each residential building permit.

3. Drainage and Water Quality Commitments

- a. The developer will participate, on a prorata basis, with the Huskey Holding Company and Sweetwater Oaks to provide an areawide drainage plan and facilities, which will meet Seminole County requirements.

4. Water and Sewer Facility Commitments

Developer has entered into an agreement with Sanlando Utilities Corp. whereby Sanlando has agreed as follows:

- a. Sanlando shall provide a water treatment facility and supply to meet the needs of Wekiva Hunt Club and the certificated area of Sanlando Utilities Corp.
- b. Sanlando shall provide a sewage disposal system of high standards to insure that all State and County regulations are met. The sewage treatment plant shall be located on a 40-acre site in the Northeast corner of Wekiva Hunt Club and shall be provided with a 100-foot buffer to the South side of the treatment plant site.
- c. No sewage effluent shall be treated outside of the 40-acre site, and effluent will not leave the Wekiva Hunt Club project.
- d. The sewage treatment plant will be designed as a similar plant existing at the Sanlando Utilities Corp. location East of Interstate 4.
- e. The sewer plant shall be operated at or above 90% B.O.D. removal at all times.
- f. No wells for water supply will be located within the general flow of water to the Wekiva River.

VIII. STAGING

The developer shall follow a development schedule as described below:

Phase I	1976/1977	913 units
Phase II	1977/1978	510 units
Phase III	1978/1983	1505 units
Total		2928 units

Any units not constructed in a given phase shall be accumulated in the following phase.

IX. OTHER COMMITMENTS

- 1. The developer shall obtain from the Board of County Commissioners Site Plan approval of commercial areas, including off-site signs.
- 2. A temporary sales office located at the intersection of Wekiva Springs Road and Hunt Club Boulevard is authorized in accordance with that certain Resolution of the Board of County Commissioners dated January 6, 1976, provided, however, such sales office is to be reviewed for renewal January 6, 1979.
- 3. Whenever the term "Magnolia Service Corporation" is used herein, same shall be taken and construed to mean the developer of Wekiva Hunt Club. All obligations, liabilities and responsibilities incurred by or imposed upon Magnolia Service Corporation by this commitment shall be assumed by and enforceable against any successor-in-interest of Magnolia Service Corporation as the overall developer of the Planned Unit Development.

X. AMENDMENT

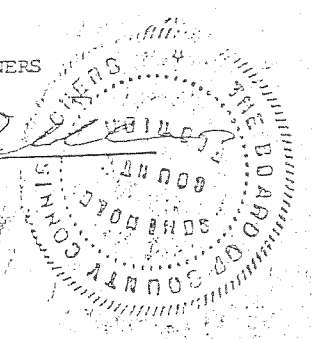
This Amendment supersedes that certain document establishing the original Wekiva Hunt Club Planned Unit Development adopted by the Seminola County Board of County Commissioners on February 22, 1974, and all amendments thereto.

