



ENCLAVE AT HOLDEN

A LAKE FRONT COMMUNITY OF
UNIQUELY DESIGNED HOMES
SET ON THE PRISTINE SHORE
OF 265 ACRE LAKE HOLDEN

2022-12-13 Public Hearing D.5 Exhibit 1- Ed Durruthy

DEVELOPMENT TEAM



Ed Durruthy
Applicant, Owner's Authorized Representative
& Project Manager

TSW

TIMOTHY W. SCHUTZ, P.E.

Tim Schutz Project Civil Engineer

INNOVATIONS DESIGN GROUP, INC
Celebrating 10 Years!

MATTHEW E MCFADDEN, PLA PRINCIPAL
RICHARD REALMUTO

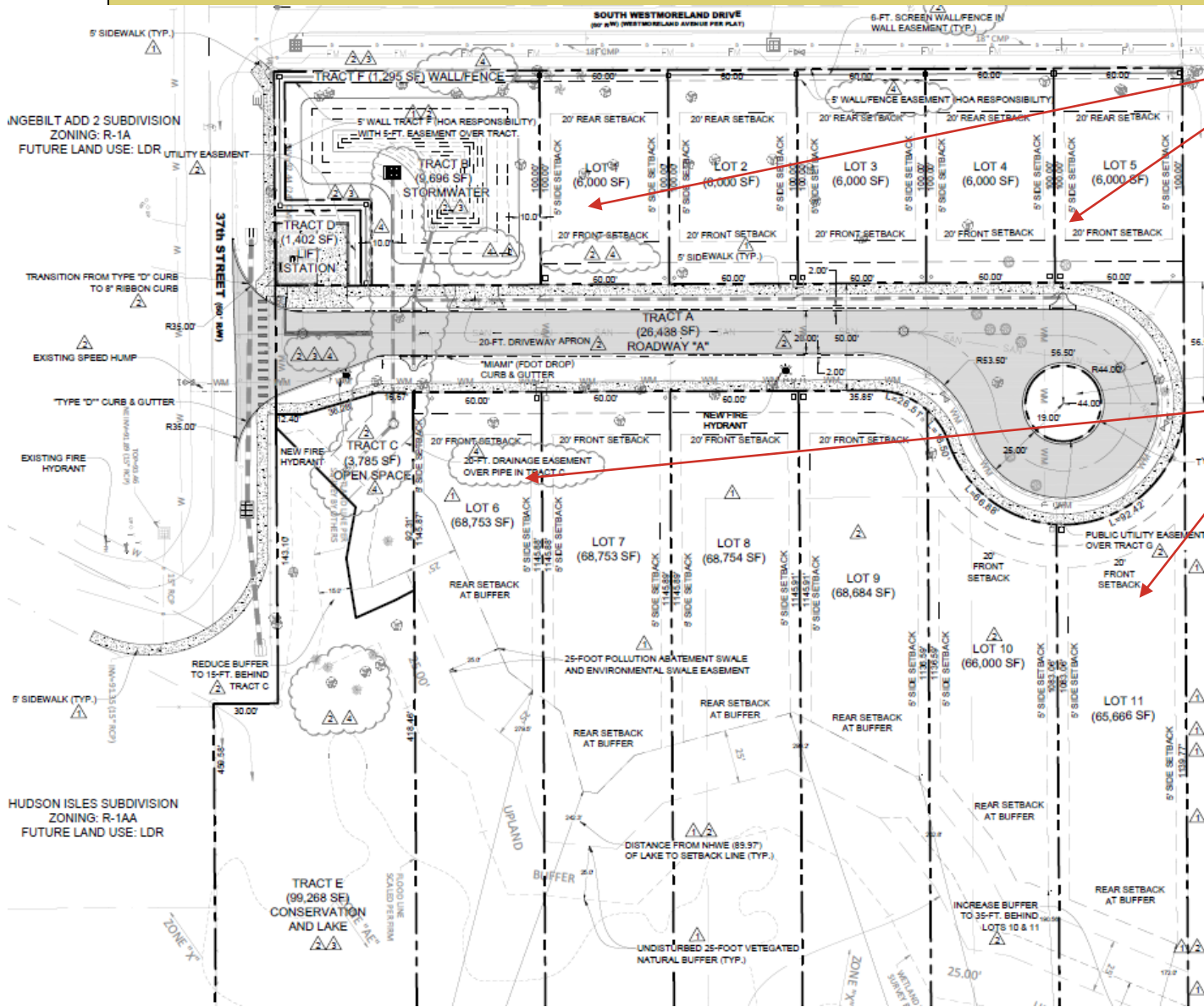
Law Office of Ted B. Edwards, P.A.

