

SHADOW PINE
A PLANNED DEVELOPMENT

Purpose of P-D Statement

This Statement is submitted in compliance with Article XXIX, Section 6 of the Orange County Zoning Resolution with respect to the Preliminary Development Plan requirements for a P-D Planned Development District.

Legal Description

Lands in Section 26, Township 22 South, Range 32 East, Orange County, Florida, more particularly described on Schedule "A" attached hereto.

General Location and Description

The subject property contains 75 acres located on the North side of S. R. 50 abutting the East boundary of the unincorporated area known as Bithlo.

Generally, the soils on the site present few building problems. The small problem areas of Rutledge mucky fine sand will be studied in greater detail through soil probings prior to any development.

Public Utilities and Services

The Developer will provide sewage and water service in accordance with State and County health codes and regulations. The development is presently approved for a package water and waste treatment plant (General Environmental, Jacksonville) and presently upgrading to 100,000 G. P. D. plant.

The Development is not presently within a County Fire District, but service will be provided by the U. S. and State Forest Service. In addition, Union Park and Bithlo Volunteer Fire Departments are in close proximity to the Development, and a lake on the property can back up existing fire prevention services.

ORANGE COUNTY PLANNING & ZONING COMMISSION PLANNED DEVELOPMENT	
Project	<u>SHADOW PINES</u>
Applicant	<u>THOMAS ENGEL, AGENT</u>
Review No. <u>18</u>	Date <u>2-21-74</u>
Preliminary Dev. Plan P.H. <u>14</u>	Date <u>3-21-74</u>
Final Dev. Plan, Date	
Exhibit No. <u>1</u>	of <u>8</u>

Submitted with applications

SHADOW PINE
Page Two

Land Use Plan

SHADOW PINE is a mobile home residential community designed for the market generated by the need for low-cost housing in Central Florida.

The proposed land uses are as follows:

<u>Land Use</u>	<u>Acres</u>
1. Road ROW	3.03
2. Parks	4.42
3. Greenbelts	6.08
4. Residential	<u>55.29</u>
TOTAL	68.82 G. R. A.
Commercial	1.83 (20,000 sq. ft. building space)
Utilities	1.37
Lake	<u>3.03</u>
TOTAL	<u>75.05</u> Acres
Total Units:	450
Density:	6.55 DU/G. R. A.
Gross Residential Density:	6.55 DU/AC
Maximum Height:	35 Feet
Maximum Height of Residential Unit:	1 Story

NOTE: Total project to be developed in one phase

The County development policy indicates agricultural use of the subject property; however, because of the critical need for low-cost housing and the surrounding land uses, including Bithlo, the Board has indicated that this development is congruent with established land use in the area and could only upgrade a deteriorating situation.

SHADOW PINE
Page Three

Road Systems and Traffic Generation-The Developer will dedicate internal roads to the County if desired, and will improve all roads to Orange County regulations as indicated in the Orange County Zoning and Subdivision Regulations.

According to the County Subdivision Regulations, SHADOW PINE will generate the following amount of traffic:

<u>Land Use</u>	<u>ADT</u>
1. Mobile Homes	4680
2. Commercial (20,000 S. F. Building space)	<u>400</u> Peak
Total	5,080

