

ITEM # _____

**SEMINOLE COUNTY GOVERNMENT
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION
AGENDA MEMORANDUM**

SUBJECT: Wekiva PUD Major Amendment-Wekiva Golf Club Townhomes

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

AUTHORIZED BY: Tony Walter **CONTACT:** Tina Williamson ^{TDW} EXT. 7353

Agenda Date <u>8/2/06</u>	Regular <input type="checkbox"/>	Work Session <input type="checkbox"/>	Briefing <input type="checkbox"/>
	Special Hearing – 6:00 <input type="checkbox"/>	Public Hearing – 7:00 <input checked="" type="checkbox"/>	

MOTION/RECOMMENDATION:

1. **RECOMMEND APPROVAL** of the PUD Major Amendment for 4.96 ± acres located at 200 Hunt Club Blvd., subject to 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. **RECOMMEND DENIAL** of 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 to be converted from open space to 48 townhouse units, at a density of 12.3 dwelling units per net buildable acre. The original PUD was approved in 1976 and contains 1022 ± acres, of which 255.5 (25%) are required to be common useable open space under Section 30.451 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 would still meet

Reviewed by: _____
Co Atty: <u>KFT</u>
DFS: _____
OTHER: _____
DCM: _____
CM: _____
File No. <u>Z 2006-032</u>

the open space requirement if 4.96 ± acres were converted to townhouses. Currently, the Wekiva PUD is approved for 3,137 dwelling units. If the PUD amendment is approved, the total number of dwelling units approved within the Wekiva PUD would be 3,185.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the PUD Major Amendment for 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.

Attachments:

Location Map
FLU/Zoning Map
Aerial Photo
Final Master Plan
Addendum #15 to the Developer's Commitment Agreement
Rezone Ordinance
School District School Capacity Analysis

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 to be converted from open space to 48 townhouse units, at a density of 12.3 dwelling units per net buildable acre. The original PUD was approved in 1976 and contains 1022 ± acres, of which 255.5 (25%) are required to be common useable open space. At this time, there are 260.5 acres of common useable open space within the PUD. Therefore, the PUD would still meet the open space requirement if 4.96 ± acres were converted to townhouses.

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.	N/A	N/A

COMPATIBILITY WITH SURROUNDING PROPERTIES

Staff has reviewed the request to determine if it is compatible with surrounding development. 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, which passes between two existing higher density developments and connects to Hunt Club Boulevard.

The Future Land Use designations, zoning districts and existing uses for the subject 4.96 ± acres and immediately abutting parcels are as follows:

(North)

	PD Golf Course Open Space <i>PUD</i>	PD Golf Course Club House <i>PUD</i>	PD Golf Course Club House <i>PUD</i>	
(West)	PD Golf Course Open Space <i>PUD</i>	PD Golf Course Open Space <i>PUD</i>	PD Golf Course Open Space <i>PUD</i>	(East)
	PD Golf Course Open Space <i>PUD</i>	PD Golf Course Open Space <i>PUD</i>	PD Golf Course Open Space <i>PUD</i>	
		(South)		

Future Land Use Existing Use <i>Zoning</i>

- **Bold** text depicts the Future Land Use designation, *italicized* text depicts the existing zoning district and plain text depicts existing use. The shaded cell indicates the subject property. More detailed information regarding surrounding properties can be found in the attached Future Land Use, zoning and aerial photo maps.

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.

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 Development 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 Sabal Palm Drive, which is classified as a local road. Sabal Palm 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.

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 of the Seminole County Land Development Code requires the PUD to contain 25% common 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. 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.
- 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.

The developer will be required to install sidewalks along both sides of the internal streets and will 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
- 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.