Ted Edwards, Owner's Attorney

SODO Investments LLC

Mike Wang Owner

PRELIMINARY SITE PLAN



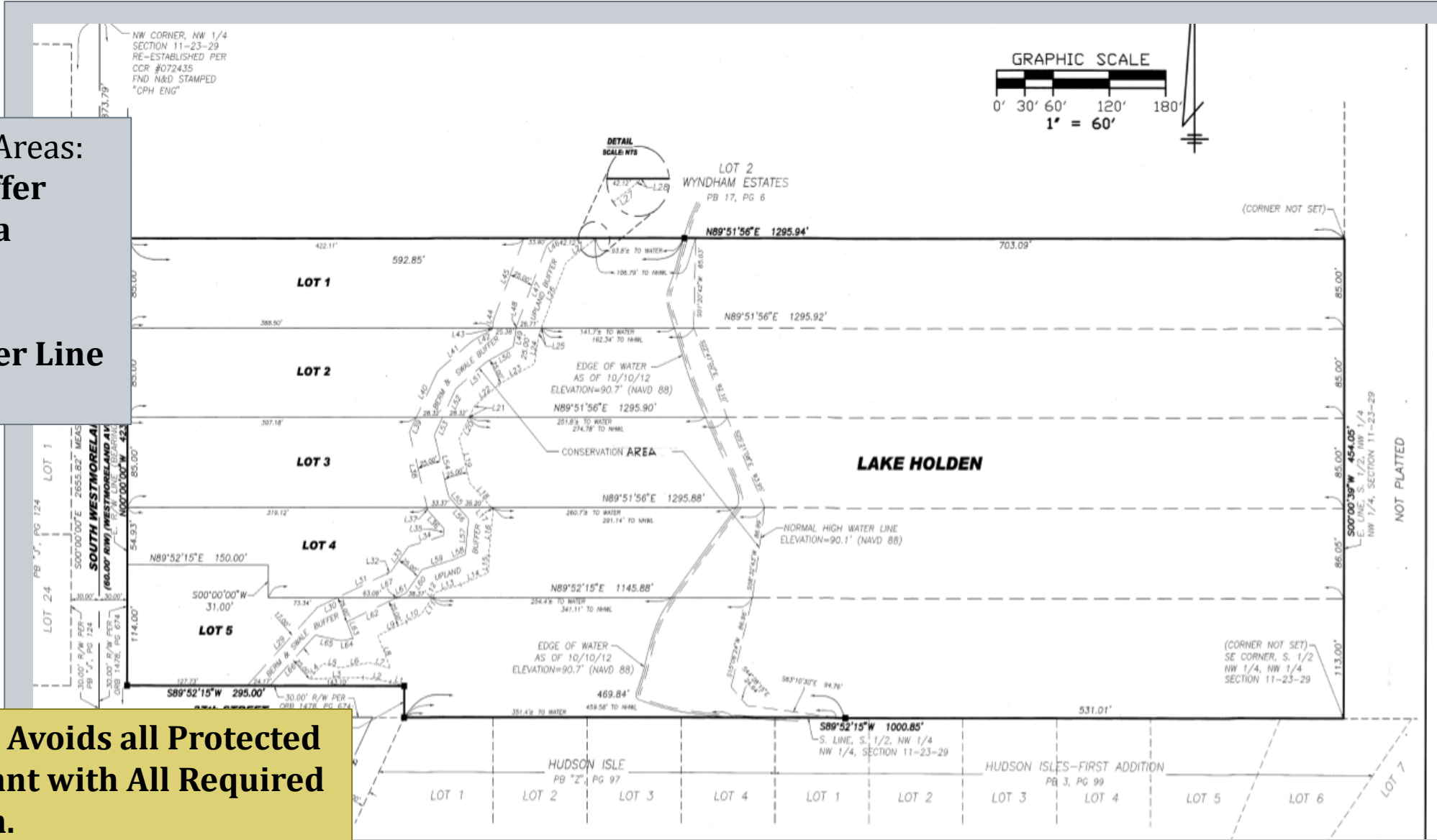
Interior Lots: 60' X 100'

Lake Front Lots: 60'+ Various Depths

CONSERVATION AREA DETERMINATION SURVEY

- Defined all Protected Areas:
- Berm & Swale Buffer
 - Conservation Area
 - Upland Buffer
 - Edge of Water
 - Normal High-Water Line

Planned Subdivision Avoids all Protected Areas and is Compliant with All Required Setbacks From Them.



An aerial photograph showing a large, calm blue lake in the upper left. A residential development with several houses is situated on a peninsula in the middle of the lake. The foreground and right side of the image are dominated by a dense, lush green forest. A white rectangular box is overlaid on the forest, containing the title text. Another white rectangular box is overlaid on the forest below the title, containing a paragraph of text. A third white rectangular box is overlaid on the forest at the bottom, containing another paragraph of text. White lines connect the corners of these text boxes to the corresponding areas in the photograph.

ENCLAVE at Holden
a Boutique Lake Front Development.

