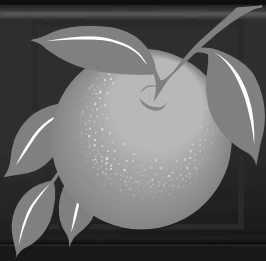




Board of County Commissioners

Public Hearings

October 18, 2016



Sand Lake Resort Club PD / Westgate Lakes Phase 5B Amended Buildings 60 & 70 DP Appeal

Case: CDR-15-06-167

Location: South of West Sand Lake Road / West of Turkey Lake Road

Applicant: Central Florida Investments, Inc.

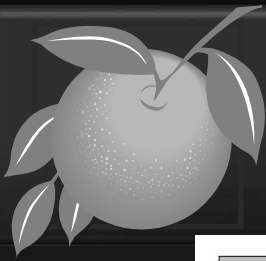
Appellant: Central Florida Investments, Inc.

District: 1

Acreage: 9.91

Proposed Use: 130 Resort Rental / Timeshare Units

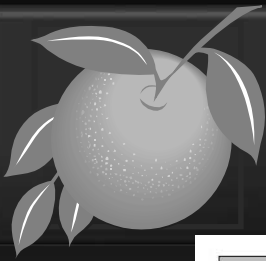
Request: Appeal of the July 13, 2016 DRC decision to rescind CDR-15-06-167 and CDR-12-09-179 due to lack of Agent Authorization for the entirety of the property within the DP boundary.



Sand Lake Resort Club PD / Westgate Lakes Phase 5B Amended Buildings 60 & 70 DP Appeal

Future Land Use Map

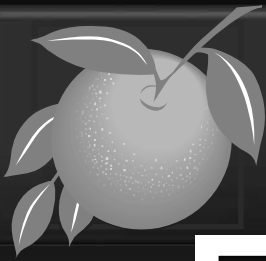




Sand Lake Resort Club PD / Westgate Lakes Phase 5B Amended Buildings 60 & 70 DP Appeal