MAGNOLIA SERVICE CORPORATION

BY *Donald R. Greer*
Donald R. Greer, President

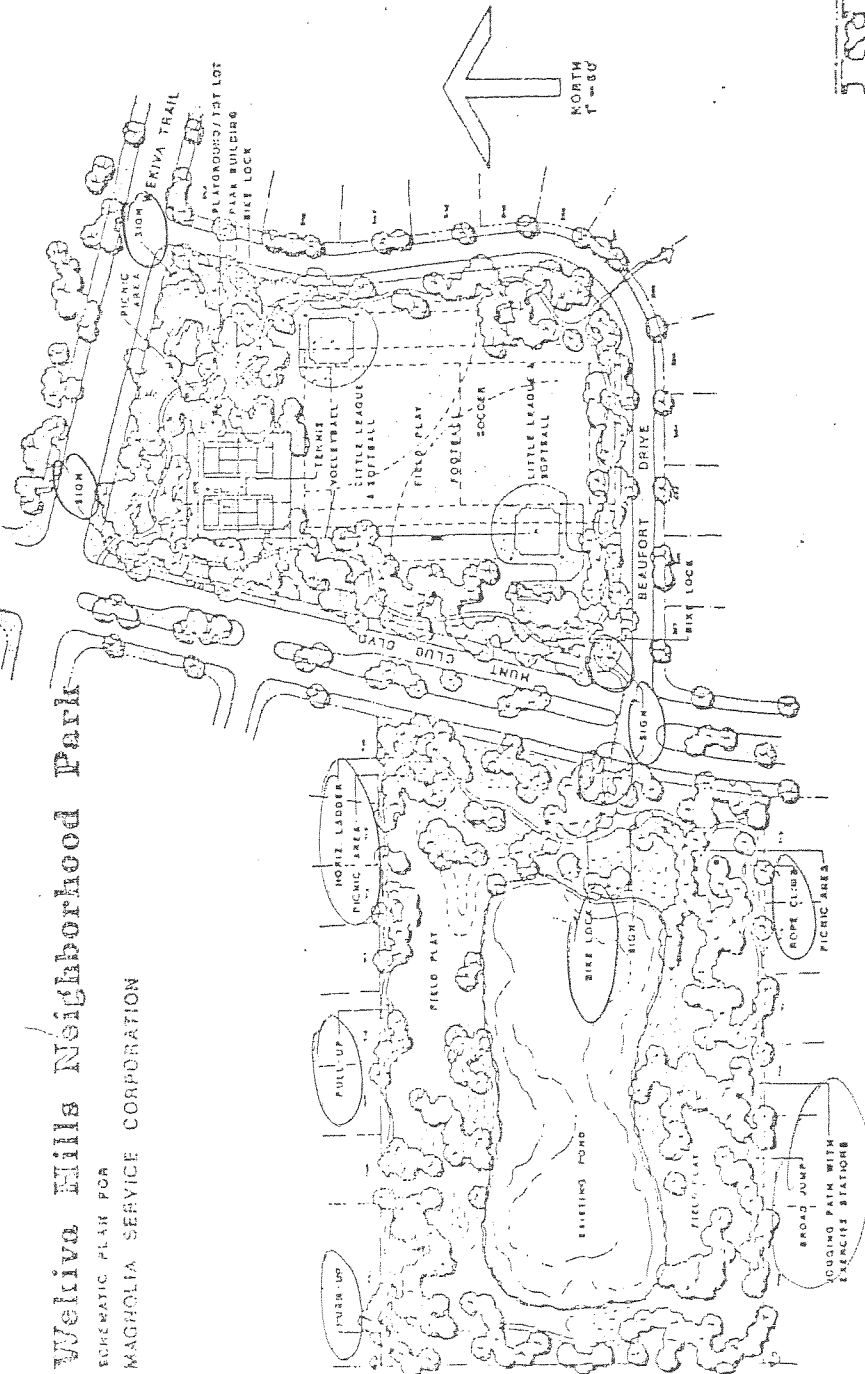
BOARD OF COUNTY COMMISSIONERS

BY *Dick Williams*



Weliva Hills Neighborhood Park

SCHEMATIC PLAN FOR
MAGNOLIA SERVICE CORPORATION



Handwritten notes:
 O = NONE
 Top of map is
 S.W. 8th
 1/2

Wekiva

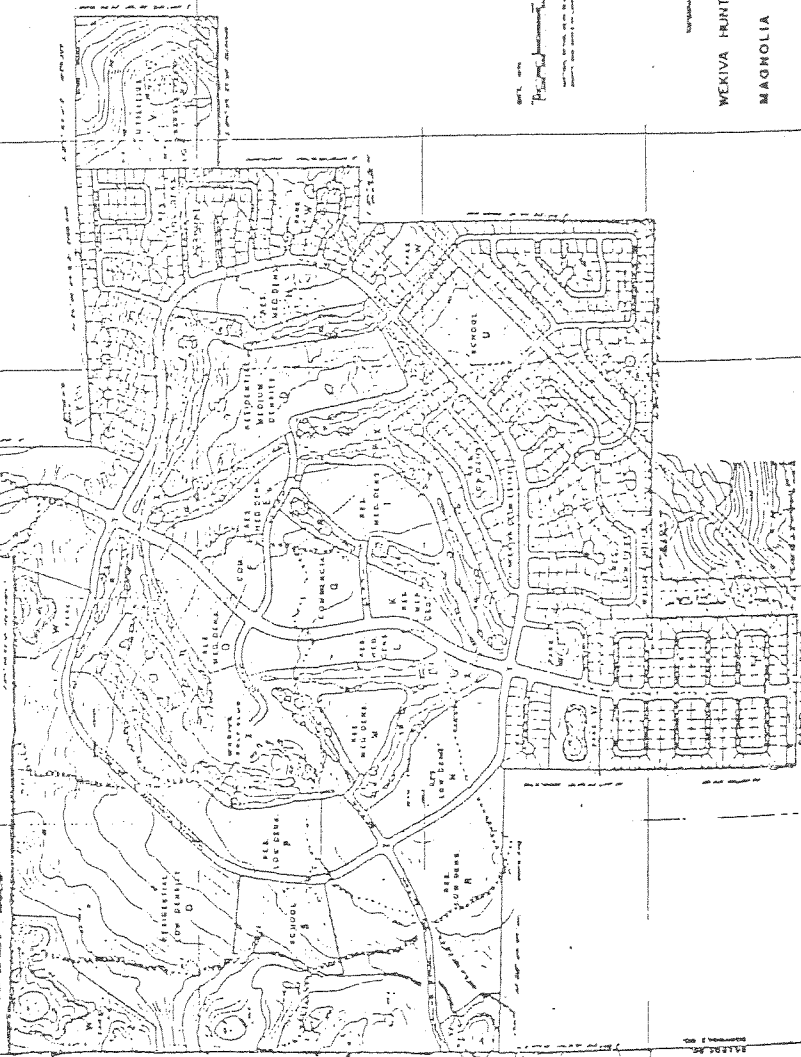
DEVELOPMENT PLAN

DATA SUMMARY

GENERAL LAYOUT	SCALE	DATE
CONCEPTUAL LAYOUT	1" = 100'	1981
PRELIMINARY LAYOUT	1" = 100'	1981
FINAL LAYOUT	1" = 100'	1981
CONCEPTUAL LAYOUT	1" = 100'	1981
PRELIMINARY LAYOUT	1" = 100'	1981
FINAL LAYOUT	1" = 100'	1981

PARK & OPEN SPACE SUMMARY

AREA	ACRES	PERCENT
TOTAL	100.00	100.00
OPEN SPACE	10.00	10.00
PARKS	5.00	5.00
RECREATION	5.00	5.00
WATER	0.00	0.00
ROADS	0.00	0.00
UTILITIES	0.00	0.00
OTHER	0.00	0.00



Wekiva
HUNT CLUB PROPERTY
FOR
MAGNOLIA SERVICE CORP.

EXHIBIT "A"

LEGAL DESCRIPTION
WEKIVA HUNT CLUB P.U.D.

The Northwest 1/4 and the West 1/2 of the Southwest 1/4 and the West 5/8 of the East 1/2 of the Southwest 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 5, Township 21 South, Range 29 East, Seminole County, Florida, and also, all of Section 6, Township 21 South, Range 29 East, Seminole County, Florida, less the South 1/2 of the Southwest 1/4 of said Section 6, and also, the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 21 South, Range 29 East, Seminole County, Florida, and also, the East 1/2 of the Southeast 1/4, less the East 330.00 feet thereof, and the East 1/2 of the Northeast 1/4 lying South of the Wekiva Springs Road, less the East 330.00 feet thereof, and the South 1/2 of the Southwest 1/4 and the South 1/2 of the Southwest 1/4 of the Southeast 1/4, less the North 554.40 feet of both, also less the South 379.00 feet of the North 933.40 feet of the South 1/2 of the Southwest 1/4 and less that part of the town of Clay Springs as recorded in Plat Book 2, page 16, of the Public Records of Seminole County, Florida, lying in the South 379.00 feet of the North 933.40 feet of the Southwest 1/4 of the Southeast 1/4 of Section 31, Township 20 South, Range 29 East, Seminole County, Florida, and also, the Southwest 1/4 of the Southeast 1/4, less the North 554.40 feet thereof and Less that part of Town of Clay Springs as recorded in Plat Book 2, page 16, Public Records of Seminole County, Florida, lying in the South 379.00 feet of the North 933.40 feet of the Southwest 1/4 of the Southeast 1/4, all being in Section 31, Township 20 South, Range 29 East, Seminole County, Florida.