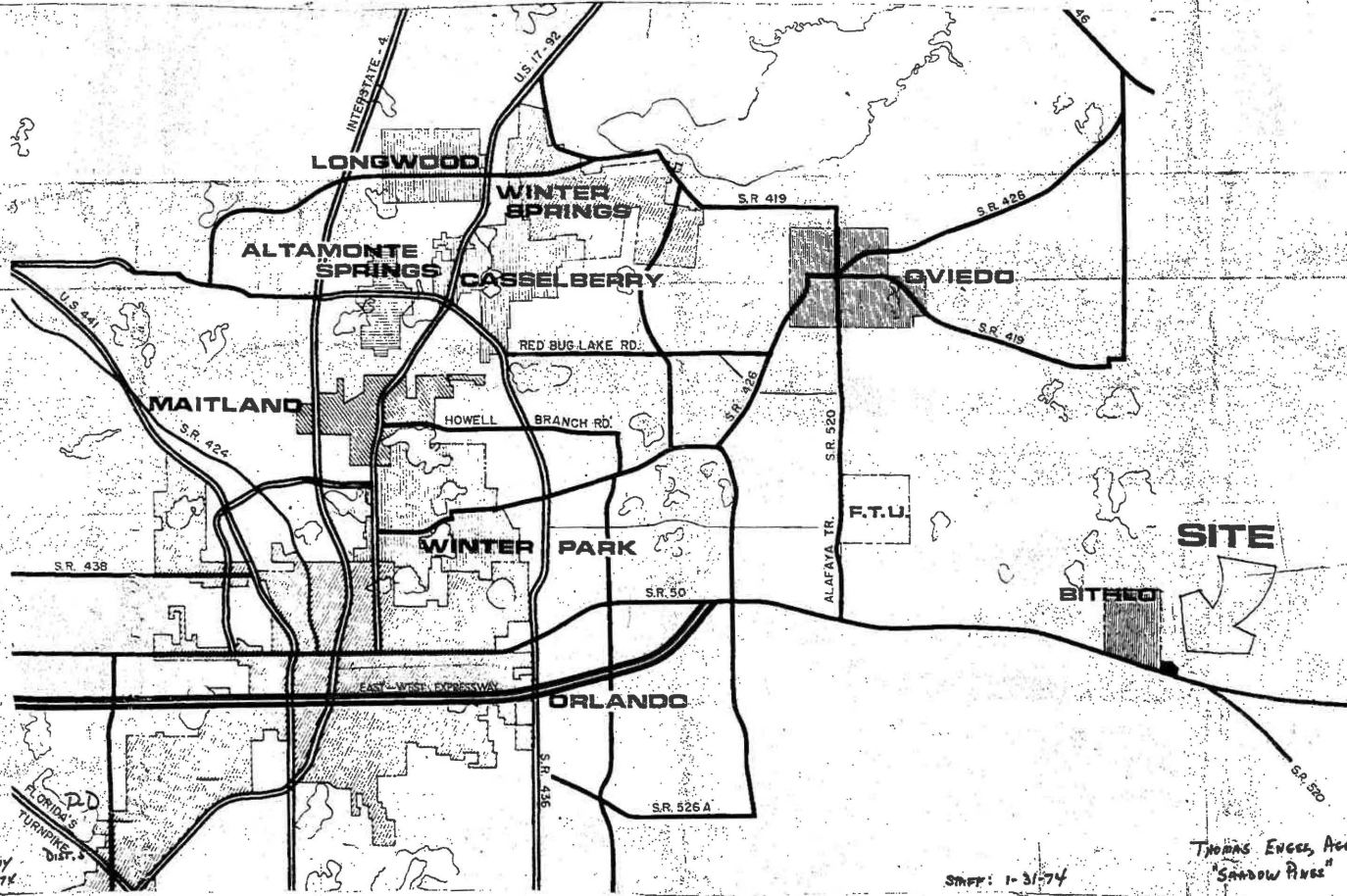
Owners, Developer, Consultant

Thomas D. Engel owns and will develop SHADOW PINE through Engel Development Corp. T. W. (Pete) Storage, a land planning consultant with the King Helie Planning Group, is associated with Dan Engel and Engel Development Corp. and will serve as consultant to the Development as well as having a equity position in the Development.