The Lake is an Integral Part of the Community's Appeal & Ultimate Success. Sustaining its Health and Viability is Important and was a Key consideration in the development of Enclave on Holden

The New Community is Designed to Minimize Environmental Impacts

Key Factors Contributing to Lake Water Quality

***INTERFLOW AND RUNOFF REPRESENT A HIGH PERCENTAGE OF BOTH TOTAL NITROGEN (*TN/70.4%) & TOTAL PHOSPHORUS (*TP/43.4%) FLOW INTO THE LAKE**

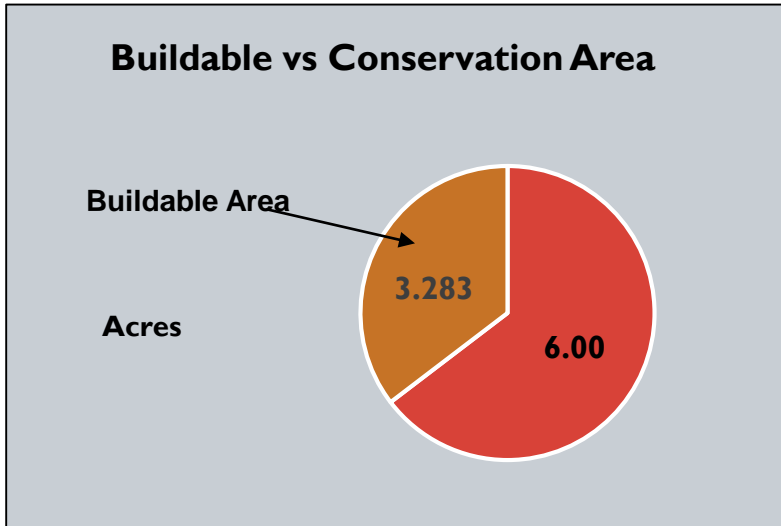
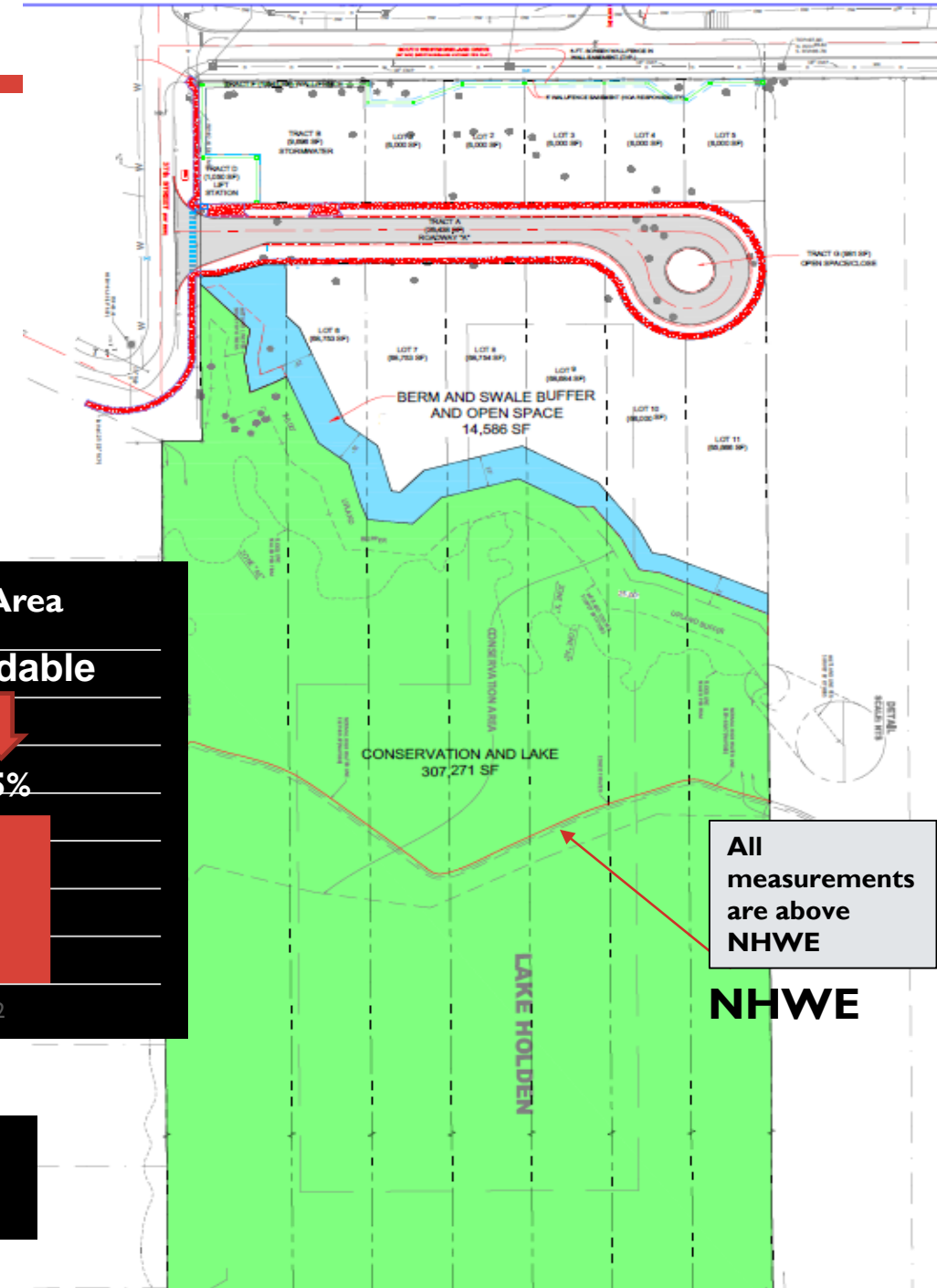
- Unlike most Lake Front properties on Lake Holden Enclave at Holden Provides a Large Natural Buffer area to the Lake
- Reducing or eliminating Runoff & Interflow into the Lake.
- Runoff and Interflow are Key contributing factors to both Total Nitrogen and Total Phosphorus flow into the Lake.