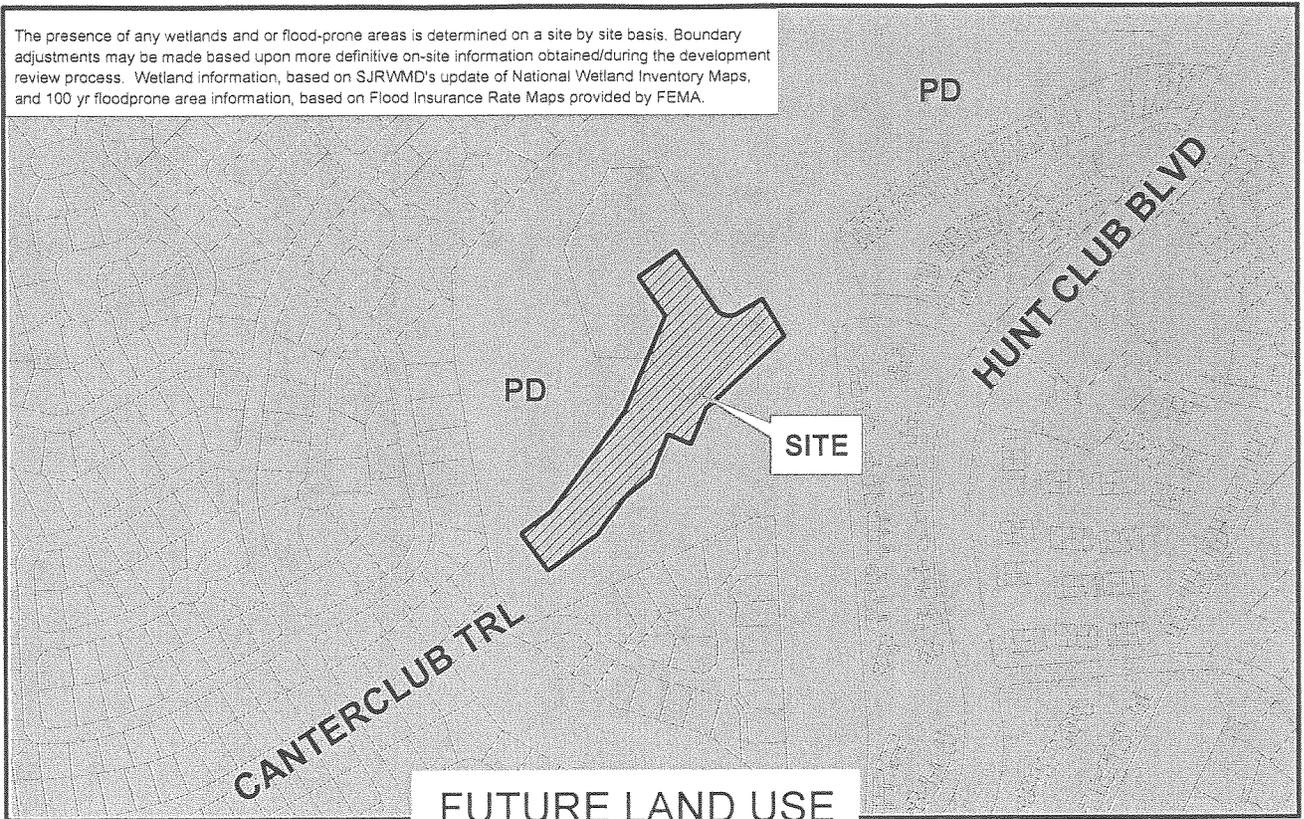
LETTERS OF SUPPORT OR OPPOSITION:

At this time, Staff has received no letters of support or opposition.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the PUD Major Amendment for 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.