LEGAL DESCRIPTION

Begin at the Northwest corner of Section 26, Township 22 South, Range 32 East, Orange County, Florida; thence $S01^{\circ}34'11''W$ along the West line of said Section a distance of 1836.88 feet to the Northerly right of way line of Cheney Highway; thence $S50^{\circ}17'15''E$ 132.91 feet to the most Southerly corner of Lot 14, Block 1 of CHRISTMAS GARDENS Development No. 1 as recorded in Plat Book "P", Page 54 of the Public Records of Orange County, Florida; thence along the South line of said Block 1, run $S50^{\circ}04'43''E$ 330.42 feet; thence $S48^{\circ}29'38''E$ 330.08 feet; thence $S47^{\circ}12'15''E$ 515.55 feet to the point of intersection of said Northerly right of way of Cheney Highway and the Northerly right of way line for State Road No. 50 being in a curve concave Southwesterly having a radius of 13,815.00 feet; thence Southeasterly along the arc of said curve and the Northerly right of way line of said State Road No. 50, through a central angle of $02^{\circ}37'28''$ a distance of 634.45 feet to the Southeasterly of Lot 9 of said Block 1; thence $N42^{\circ}47'45''E$ 578.75 feet to the most Southerly corner of Lot 8 of said Block 1; thence $N11^{\circ}16'49''E$ along a line projected through the most Northerly corner of said Lot 8 a distance of 799.25 feet; thence $N47^{\circ}12'15''W$ parallel to the Northeasterly line of said CHRISTMAS GARDENS a distance of 2778.61 feet to the North line of said Section 26; thence $N89^{\circ}37'47''W$ 39.04 feet to the point of beginning.

Containing 75.000 acres.

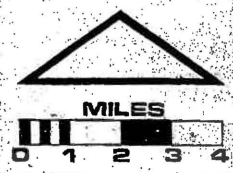


LOCATION MAP

Shadow Pine

a planned mobil home community

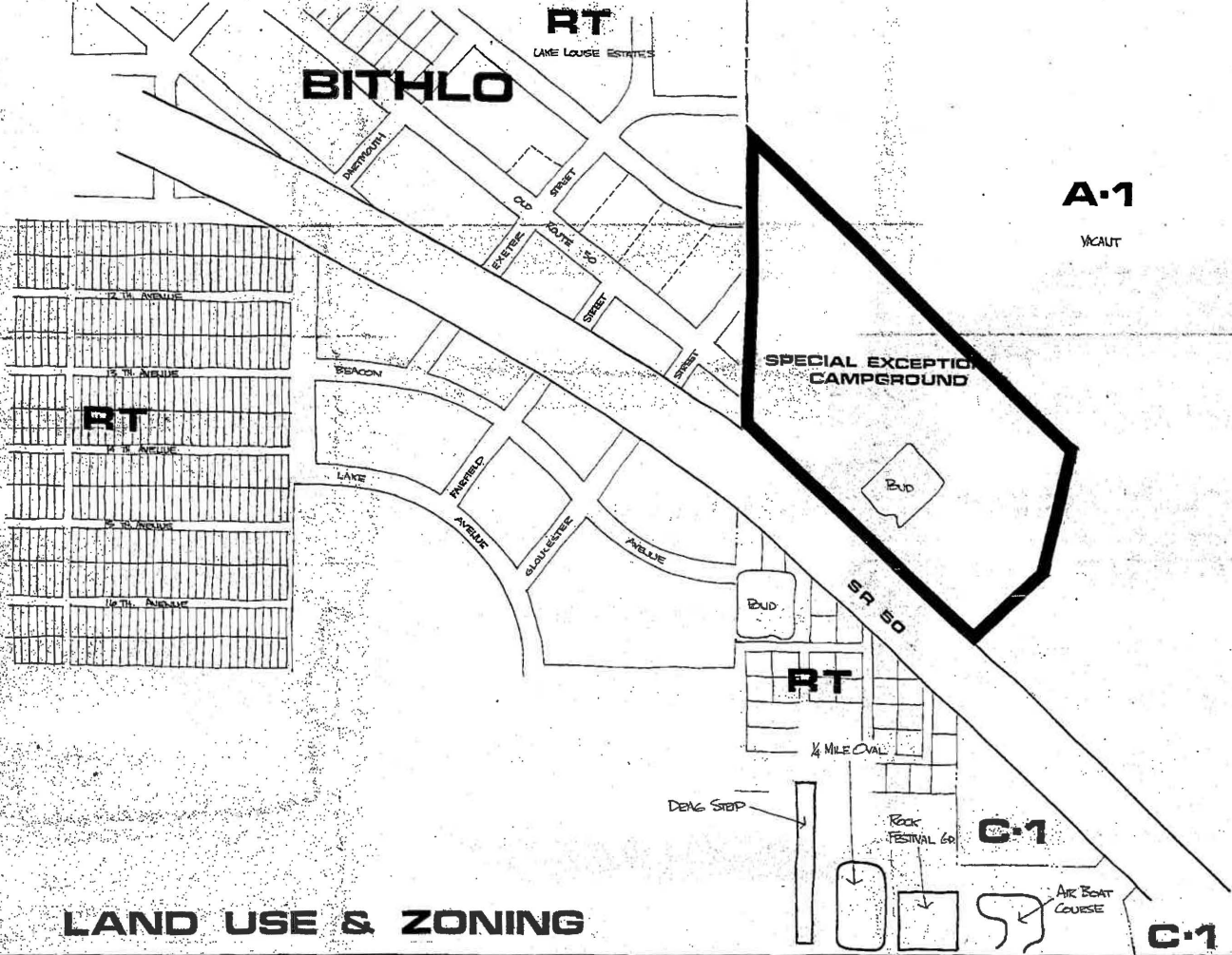
ORANGE COUNTY PLANNING & ZONING COMMISSION
 PLANNED DEVELOPMENT
 Project: SHADOW PINE
 Applicant: THOMAS ENGER, A.E.T.
 Review No. 18 Date: 2-21-74
 Preliminary Div. Plan P.H. 48 Date: 2-21-74
 Final Div. Plan Date:
 Exhibit No. 2, 4, 8