*Water quality evaluation and TMDL program Division of Environmental Assessment and Restoration FL Dept of Environmental Protection 12/17/2013

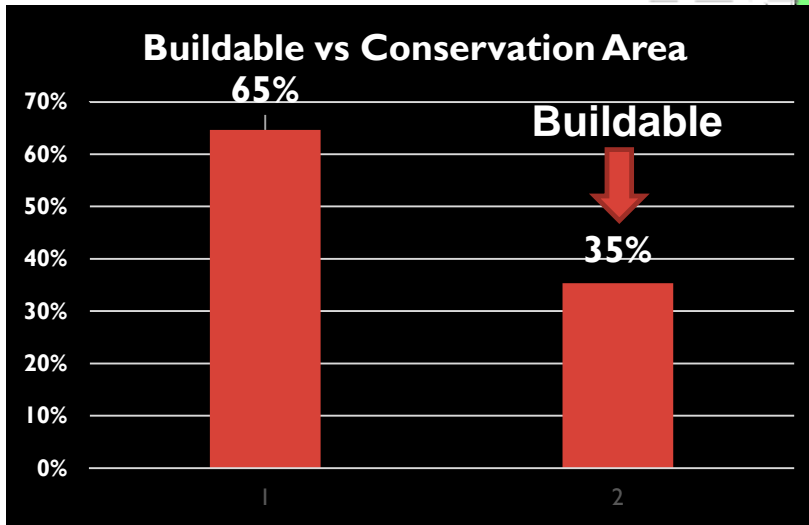
*interflow is the lateral movement of water