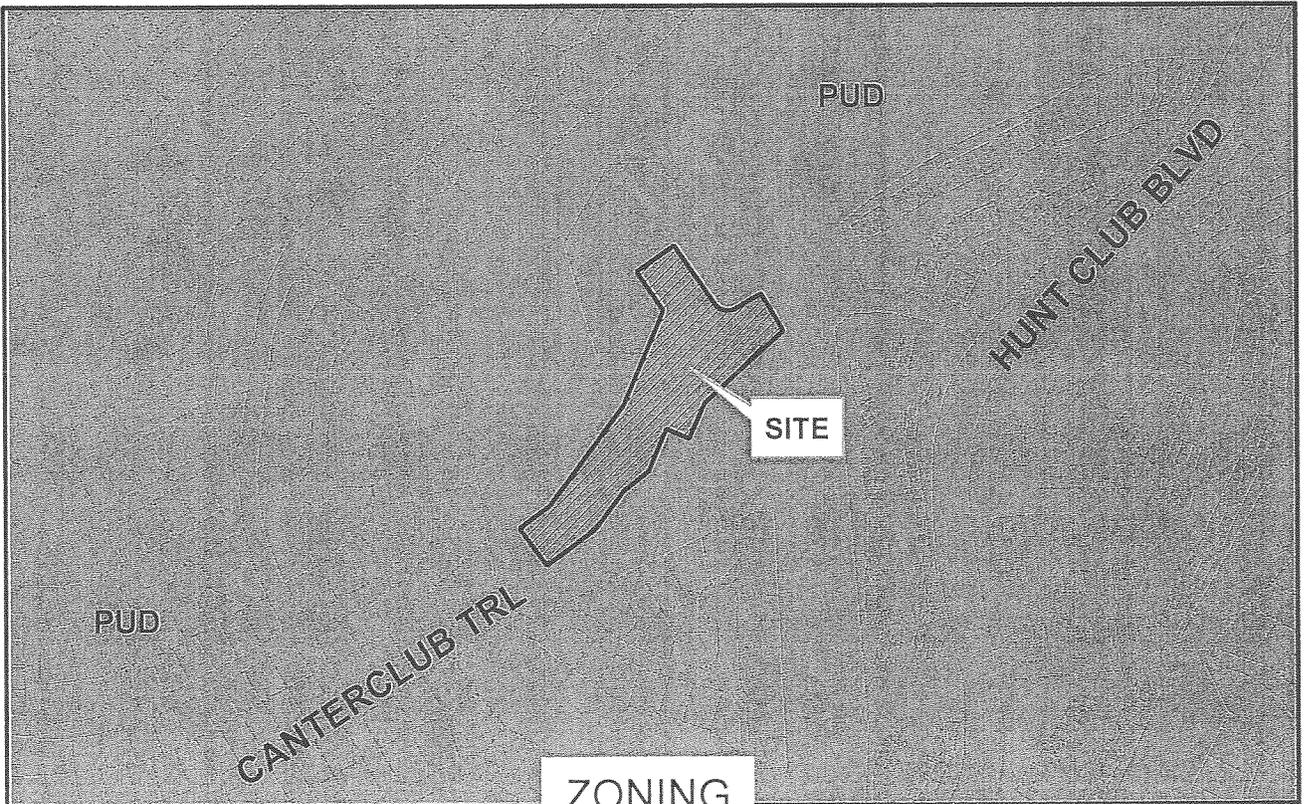
The presence of any wetlands and or flood-prone areas is determined on a site by site basis. Boundary adjustments may be made based upon more definitive on-site information obtained/during the development review process. Wetland information, based on SJRWMD's update of National Wetland Inventory Maps,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