CERTIFIED COPY
MARIANNE MORSE
CLERK OF CIRCUIT COURT
SEMINOLE COUNTY, FLORIDA
BY S. Wall
DEPUTY CLERK

ADDENDUM #14

(APPROVED BY BCC ON JANUARY 9, 1990)

Commitment For Wekiva Hunt Club
A Planned Unit Development In
Seminole County, Florida
By
Magnolia Service Corporation

Addendum #11 (Dated 10-6-81) of the Commitment Agreement dated November 16, 1976, as amended, is hereby amended as follows for "Tract E Only".

A minimum of 10 feet shall be maintained between all buildings; provided, however, that swimming pools, and attendant structures including pool deck and screening, may encroach within this setback so long as a minimum of 5 feet is maintained between all buildings.

Screen enclosure structures may project over the lot line and connect to the adjacent structure located on zero lot line units.

Minimum setback from right-of-way 25 feet - 20 feet where a perimeter wall is utilized; provided, however, that this 20 foot restriction where a perimeter wall is utilized can be reduced to 15 feet if a swimming pool is constructed on a lot adjacent to the perimeter wall.

Dated 1/23/90

SEMINOLE COUNTY

By Sandra S. Allen

Chairman, Board of County
Commissioners

Attest: Maryanne Morse

MAGNOLIA SERVICE CORPORATION

By Donald R. Greer

Donald R. Greer, President

A D D E N D U M #13
 (APPROVED BY BCC ON OCTOBER 14, 1986)
 COMMITMENTS FOR WEKIVA
 A PLANNED UNIT DEVELOPMENT
 IN SEMINOLE COUNTY, FLORIDA

CERTIFIED COPY
 DAVID N. BEHRENS
 CLERK OF THE CIRCUIT COURT
 SEMINOLE COUNTY, FLORIDA

by
 MAGNOLIA SERVICE CORPORATION

By: [Signature]
 Deputy Clerk
 Date: 12/8/86

Section II, IV, and VII, of the Commitment Agreement dated November 16, 1976, is hereby amended as follows:

II. STATEMENT OF BASIC FACTS

Total Acreage: 1,022
 Total Units: 3,137
 Gross Density 3.07

LAND USE TABLE

<u>Land Use Classification</u>	<u>Acres</u>	<u>Density Units/Acre</u>	<u>Units</u>
Residential Low Density	501.07	2.93	1468
Residential Medium Density	184.45	9.05	1669
Commercial	15.2		
Schools	15.0		
Library Site	3.0		
Park	53.0		
Wekiva Golf Course	147.9		
Utilities	38.7		
Major Street Right of Way	63.68		
TOTAL	1022.0	3.07	3137

TRACTING TABLE

<u>Tract</u>	<u>Density</u>	<u>Acres</u>	<u>Units</u>
A Commercial		12.2	
B Residential Medium Density	5	33.0	165
C Residential Medium Density	5	35.0	175
D Residential Medium Density	12	32.14	385
E Residential Medium Density	12	8.40	101
E-1 Library Site		3.0	
F Commercial		3.0	
G Residential Medium Density	12	14.07	168
H Residential Medium Density	7	13.21	92
I Residential Medium Density	12	14.34	172
J Residential Low Density	2.7	25.56	65
K Residential Medium Density	12	6.05	72
L Residential Medium Density	12	9.62	115
M Residential Medium Density	12	8.14	97
N Residential Low Density	2.6	16.31	42
O Residential Medium Density	12	10.65	127
P Residential Low Density	2.6	32.24	83
Q Residential Low Density	3.0	142.5	427
R Residential Low Density	3.0	29.9	89
S Residential Low Density	3.0	15.0	45
T Previously Platted Low Density	3.0	239.56	717
U Previously Dedicated School Site		15.0	
V Existing Sanlando Utilities Site		38.7	
W Parks		53.0	
X Existing WeKiva Golf Course		147.9	
Y Major Street Right-of-Way		63.51	
TOTAL	3.07	1022.0	3137

The revised Wekiva Hunt Club Development Plan is attached hereto and made a part hereof.