HOME-ROADWAY BUILDABLE AREA VERSUS /CONSERVATION

Large Conservation Area/ Berm & Swale Provide effective Buffering to the Lake



Total: 13.3 Acres



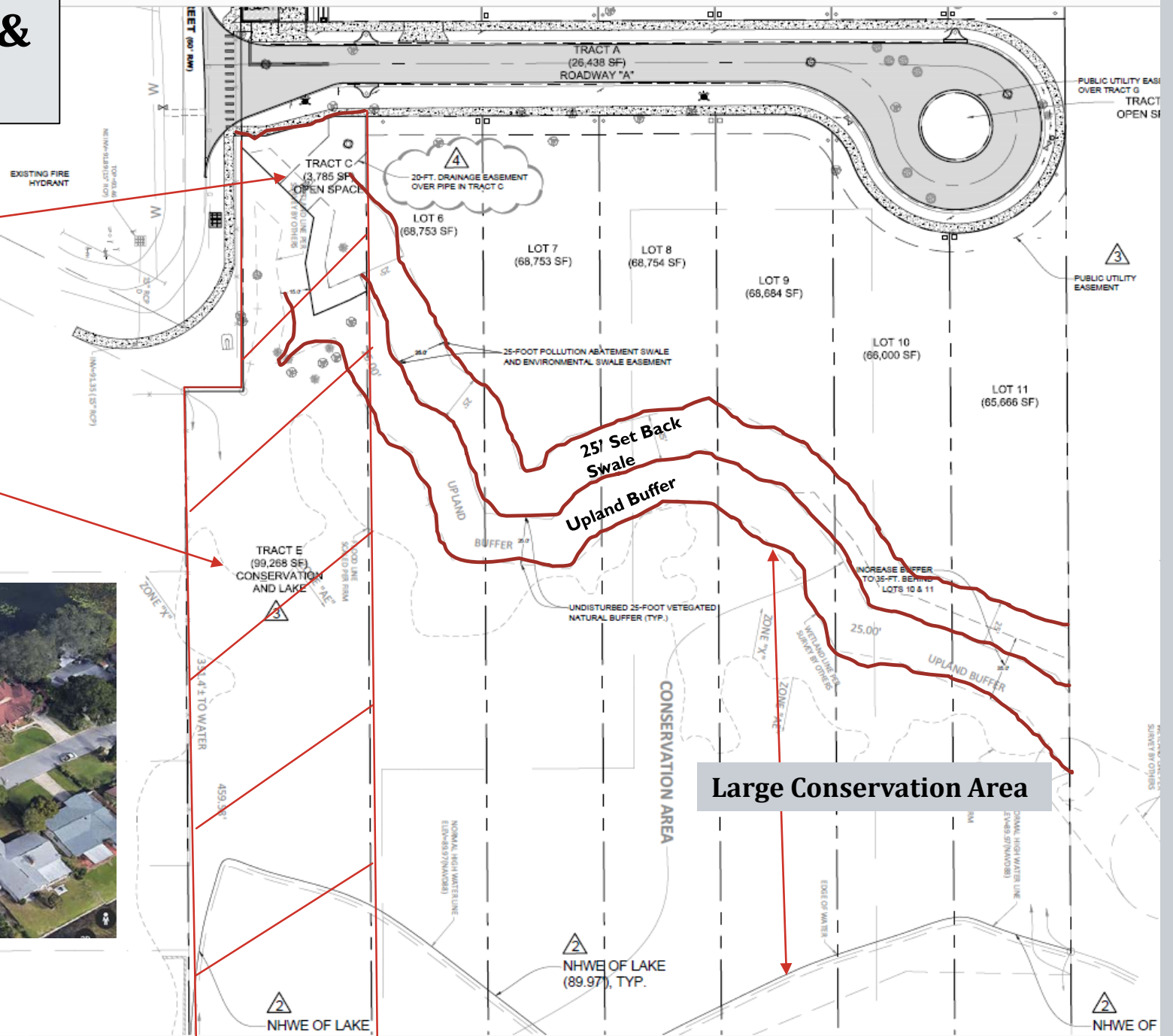
All measurements are above NHWE

Total Buildable Acreage is 3.383 Acres or 143,017 SF of the Total 9.28 Acres or 35% Of Total Land Mass

Large Conservation Tract & Open Space

Large Area on the West of the Parcel consisting of Tract C "Open Space" (**3,785SF**)

Along with the Sizable Tract E, (**99,268SF**) Conservation Area will remain "As Is" all the way to the Lake Front NHWE Point.



Large Conservation Area



West Lake Holden Point

LAKE HOLDEN SEPTIC TANK COVERAGE IN 2011

According to ERD report:

Septic Tanks in the Lake Holden watershed could be contributing 17% of the estimated Total Phosphorus (TP), and 35% of the estimated Total Nitrogen (TN) to the Lake

In addition to Septic Tanks, ERD report *identified fertilizer* as a significant source of phosphorus entering the watershed via Runoff & Interflow.

The 2010 report stated the following:

“ Developing strategies targeting fertilizer use, treating dry weather baseflow drainage to the lake, and eliminating septic tanks may provide significant additional reductions in nutrients to Lake Holden.”

ERD: Environmental Research & Design water quality and engineering firm whose Clients include OCFL

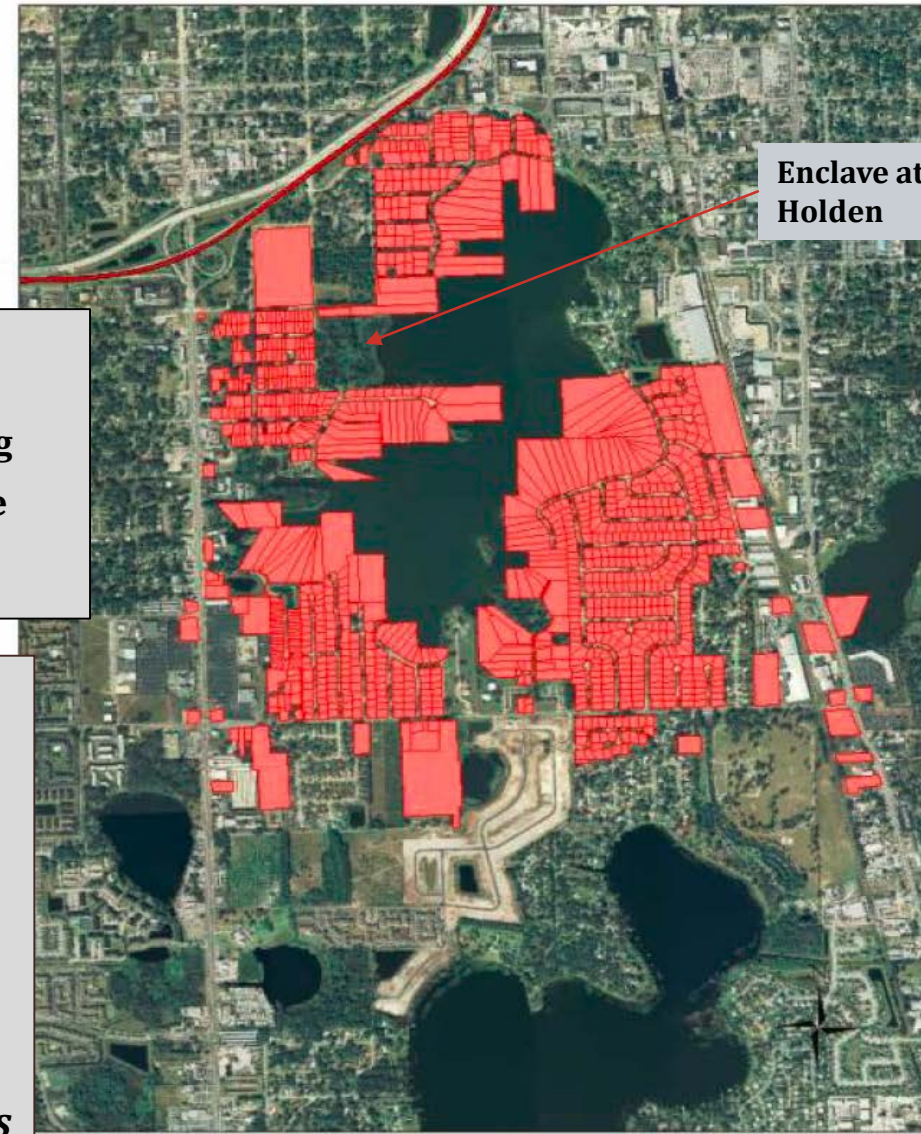


Figure 4.3. Septic Tank Coverage for Urban Land Uses from Orange County Utilities in 2011