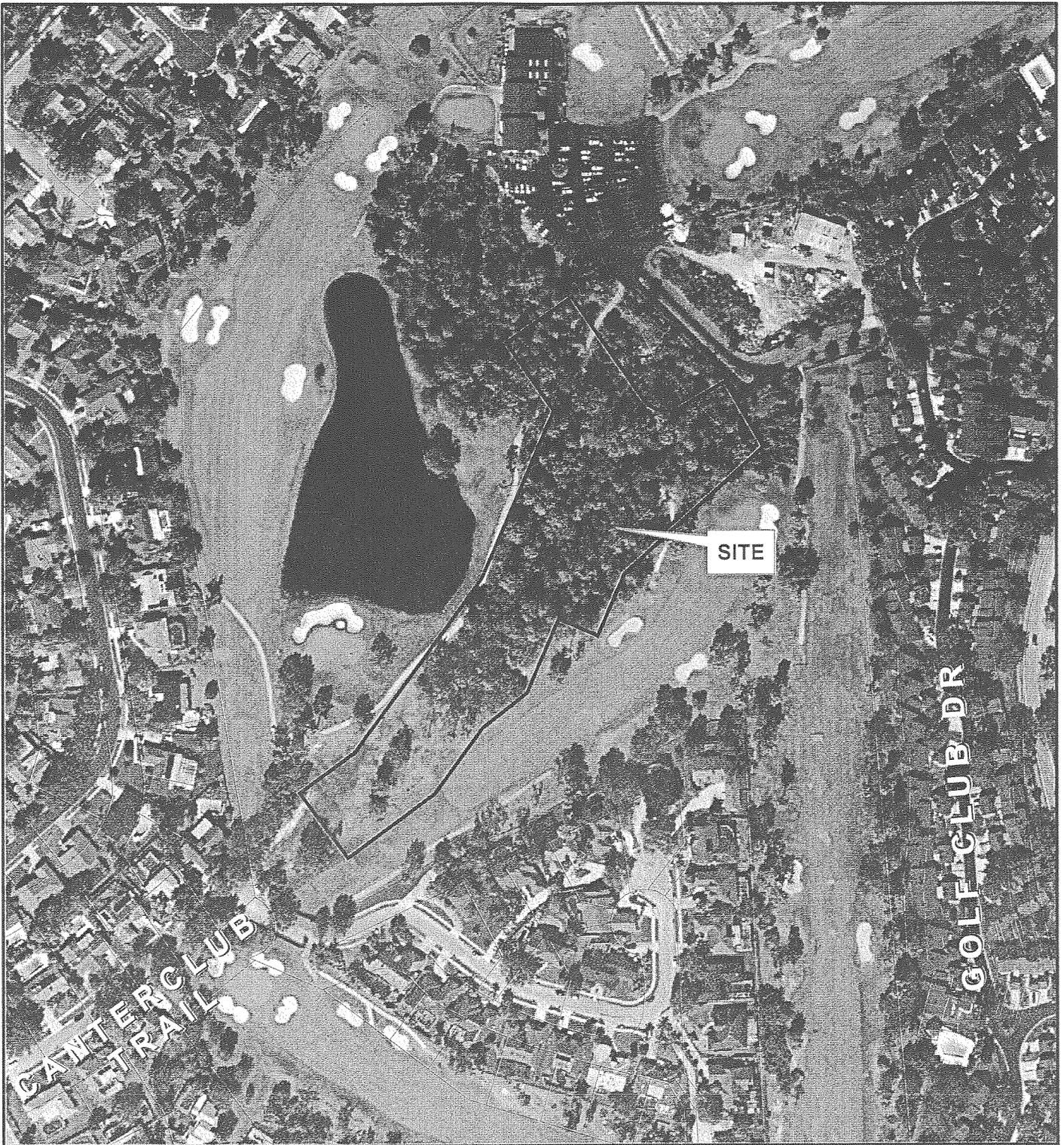
Site
 Municipality
 PD
 CONS

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



PUD
 FP-1
 W-1



Rezone No: Z2006-032
From: PUD To: PUD
 Parcel
 Subject Property



Winter 2006 Color Aerials

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	<u>DU/Net Buildable Acres</u>
<u>Wekiva Golf Townhomes</u>	<u>4.96</u>	<u>48</u>	<u>9.6</u>	<u>12.3</u>
Golf Course	147.9 <u>142.9</u>			
Total	1022.0	3,137 <u>3,185</u>	3.07 <u>4.22</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
<u>Z</u>	<u>Townhomes</u>	<u>48</u>	<u>9.6</u>	<u>4.96</u>
<u>TOTAL</u>		3,137 <u>3,185</u>	3.07 <u>4.22</u>	<u>1022.0</u>

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

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' 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.

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.

13. MICELLANEOUS DEVELOPMENT COMMITMENTS

1. The Wekiva Golf Club Townhomes Development will join the Master Wekiva PUD Homeowners Association.
2. Lighting
 - All parking lot lighting shall conform to the lighting standards contained in the Seminole County Land Development Code. 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.
 - Lighting on the individual townhouses shall be limited only to the entranceways and shall be directed downward.
3. Sidewalks
 - Sidewalks shall be required on both sides of the internal streets.

- 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.

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 _____, 2004.

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 4.99 acres, more or less.

