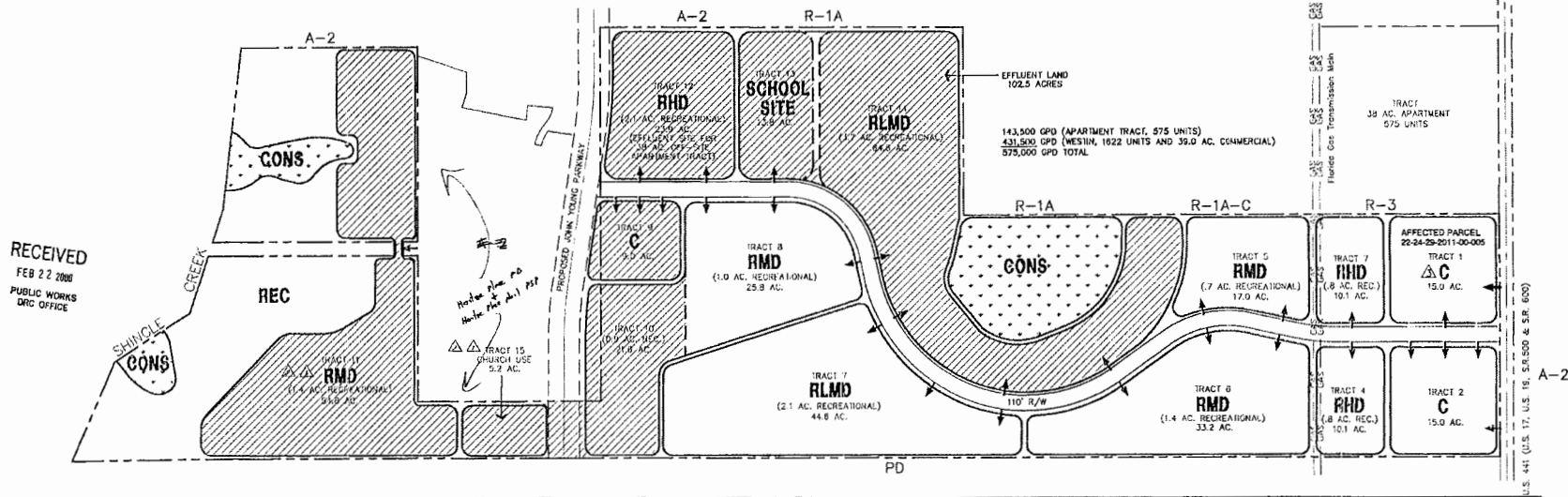


DEERFIELD / WESTIN
LAND USE PLAN [REVISED] (CDR-17-04-114)
AFFECTED PARCEL 22-24-29-2011-00-005

NOTES:
 1. IN ACCORDANCE WITH SECTION 98-1227, ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BCC ARE INVALID.
 2. SEE COVER SHEET (CDR-17-04-114) FOR ADDITIONAL PERMITTED USES AND CONDITIONS FOR THOSE USES APPLICABLE TO TRACT 1.



KEY	LAND USE	DENSITY	PHASE 1 (1985 - 1987)		PHASE 2 (1988 - 1991)		TOTAL	
			ACRES	UNITS	ACRES	UNITS	ACRES	UNITS
C	Commercial	10,000 SF/AC	30.0	300,000 SF	9.0	90,000 SF	39.0	390,000 SF
RLMD	Residential Low Medium Density*	6 DU/AC	44.6	268 DU	78.6 (EFF.)	472 DU	123.2	740 DU
RMD	Residential Medium Density ***	8 DU/AC	76.0	608 DU	81.6	422 DU	157.6	1030 DU
RHD	Residential High Density	16 DU/AC	20.2	324 DU	23.9 (EFF.)	396 DU	44.1	720 DU
REC**	Recreation/Open Space						52.8	
CONS	Conservation						30.6	
R/W	Right of Way						22.8	
[Hatched]	Wastewater Effluent Disposal Area		102.4					
Total Commercial			30.0	300,000 SF	9.0	90,000 SF	39.0	390,000 SF
Total Residential			140.8	1200 DU	184.1	1290 DU	324.9	2490 DU
Total Acres							470.1	