Thomas Enger, Agent
 "Shadow Pine"
 Rev. # 18 2-21-74
 P.H. # 14 3-21-74
 26-32-32

Thomas Enger, Agent
 "Shadow Pine"
 P.D.
 DIST. 5
 26-32-32
 SHEET: 1-31-74

A
 Thomas Enger, Agent
 "Shadow Pine"
 Rev. # 18 2-21-74 Approved P.H.
 P.H. # 14 3-21-74 Approved per staff recommendations
 3-26-74 Co. Commission approved from change of name list
 26-32-32

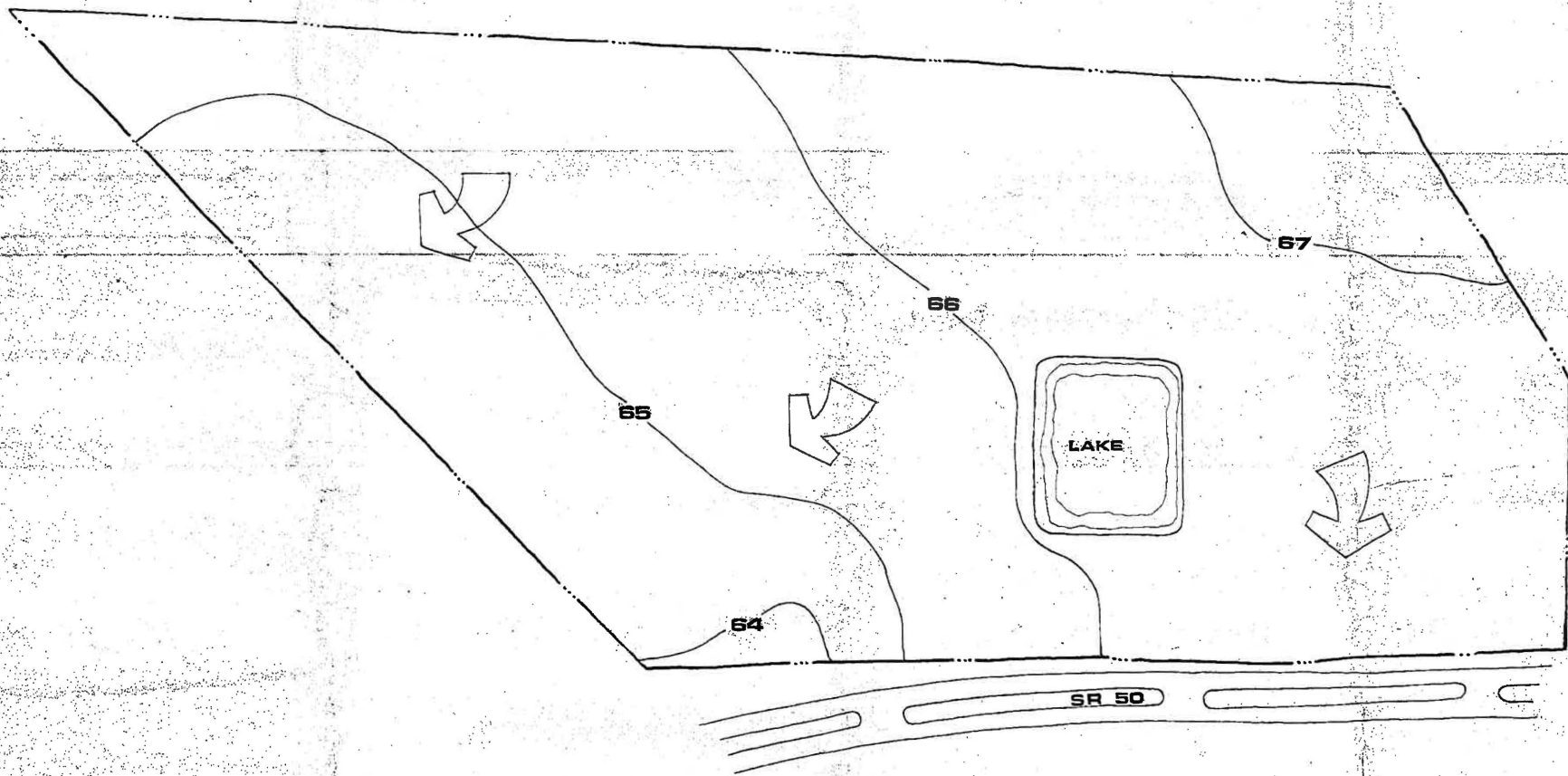


LAND USE & ZONING

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ORANGE COUNTY PLANNING &
ZONING COMMISSION
PLANNED VILLAGES PRESENT
Project: Shadow Pine
Applicant: Thomas Engel, Bickel
Review No. 14 Date: 2-21-74
Preliminary Dev. Plan P.H. 14 Date: 2-21-74
Final Dev. Plan, Date:
Exhibit No. 14