IV. VEHICLE AND PEDESTRIAN CIRCULATION SYSTEM COMMITMENTS

12. A 5 ft. wide sidewalk will be installed on the East and West sides of Hunt Club Boulevard lying South of the intersection of Wekiva Trail East and West Wekiva Trail and North of the intersection of Wekiva Trail East and West Wekiva Trail within the core area. The cost of materials for the sidewalks shall be paid for by Magnolia Service Corporation and the labor for the installation of the sidewalks shall be provided by Seminole County. (10-14-86)
13. Developer shall install a sidewalk on the South side of Needles Trail. (10-14-86)
14. Developer shall pay for a Traffic Signal at the Southern intersection of Hunt Club Blvd. and Wekiva Trail. (10-14-86)
15. Seminole County shall install a Traffic Signal and left turn lane at the intersection of Hunt Club Blvd. and Needles Trail. (10-14-86)

VII. PUBLIC FACILITY COMMITMENTS

1. Schools

- a. The developer shall dedicate two 15-acre school sites to the Seminole County Board of Education. These sites shall revert to the developer if the Seminole County Board of Education does not construct a school on the sites within seven years after the date of actual dedication. One site has already been accepted by the School Board and dedicated. The other site shall be dedicated to the School Board at the time the School Board determines that it is desirable.

The School Board has decided that the second school site is in an inappropriate location for a school. Therefore, the land use classification for Tract "S" has been changed to Residential Low Density. In place of said school site, a 3 acre portion of Tract "E" has been designated as a library site. (Oct. 14, 1986)

- b. The developer will pay to the County \$300 for each single-family unit and \$200 for each multiple-family unit, currently being collected by the County, at the time of issuance of a building permit. Said funds to be for use by the Seminole County Board of Education. Contribution of the land in paragraph 1.a. hereof shall be credited to payments for the contribution to the School Board as set forth in this paragraph. In determining the value of school site "U" (the existing Wekiva Elementary School) the amount of \$360,000 is hereby approved.

The amount allocated for the 3 acre library site is hereby determined to be \$360,000.

Addendum #13
Oct. 30, 1986
Page 3

DATED: October 14, 1986

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY
FLORIDA
ATTEST: [Signature]

SEMINOLE COUNTY, FLORIDA

Board of County Commissioners

[Signature]
Chairman

MAGNOLIA SERVICE CORPORATION

By: [Signature]
Donald R. Greer
President

ADDENDUM # 12

Commitments for Wekiva
A Planned Unit Development in
Seminole County, Florida
by
Magnolia Service Corporation

Section III of the Commitment agreement dated November 16, 1976
is hereby amended to include as building restrictions applicable
to Tracts B & C:

III. BUILDING RESTRICTIONS

<u>Type of Building</u>	<u>Minimum Lot Size</u>	<u>Minimum Setback</u>	<u>Maximum Height</u>
		<u>FY</u> <u>SY</u> <u>BY</u>	
Residential Medium Density (Attached)	2700 Sq.Ft.	15 0 15	35

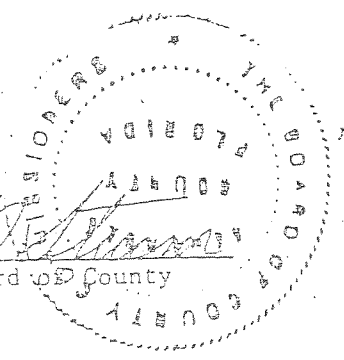
A minimum of 10 feet shall be maintained between all buildings