EXHIBIT B

Final Master Plan and Architectural Renderings

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

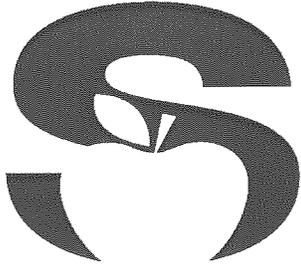
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Containing 4.99 acres, more or less.



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.

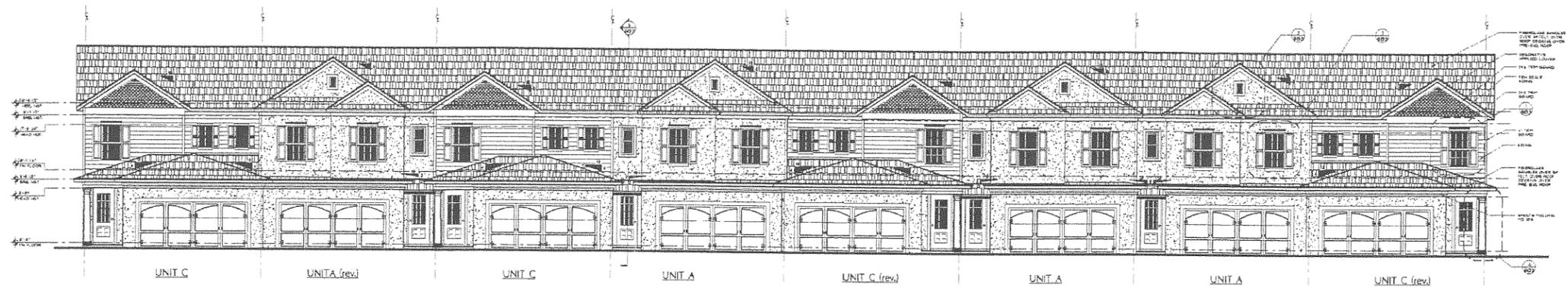
Current Enrollment is based on the most recent official FTE count (February 2006).

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.

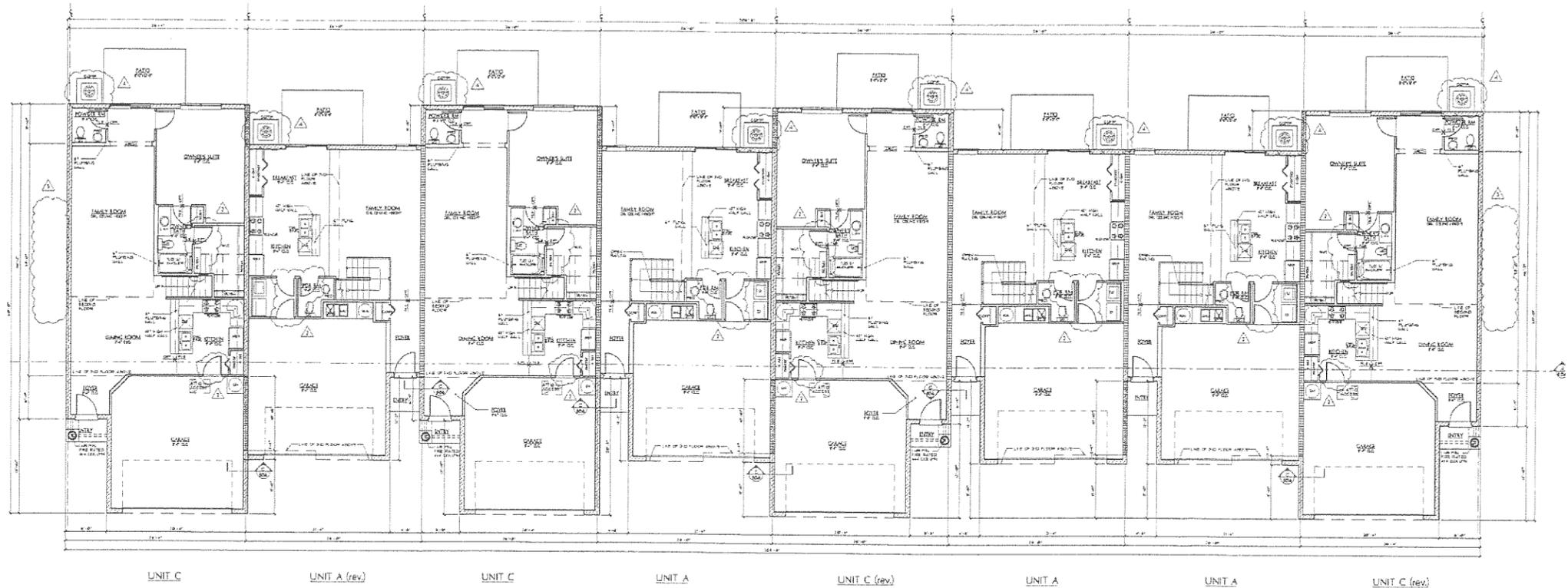
Students Resulting from Recently Platted Developments is a summary of the number of students estimated to be generated from developments approved and platted within the respective school attendance zones since January 2005.