* IS ACRES IN PHASE 2 HAVE BEEN RESERVED FOR AN ELEMENTARY SCHOOL SITE. SHOULD THE SCHOOL BOARD CHOOSE TO USE THE SITE, THE DEVELOPER RESERVES THE RIGHT TO TRANSFER THE UNITS ELIMINATED BY THE SITE TO OTHER RESIDENTIAL PARCELS WITHIN THE DEVELOPMENT. ** IN ADDITION TO THE AREA ADJACENT TO SHINGLE CREEK, RECREATION/ OPEN SPACE AREAS WILL BE PROVIDED AS SHOWN WITHIN EACH PARCEL IN ACCORDANCE WITH ORANGE COUNTY P.D. DISTRICT REQUIREMENTS. *** DENSITY (EXCL. CONSERVATION) = 8.2 DU/AC. APPROX. MIN LOT SIZE = SEE ATTACHMENT. ANTICIPATED MAX. BLDG HEIGHT = 30'. WATER SERVICE = D.U.L. AND ORANGE COUNTY SEWAGE DISPOSAL. PHASE 1 WASTEWATER TREATED AT PEPPERHILL SUBREGIONAL WASTEWATER TREATMENT PLANT WITH ON-SITE EFFLUENT DISPOSAL. PHASE 2 PROPOSED SOUTH ORANGE COUNTY REGIONAL WASTEWATER TREATMENT FACILITY. STORMWATER MANAGEMENT - ON-SITE RETENTION/ DETENTION FACILITIES PER ORANGE COUNTY AND SFWM REGULATIONS. SCHOOL - ANTICIPATED NO. OF SCHOOL CHILDREN: 1,358 (PHASE 1-840, PHASE 2-710).
 △ △ △ 5.2 ACRES IN PHASE 2 HAVE BEEN RESERVED FOR CHURCH USE.

FEB 21 2008

LAND USE PLAN (REVISED)

Westin

A PLANNED RESIDENTIAL COMMUNITY

PREPARED FOR:
DAVID L. EVANS, TRUSTEE
BLUE SPHERE DEERFIELD PLAZA LTD

RON HOWSE, P.A.
 ENGINEERING / LAND PLANNING DEVELOPMENT SPECIALIST
 P.O. BOX 70323, ST. CLOUD, FLORIDA 34770-1323
 PHONE: 407-857-0308 / FAX: 407-987-1019

MILLER & MILLER, INC.
 ENGINEERING AND PLANNING/PROJECT MANAGER

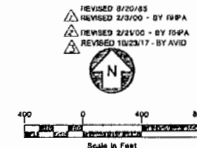
TIPTON & ASSOCIATES, INC.
 TRANSPORTATION PLANNING