DATED 2/16/82

SEMINOLE COUNTY

By

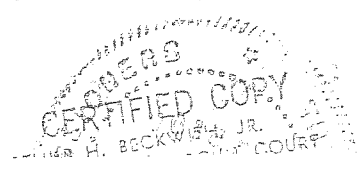
Robert G. Johnson
Chairman, Board of County
Commissioners



MAGNOLIA SERVICE CORPORATION

By

Donald R. Greer
Donald R. Greer, President



ADDENDUM #11

RECEIVED

Commitments for Wekiva, A Planned Unit Development in Seminole County, Florida
by
Magnolia Service Corporation

NOV 20 1981
SEMINOLE COUNTY
ZONING DEPT.

Section III of the Commitment Agreement dated November 16, 1976, is hereby amended to include as building restrictions applicable to Tracts E and G.

III. BUILDING RESTRICTIONS

<u>Type of Building</u>	<u>Minimum Lot Size</u>	<u>Minimum Setbacks</u>			<u>Maximum Height</u>
		<u>F.Y.</u>	<u>S.Y.</u>	<u>B.Y.</u>	
Residential Medium Density Attached/ Detached	*2100 sq ft	20	0	15	35

A minimum of 10 feet shall be maintained between all buildings.

Minimum Setback from Right-of-Way 25 feet - 20 ft where a perimeter wall is utilized.

*Denotes change from previously approved Addendum.

SEMINOLE COUNTY

Dated 10-10-81

By *Robert W. Thompson*
Chairman, Board of County Commissioners

Attest: *Arthur H. Richmond*

MAGNOLIA SERVICE CORPORATION

By *Donald R. Greer*
Donald R. Greer, President

John Dwyer

A D D E N D U M #10

COMMITMENTS FOR WEKIVA
A PLANNED UNIT DEVELOPMENT
IN SEMINOLE COUNTY, FLORIDA

By
MAGNOLIA SERVICE CORPORATION

Sections II and III of the Commitment Agreement dated November 16, 1976,
is hereby amended as follows:

II. TRACTING TABLE

Tract	Type	Density	Acres	Units
E	Residential Medium Density	12	12.47	149
F	Commercial		5.0	
G	Residential Medium Density	12	10.93	131
		3.03	1022	3103

Section III is hereby amended to include as building restrictions applicable
to Tracts E and G.

III. BUILDING RESTRICTIONS

Type of Building	Minimum Lot Size	Minimum Setbacks			Maximum Height
		F.Y.	S.Y.	B.Y.	
Residential Medium Density Attached/Detached	2700 sq. ft.	20	0	15	35

A minimum of 10 feet shall be maintained between all buildings.

Minimum Setback From Right-of-Way 25 ft. *20 ft. where a perimeter wall is utilized.

DATED: June 9, 1981

SEMINOLE COUNTY, FLORIDA
BY: [Signature]
Chairman,
Board of County Commissioners
Attest: [Signature]
Clerk

SEMINOLE COUNTY
CERTIFIED COPY
ARTHUR H. ARCEYVIDH, JR.
CLERK OF THE CIRCUIT COURT
SEMINOLE COUNTY, FLORIDA
[Signature]
Deputy Clerk

MAGNOLIA SERVICE CORPORATION
By: [Signature]
Donald R. Greer
President

John Dwyer

ADDENDUM #9

Commitments for Wekiva, A Planned Unit
Development in Seminole County, Florida
by
Magnolia Service Corporation

Section III of the Commitment Agreement Dated November 16, 1976
is hereby amended to include as building restrictions applicable
to Tracts L and O.

III. BUILDING RESTRICTIONS

<u>Type of Building</u>	<u>Minimum Lot Size</u>	<u>Minimum Setbacks</u>			<u>Maximum Height</u>
		<u>F.Y.</u>	<u>S.Y.</u>	<u>B.Y.</u>	
Residential Medium Density Attached/ Detached	2700 sq ft	20	0	15	35

A minimum of 10 feet shall be maintained between all buildings.

Minimum Setback from Public Right-of-Way 25 *20 where a perimeter wall is utilized.