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.



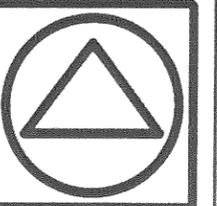
8 UNIT BLDG FRONT ELEVATION



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



LIBRA
design group



1322 Eastin Ave., Orlando, FL 32804
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Landscape Architecture & Planning
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200 HUNT CLUB BLVD.
LONGWOOD, FL 32779

ISSUED
DATE FOR:

WEKIVA
GOLF CLUB
TOWNHOME
SITE

Blair F. Davis LA00000505

KEY PLAN

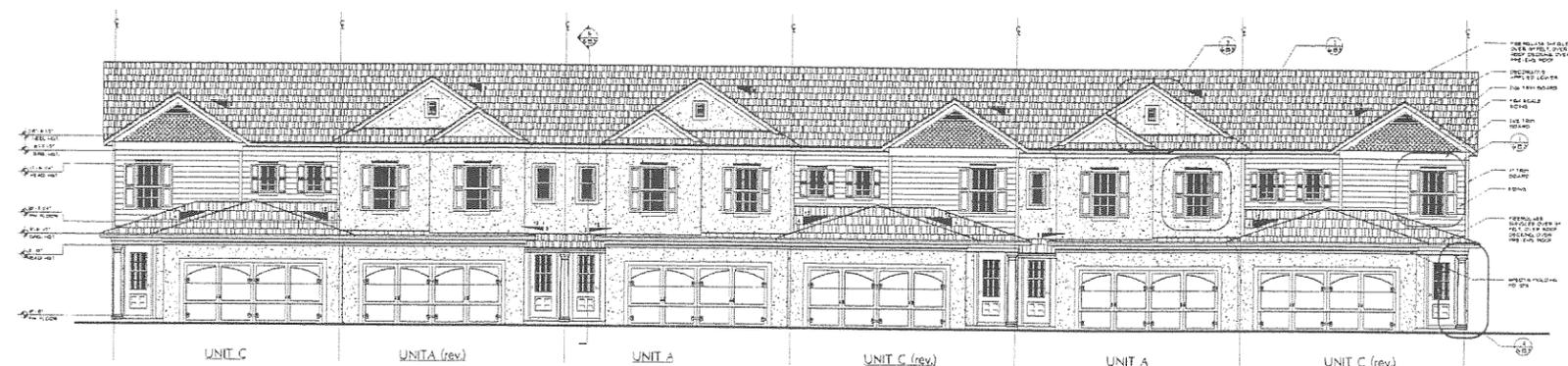
JOB NO.:
DESIGNED BY: BFD
DRAWN BY: RTJ
CHECKED BY: BFD
PROJECT APPROVAL:

TITLE
ARCHITECTURAL
PLANS & ELEVATIONS
"B" BLDG.