BOL PLANNING & DESIGN
 LAND PLANNING

MATEFFI, HARBERT, FREY, BECHTEL & PHALIN, P.A.
 LEGAL CONSULTANT

JAMMAL & ASSOCIATES, INC.
 GEOTECHNICAL ENGINEERING

PROFESSIONAL ENGINEERING CONSULTANTS, INC.
 LAND SURVEYING



MAP E

BLUE SPHERE DEERFIELD PLAZA LTD



DEERFIELD/WESTIN
 ORANGE COUNTY, FLORIDA
 LAND USE PLAN



Imagery Date: 3/5/2016 28°22'48.04" N 81°24'19.54" W elev 94 ft eye alt 1110 ft

Google Earth



1

DEERFIELD PLAZA
ORANGE COUNTY
AERIAL PHOTOGRAPH

BLUE SPHERE DEERFIELD PLAZA LTD

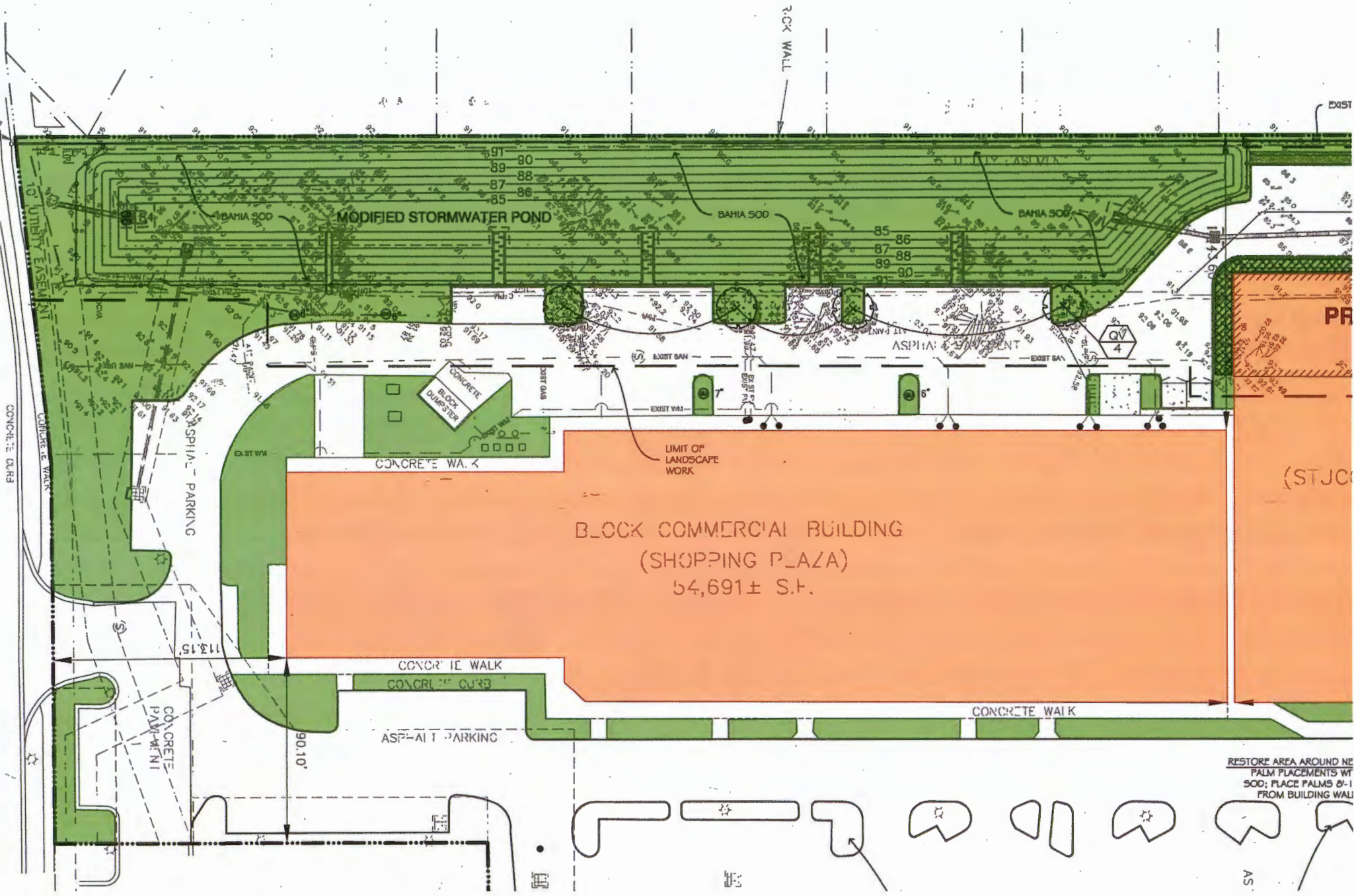
AVID GROUP

ENVIRONMENTAL: 2803 CLAREW ROAD, STE 201
LAKE PLANES, PALM HARBOR FLORIDA
DRAFTING: 3007 E. US HWY 308S
LANDSCAPE ARCHITECT: JMC
ENVIRONMENTAL SCIENCE: PHONE (727) 750-5303
SURVEYING FAX (727) 754-6682
GIS: AVIDGROUP.COM

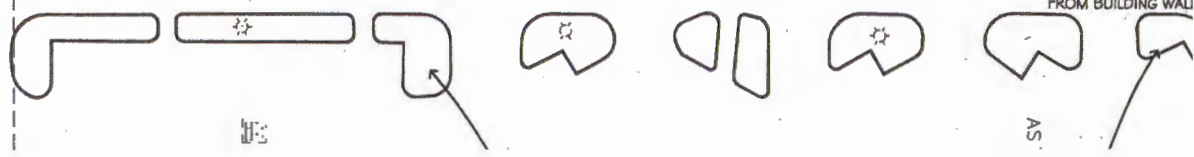
SCALE: 1" = 50'
DRAWN BY: P. PERDA
DATE: 01-10-2014

AERIAL DATE: 2017
GIS DATA SOURCE: ORANGE COUNTY, FDOR, SWFWMD, SWFWMD, FGDL, ESRI & OTHERS

The sole purpose of this drawing is to illustrate the approximate dimensions and layout of the demised premises. No other warranty or representation, expressed or implied, is made with respect to the illustration. All quantities are estimated.



RESTORE AREA AROUND NE
 SOD; PLACE PALMS 8'-1'
 FROM BUILDING WALL





NO
DEL









Y
Y
Y
Y
Y

Google Earth

1995

Imagery Date: 3/5/2016 29°22'48.04" N 81°24'19.54" W elev 94 ft eye alt 1110 ft