Zoning Map



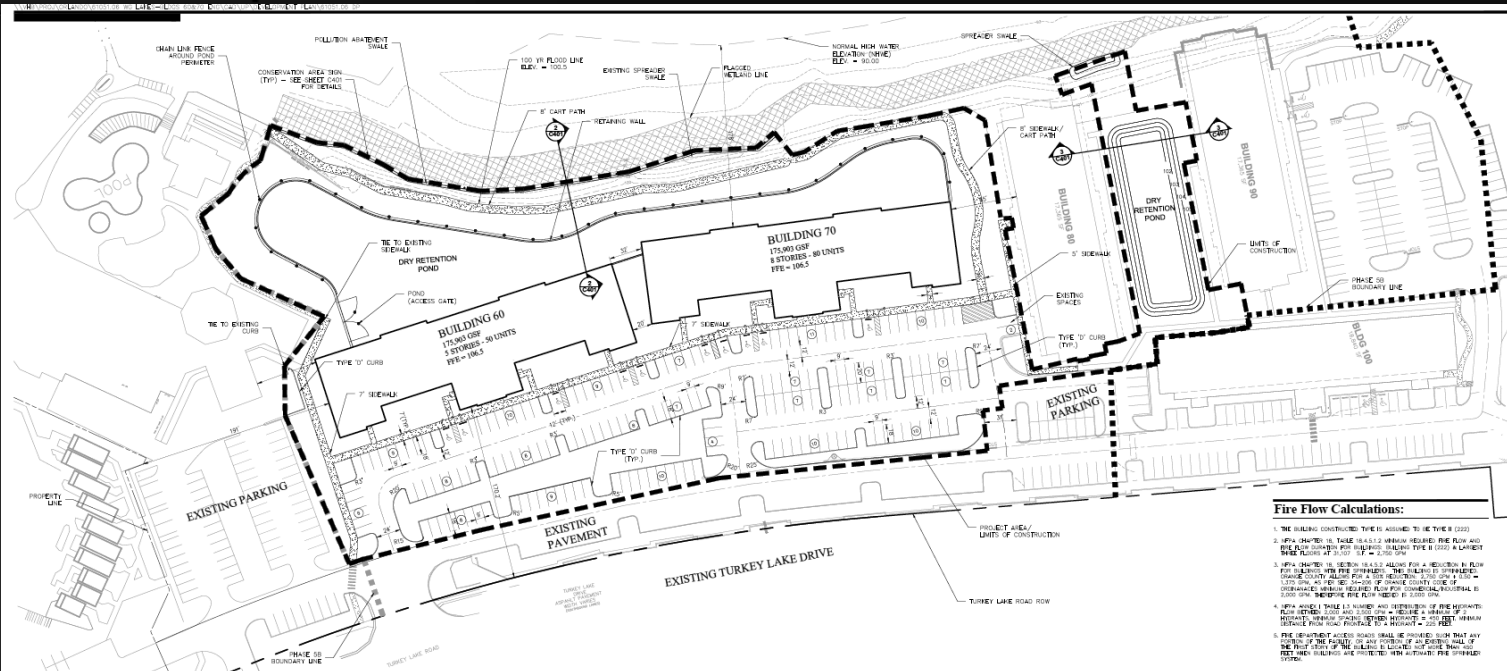


Sand Lake Resort Club PD / Westgate Lakes Phase 5B Amended Buildings 60 & 70 DP Appeal

Aerial Map



Sand Lake Resort Club PD / Westgate Lakes Phase 5B Amended Buildings 60 & 70 DP Appeal Development Plan



Fire Flow Calculations:

1. THE BUILDING CONSTRUCTION TYPE IS ASSIGNED TO BE TYPE II (200)
2. IFPA (PHASE 5B) TAKE 10.0 GPM MINIMUM REQUIRED FIVE (5) MIN. AND REQUIRED CONSTRUCTION TYPE IS TYPE II (200) LARGEST
3. IFPA (PHASE 5B) TAKE 10.0 GPM MINIMUM REQUIRED FIVE (5) MIN. AND REQUIRED CONSTRUCTION TYPE IS TYPE II (200) LARGEST
4. IFPA (PHASE 5B) TAKE 10.0 GPM MINIMUM REQUIRED FIVE (5) MIN. AND REQUIRED CONSTRUCTION TYPE IS TYPE II (200) LARGEST
5. IFPA (PHASE 5B) TAKE 10.0 GPM MINIMUM REQUIRED FIVE (5) MIN. AND REQUIRED CONSTRUCTION TYPE IS TYPE II (200) LARGEST
6. IFPA (PHASE 5B) TAKE 10.0 GPM MINIMUM REQUIRED FIVE (5) MIN. AND REQUIRED CONSTRUCTION TYPE IS TYPE II (200) LARGEST

SITE DATUM	
PROJECT AREA:	9.41 ACRES
DEVELOPMENT PROGRAM:	REDEVELOPMENT/RENEWAL
NEW UNITS:	130 UNITS - REDEVELOPMENT
CURRENT LAND USE:	REDEVELOPMENT/RENEWAL
CURRENT FUTURE LAND USE:	REDEVELOPMENT/RENEWAL
CURRENT ZONING:	PD-40
NET PARCEL DENSITY - TOTAL PHASE - 5B	130 UNITS/9.41 AC
BUILDING	
MAX. HEIGHT:	100 FT
MAX. STORY:	10 STORIES
BUILDING SETBACKS	
PERIMETER:	REQUIRED: 40 FT
FRONT YARD:	REQUIRED: 40 FT
REAR YARD:	REQUIRED: 40 FT
MINIMUM OPEN SPACE:	REQUIRED: 2.40 AC, 25%
CATEGORY 'A' LANDSCAPE AREA:	2.02 AC, 20.4%
CATEGORY 'B' LANDSCAPE AREA:	1.38 AC, 13.0%
TOTAL PROVIDED:	4.20 AC, 42.30%
MIN. SURFACE:	2.00' X 100' = 42.30%
MIN. SURFACE:	2.00' X 100' = 42.30%
TRAFFIC	
TRIP GENERATION:	

PARKING REQUIREMENTS		
SPACES REQUIRED:		
BUILDING 60 AND 70:	1.5 SPACES/UNIT X 130 UNITS = 195 SPACES	
SPACES PROVIDED:	1.5 SPACES/UNIT X 130 UNITS = 195 SPACES	
SURFACE SPACES: 195 SPACES AND 00 SPACES		
SPACES IN PARKING GARAGE: 77 SPACES		
TOTAL SPACES PROVIDED: 195 SPACES		
PERCENTAGE OF SPACES PROVIDED: 100%		
<p>ALL IMPERVIOUS SURFACES OF THE CHANDLER CITY CODE SHALL BE COVERED BY PERVIOUS COVER. THE PERVIOUS COVER SHALL BE COVER</p>		

NOTES

1. IN ACCORDANCE WITH SECTION 36-1227, ANY VARIATIONS FROM COUNTY CODE SHALL BE SUBMITTED TO THE CHANDLER CITY CODE OFFICE FOR REVIEW AND APPROVAL. ANY VARIATIONS THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE CCOC ARE PROHIBITED.