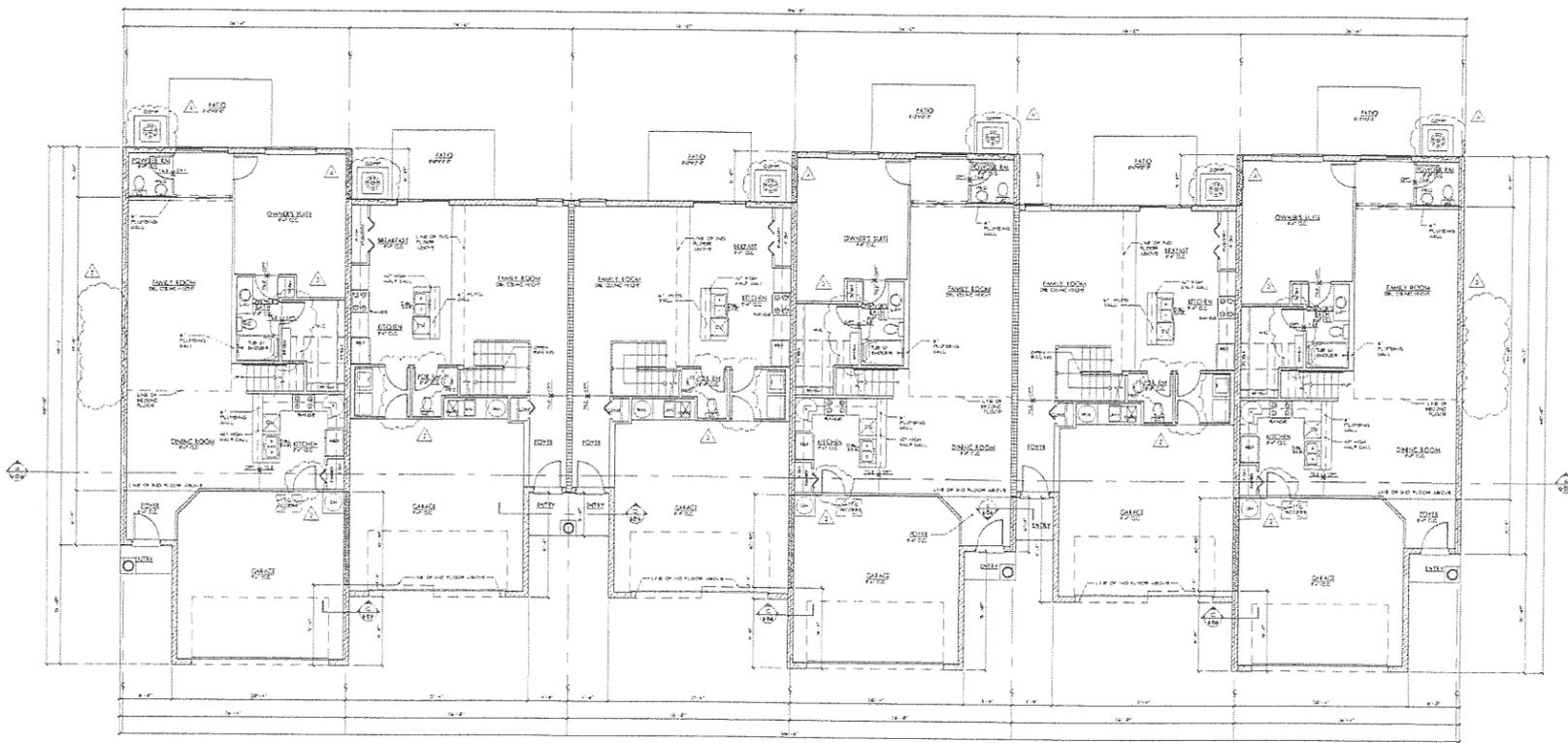
SHEET NO.

SP-06

C:\Users\BFD\Documents\Projects\SP-06\SP-06.dwg, 11/17/2006, 4:19:41 PM

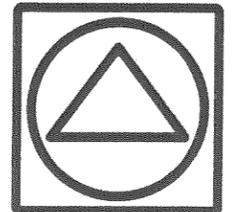


6 UNIT BLDG FRONT ELEVATION



6 UNIT BLDG 1st FLOOR PLAN

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ISSUED	
DATE	FOR

WEKIVA
GOLF CLUB
TOWNHOME
SITE

Blair F. Davis LA00009335

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



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