Enclave at Holden

Development Plans will bring Public Sewer to Site Via a Lift Station

Approximate Location of Lift Station

Force Main Located within 300 Feet

Enclave at Holden Homesites, Unlike many Homes on Lake Holden will be on Public Sewer rather than Septic Further Reducing the Impact on the Lake.



Summary

Proposed Site Provides Considerably Larger Buffer Area to the Lake than is typical on Existing Lake Front Lots on Lake Holden

Public Sewer versus Septic Systems best Manages any potential Negative Impact on Lake

Site is "one of" if not the Most Environmentally Friendly Property on Lake Holden with Minimal if any Impact to the Lake.

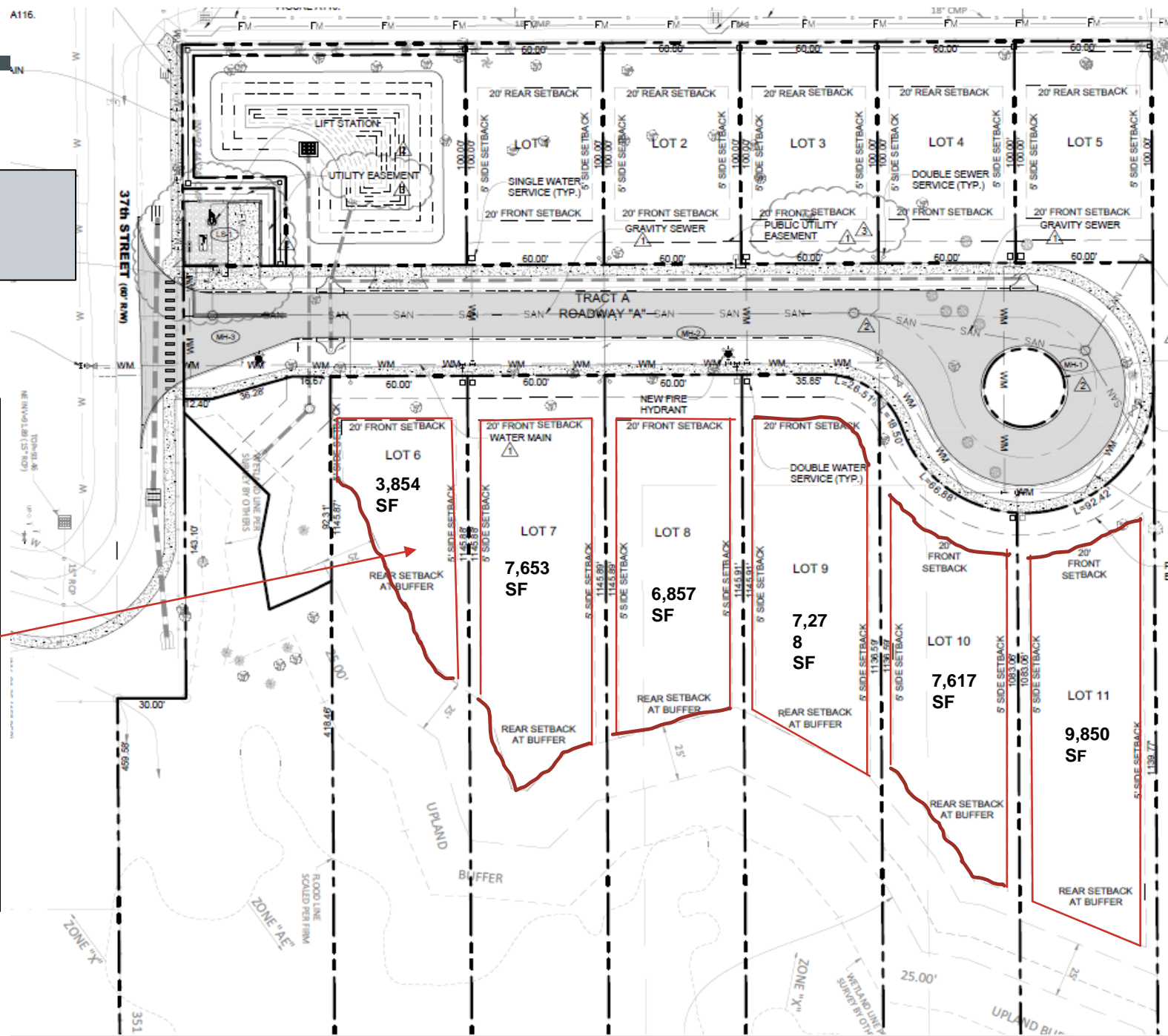


**Lot Build Pads
within Setbacks**



- Lot 1 - 3,000 S.F.**
- Lot 2 - 3,000 S.F.**
- Lot 3 - 3,000 S.F.**
- Lot 4 - 3,000 S.F.**
- Lot 5 - 3,000 S.F.**