PHASING: none 5

Unit/Bedroom Count for Approved Units to Date

Westgate Lakes Property: Additions

Build #/PH	3 Bdrms	2 Bdrms	3 Bdrms	4 Bdrms	Total Units	Total Beds
101	101	003			003	103
102		003		0	003	104
103		003	0	0	003	104
104		003	003	0	006	114
105		003	003	003	009	123
106		003	003	003	009	123
107		004	003	12	019	054

Sonsessa Village County: Demolitions

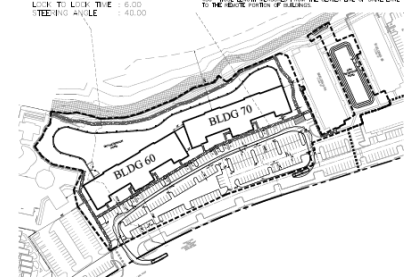
Build #/PH	3 Bdrms	2 Bdrms	3 Bdrms	4 Bdrms	Total Units	Total Beds
1	1	3	3	0	0	0
2	1	0	3	3	11	18
3	1	3	4	0	0	22
4	0	0	0	0	0	0
5	0	0	7	0	0	18
7	0	0	5	0	10	10
8	0	0	5	0	0	15
9	0	0	3	0	0	15
10	0	0	3	12	17	37

	45	44	0	0	89	213
Difference:	-45	240	26	32	223	543

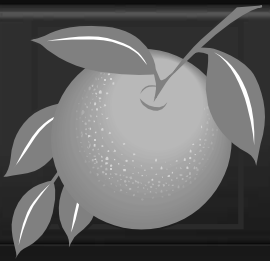
STORMWATER SUMMARY	
100 YEAR FLOOD ELEVATION:	100.0
RAIN FALL INTENSITY (INCHES PER HOUR):	0.50
TREATMENT VOLUME:	
PHASE 5B:	1.00 ACRES
TOTAL:	1.00 ACRES
UTILITY SUMMARY - PHASE 5	
POTABLE WATER DEMAND:	
PHASE 5B:	1.00 ACRES
TOTAL:	1.00 ACRES
SEWER SERVICE PROVIDERS	
WATER SERVICE PROVIDED BY:	CHANDLER CITY CODE
SEWER SERVICE PROVIDED BY:	CHANDLER CITY CODE
STORM WATER MAINTENANCE PROVIDED BY:	
CHANDLER CITY CODE	
POWER SERVICE PROVIDED BY:	
CHANDLER CITY CODE	
GAS SERVICE PROVIDED BY:	
CHANDLER CITY CODE	



Emergency Access General Notes:	
1. THE ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 10 FEET AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 10 FEET.	
2. THE ACCESS ROADS SHALL BE DESIGNED TO ACCOMMODATE THE TRAFFIC VOLUME AND A MINIMUM WIDTH OF 10 FEET.	
3. THE ACCESS ROADS SHALL BE DESIGNED TO ACCOMMODATE THE TRAFFIC VOLUME AND A MINIMUM WIDTH OF 10 FEET.	
4. THE ACCESS ROADS SHALL BE DESIGNED TO ACCOMMODATE THE TRAFFIC VOLUME AND A MINIMUM WIDTH OF 10 FEET.	
5. THE ACCESS ROADS SHALL BE DESIGNED TO ACCOMMODATE THE TRAFFIC VOLUME AND A MINIMUM WIDTH OF 10 FEET.	
6. THE ACCESS ROADS SHALL BE DESIGNED TO ACCOMMODATE THE TRAFFIC VOLUME AND A MINIMUM WIDTH OF 10 FEET.	



Emergency Access
N.T.S.



Action Requested

Uphold the July 13, 2016 decision of the Development Review Committee to rescind the DRC actions of October 7, 2015 (approval of CDR-15-06-167) and September 12, 2012 (approval CDR-12-09-179) due to lack of Agent Authorization for the entirety of the property within the Development Plan boundary.

District 1