SEMINOLE COUNTY

Dated: April 7, 1981

By *Robert G. Stearns*
Chairman, Board of County Commissioners

Attest: *Arthur H. Beckwith*

MAGNOLIA SERVICE CORPORATION

By *Donald R. Greer*
Donald R. Greer, President

CERTIFIED COPY
ARTHUR H. BECKWITH, JR.
CLERK OF THE CIRCUIT COURT
SEMINOLE COUNTY, FLORIDA
By *Arthur H. Beckwith*
Deputy Clerk

A D D E N D U M #8

Commitment For Wekiva
A Planned Unit Development In
Seminole County, Florida
By
Magnolia Service Corporation

Section III of the Commitment Agreement Dated November 16,
1976 is Hereby Amended to include as building restrictions
applicable to Tracts B, C, H, and L:

III. Building Restrictions

All detached units shall have a minimum of 10 feet
separation between each unit.

SEMINOLE COUNTY

DATED December 23, 1980

BY

Robert G. Stinson
Chairman

ATTEST:

Arthur H. Bushwiler

Magnolia Service Corporation

BY

Donald R. Greer
Donald R. Greer, President

COPIED COPY
ARTHUR H. BUSHWILER, JR.
CLERK OF CIRCUIT COURT
SEMINOLE COUNTY, FLORIDA
BY James H. Lane
DEPUTY CLERK

ADDENDUM #7

Commitments for Wekiva, a Planned Unit
Development in Seminole County, Florida
by

Magnolia Service Corporation

Section III, paragraph 4, page 2, is hereby amended to delete "and to
have no direct entrance from this commercial area to Wekiva Springs Road"
and said paragraph 4 shall now read as amended:

"4. The developer shall provide a setback within the
commercial area from Wekiva Springs Road."

Dated 12-9-80

SEMINOLE COUNTY

By *Roger W. Stearns*
Chairman, Board of County Commissioners

Attest: *Arthur H. Beckwith, Jr.*
Clerk of the Court

MAGNOLIA SERVICE CORPORATION

By *D. R. Greer*
Donald R. Greer, President

Attest: *Jackie C. Wright*
Jackie C. Wright, Secretary

CERTIFIED COPY
ARTHUR H. BECKWITH, JR.
CLERK OF THE CIRCUIT COURT
SEMINOLE COUNTY, FLORIDA
By *Sandra J. Wood*
Deputy Clerk

ADDENDUM #5

Commitments for Wekiva, A Planned Unit
Development in Seminole County, Florida
by
Magnolia Service Corporation

The Wekiva Park Facility Summary is hereby amended to
relocate the two tennis courts from the Wekiva Golf Club to
the Northwest Park.

Dated: February 27, 1979

SEMINOLE COUNTY

By Bob French
Chairman, Board of County Commissioners

Attest Arthur H. Beckwith Jr.
Clerk of the Court

MAGNOLIA SERVICE CORPORATION

By Donald R. Greer
Donald R. Greer, President

SEMINOLE COUNTY
CERTIFIED COPY
ARTHUR H. BECKWITH, JR.
CLERK OF CIRCUIT COURT
SEMINOLE COUNTY, FLORIDA

BY Arthur H. Beckwith Jr.
DEPUTY CLERK

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JAN 03 1979

ADDENDUM #4

Commitments for Wekiva, A Planned Unit
Development in Seminole County, Florida
by
SEM INOLE ZONING DEPT. Magnolia Service Corporation

Section III of the Commitment Agreement dated November 16, 1976 is hereby amended to include as building restrictions applicable to Tract K;

A.

III BUILDING RESTRICTIONS

Type of Building	Minimum Lot Size	Minimum Setback			Maximum Height
		F.Y.	S.Y.	B.Y.	
Residential Medium Density (Attached)	2700 sq ft	20	10	15	35
Minimum Setback from Public Right-of-Way		25			

B. Deletion of pedestrian underpass located on Hunt Club Boulevard approximately 300 feet North of Wekiva Trail East, as shown on adopted Master Land Use Plan.