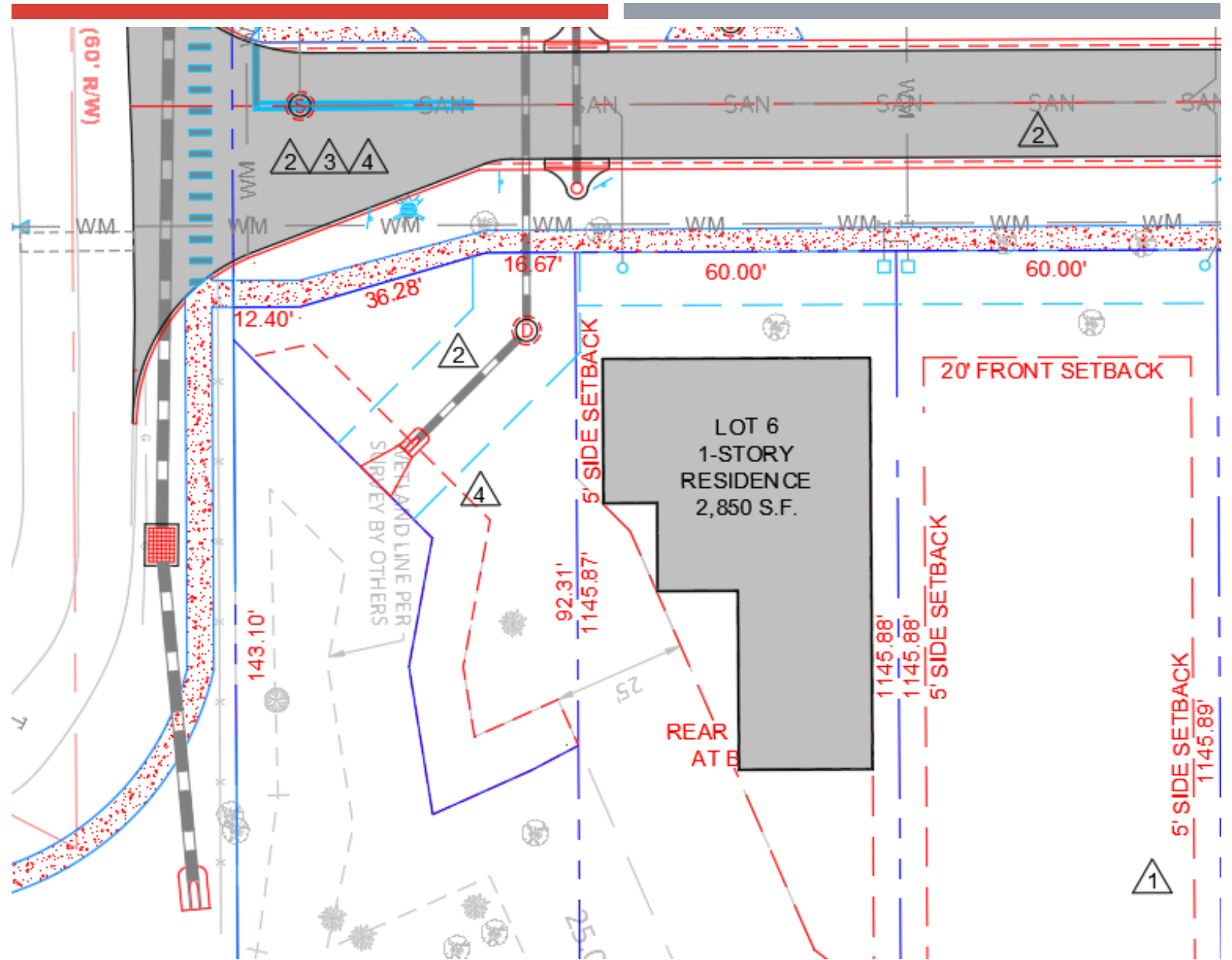
- Lot 6 - 3,854 S.F.**
- Lot 7 - 7,653 S.F.**
- Lot 8 - 6,857 S.F.**
- Lot 9 - 7,278 S.F.**
- Lot 10 - 7,617 S.F.**
- Lot 11 - 9,850 S.F.**



**Setbacks
20' Front
5' Side
25' Rear at
Buffer**

**Total Lot Sizes.
(Lakefront; above
Upland Buffer)**
 Lots 1 to 5 – 6,000 S.F.
 Lot 6 – 8,939 S.F.
 Lot 7 – 12,412 S.F.
 Lot 8 – 10,997 S.F.
 Lot 9 – 11,620 S.F.
 Lot 10 - 12,013 S.F.
 Lot 11 – 13,456 S.F.