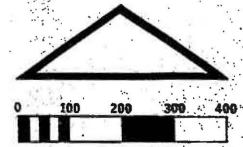


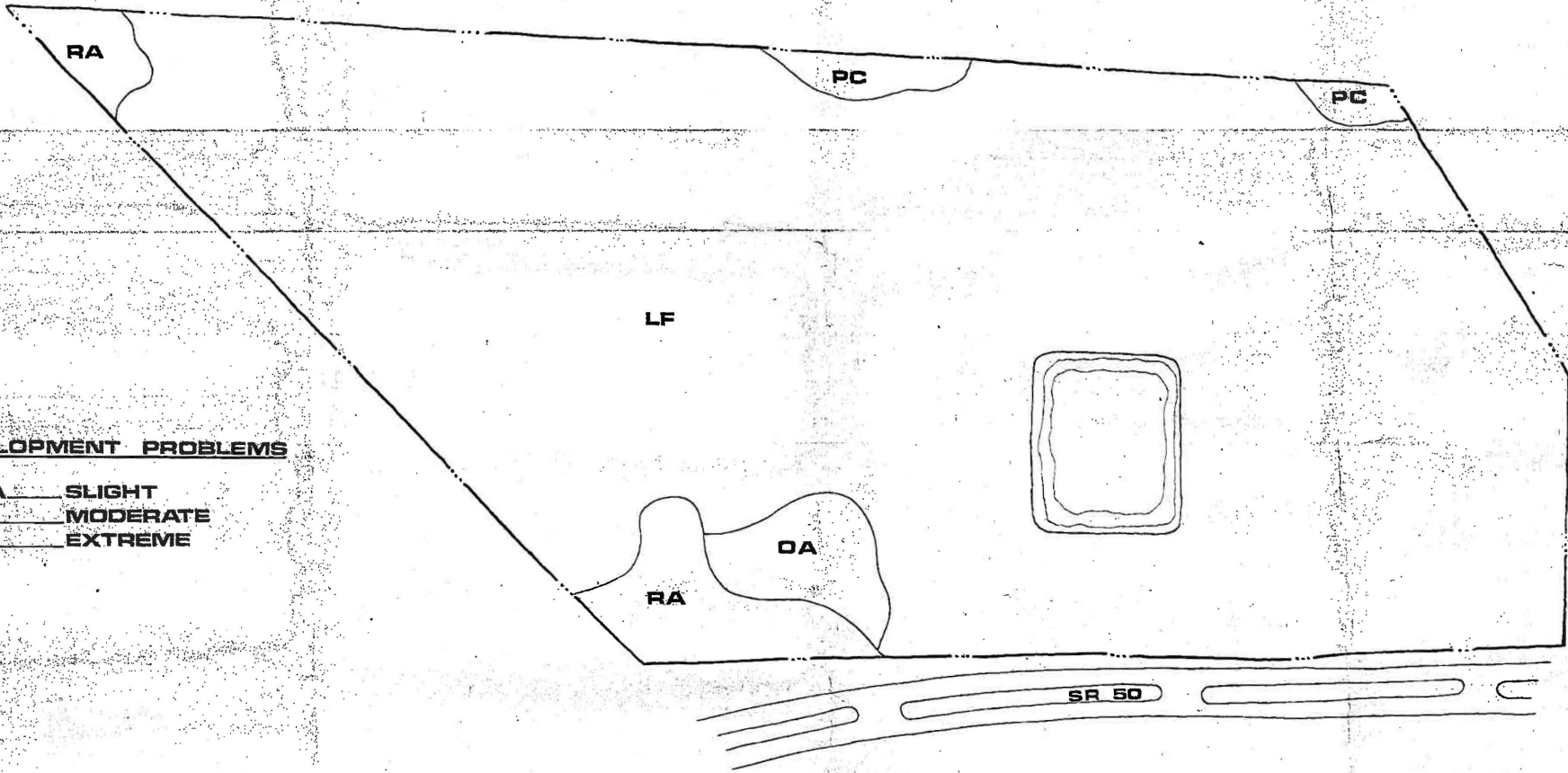


TOPOGRAPHY

Shadow Pine
 a planned mobil home community

ORANGE COUNTY PLANNING &
 ZONING COMMISSION
 PLANNED DEVELOPMENT
 Project: SHADOW PINE
 Applicant: Thomas G. & G. Assoc.
 Review No. 18 Date: 7-26-74
 Preliminary Dev. Plan P.J.H. Date: 3-27-74
 First Dev. Plan, Date: _____
 Exhibit No. 4 of 9





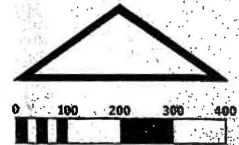
DEVELOPMENT PROBLEMS

PC, OA _____ SLIGHT
 LF _____ MODERATE
 RA _____ EXTREME

SOILS

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ORANGE COUNTY PLANNING &
 ZONING COMMISSION
 PLANNED DEVELOPMENT
 Project: Shadow Pine
 Applicant: Greenwood, Dick
 Review No. 18 Date: 2-21-72
 Preliminary Dev. Plan P.D. No. 14 Date: 2-21-72
 Final Dev. Plan Date: _____
 Exhibit No. 5 of 5