SEMINOLE COUNTY

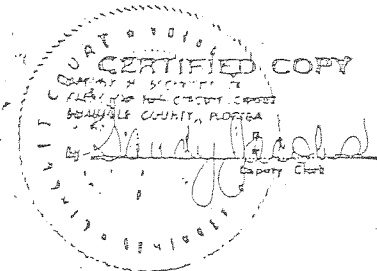
Dated: December 12, 1978

By Bob Gruch
Chairman, Board of County Commissioners

Attest: Arthur H. Beckwith

MAGNOLIA SERVICE CORPORATION

By Donald R. Greer
Donald R. Greer, President



ADDENDUM # 3

Commitments for Wekiwa
A Planned Unit Development in
Seminole County, Florida
by
Magnolia Service Corporation

Section III of the Commitment agreement dated November 16, 1976
is hereby amended to include as building restrictions
applicable to Tracts H, I, and L:

III. BUILDING RESTRICTIONS

<u>Type of Building</u>	<u>Maximum Lot Size</u>	<u>Minimum Setback</u>	<u>Maximum Height</u>
		<u>F.Y. S.Y. B.Y.</u>	
Residential Medium Density (Detached)	5000 sq.ft.	20 0 15	35

SEMINOLE COUNTY

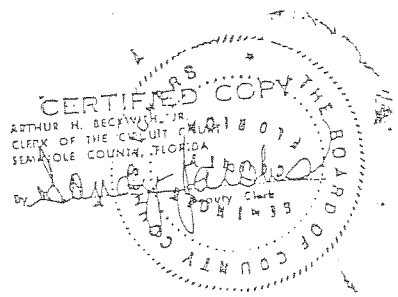
Dated SEPT. 26, 1978

By [Signature]
Chairman

ATTEST: [Signature]

MAGNOLIA SERVICE CORPORATION

By [Signature]
Donald R. Greer, President



ADDENDUM #2

COMMITMENTS FOR WEKIVA
A Planned Unit Development in
Seminole County, Florida

by
Magnolia Service Corporation

The Wekiva Hunt Club Development Plan attached to and made a part of the
"Revision, Wekiva Planned Unit Development Zoning Classification dated 11/16/76"
as amended by Addendum #1 dated May 24, 1977 is amended by this Addendum
to reflect the relocation of the school site in the western portion of the
PUD to the area shown on the attached site plan, which area is a 15-acre site
approximately 560 feet by 1170 feet.

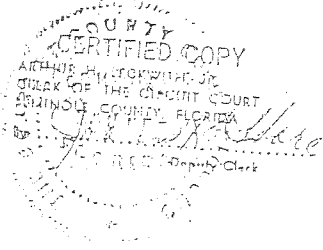
SEMINOLE COUNTY

By *David Wallace*
Chairman

MAGNOLIA SERVICE CORPORATION

By *Walter R. Spear*

Dated *June 14, 1977*



ADDENDUM #1

Commitments for Wekiwa
A Planned Unit Development in
Seminole County, Florida
by
Magnolia Service Corporation

Section III of the Commitment agreement dated November 16, 1976
is hereby amended to include as building restrictions
applicable to Tracts B and C:

III. BUILDING RESTRICTIONS

<u>Type of Building</u>	<u>Minimum Lot Size</u>	<u>Minimum Setback</u>			<u>Maximum Height</u>
		<u>F.Y.</u>	<u>S.Y.</u>	<u>B.Y.</u>	
Residential Medium Density (Detached)	5000 Sq.Ft.	20	0	15	35

SEMINOLE COUNTY

By *Dick Willis*
Chairman

Dated May 24, 1977

MAGNOLIA SERVICE CORPORATION

By *Donald R. Greer*
Donald R. Greer, President

As to Dick Williams
ATTEST: *Arthur H. Beckwith, Jr.*

CERTIFIED COPY
ARTHUR H. BECKWITH, JR.
CLERK OF THE CIRCUIT COURT
SEMINOLE COUNTY, FLORIDA

By *Maria H. Walker*
Deputy Clerk