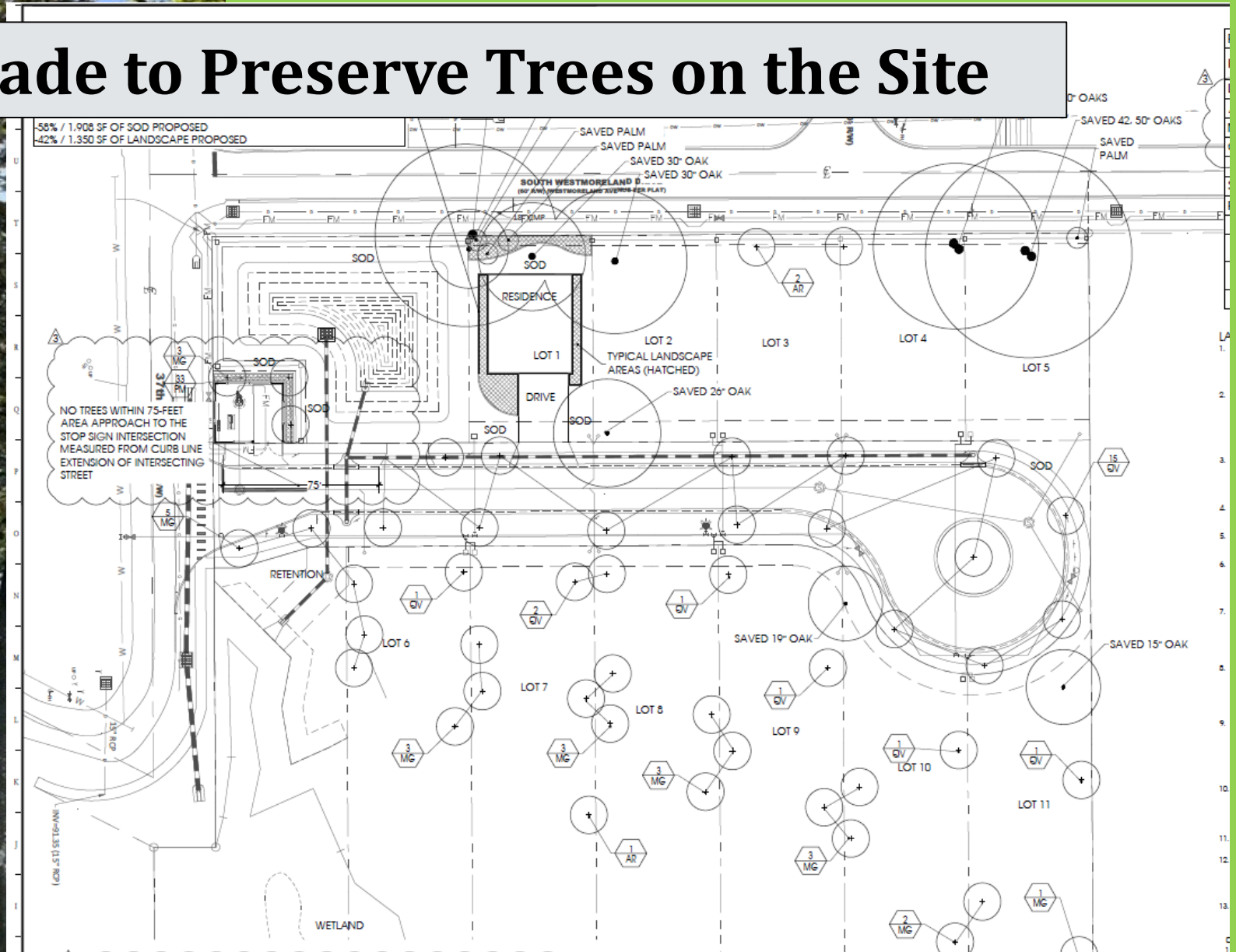
- Further Detail on Buildable Pad on Lot 6
- Unique Layout would Yield a 2,850 SF
- 1-Story Home.



Concerted Effort made to Preserve Trees on the Site

Circled Trees are either Saved or to be added.

Some saved Trees are as large as 40" & 50"



COMMUNITY MEETING WAS HELD ON TUESDAY DEC 6TH

Effective Exchange with the Community lead by Commissioner Uribe's Guidance resulted in the agreed to Conditions.

There shall be no lake access from "Tract E" including a prohibition on community boat ramps and docks.



Minimum living area shall be 2,500 square feet.



A decorative masonry wall six feet in height shall be provided within "Tract F". No less than four "cut outs" shall be provided along the masonry wall where understory trees shall be provided and/or the preservation of existing trees adjacent to the South Westmoreland Drive right-of-way



Any fencing within the common areas or HOA owned tracts shall be black aluminum or wrought iron style fencing



ENCLAVE AT HOLDEN

■ Distinctively Designed Homes That Fit the Environment



Home designs are conceptual possibilities. The actual home designs are not known at this point.

An aerial photograph showing a city skyline in the distance, a large body of water in the middle ground, and a dense forest in the foreground. The text "THANK YOU" is overlaid in the center of the image.

THANK YOU

We are Available for Questions