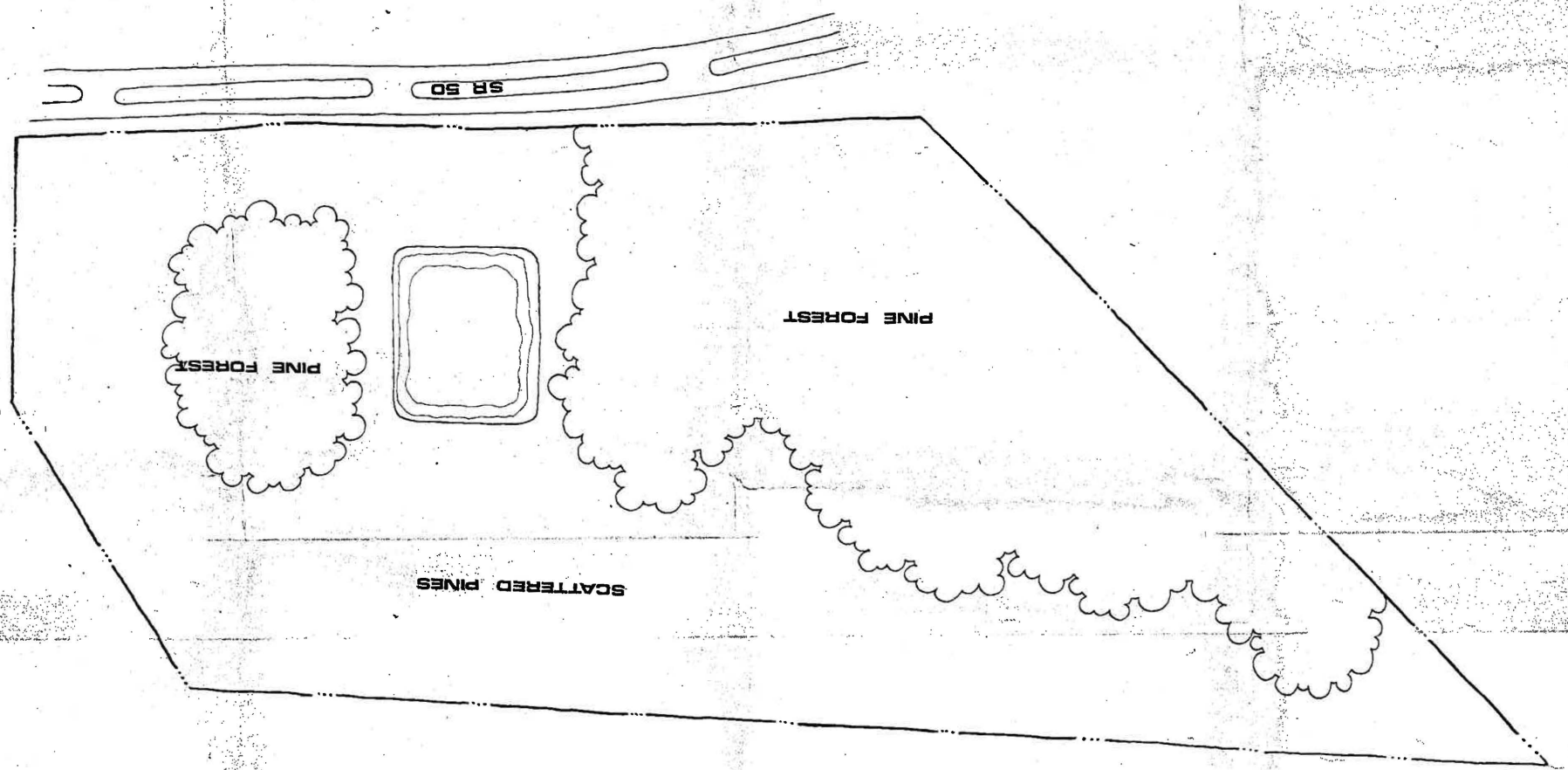
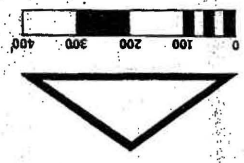


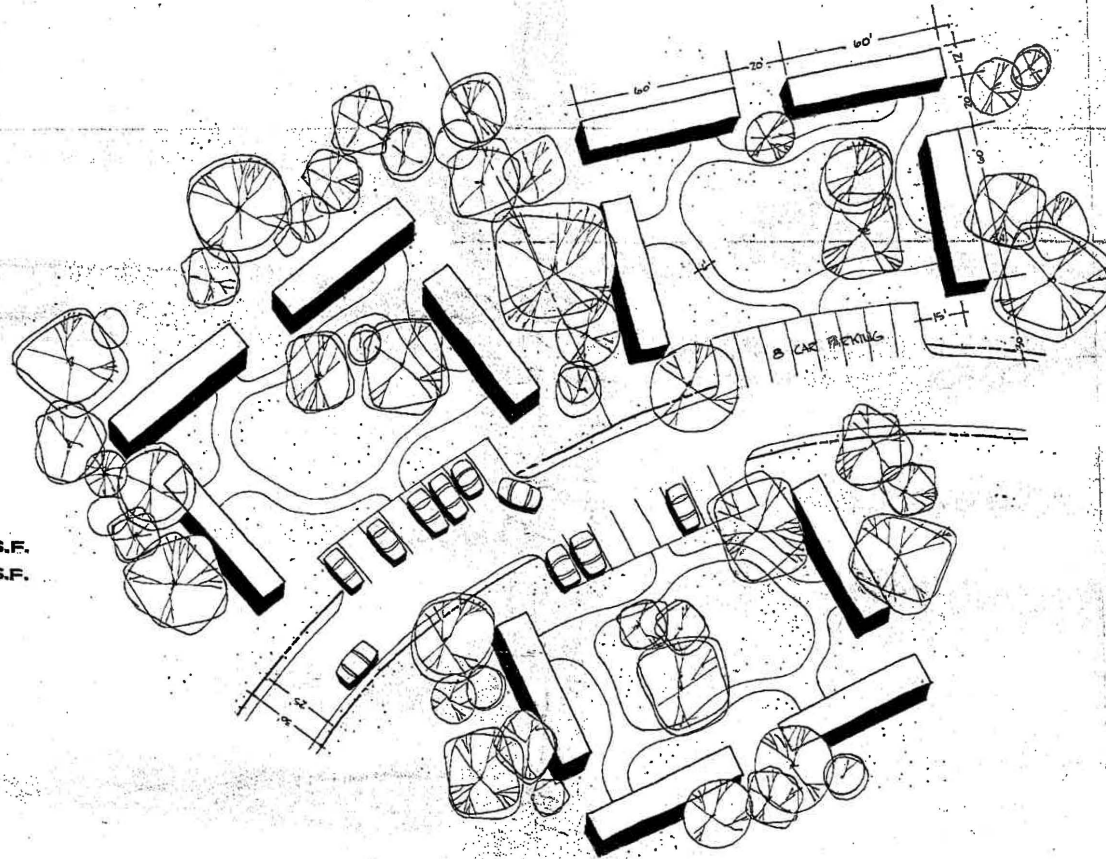
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TREE COVER

ORANGE COUNTY PLANNING & ZONING DEPARTMENT
PLANNED DEVELOPMENT
Project: Shadow Pine
Applicant: Shadow Pine, Inc.
Name: SR 50
Date: 12/12/11
Planning Date: 12/12/11
Final Date: 12/12/11
Exhibit No: 5





NOTE :

TYPICAL CLUSTER 18,290 S.F.
 MINIMUM LOT SIZE 4,572 S.F.

TYPICAL MOBIL HOME CLUSTER

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 a planned mobil home community

GRANDE COUNTY PLANNING &
 ZONING COMMISSION
 PLANNED DEVELOPMENT
 Project: Shadow Pine
 Applicant: *Tanaka Green Assoc.*
 Review No. *1* Date: *2-21-74*
 Preliminary Dev. Plan P.H. *1/2* Date: *2-21-74*
 Final Dev. Plan Date: _____
 Exhibit No. *8* of *7*

