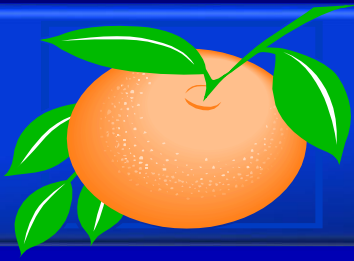


Board of County Commissioners

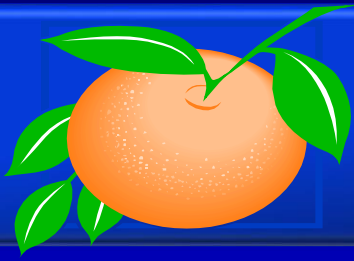
Public Hearings

December 1, 2020



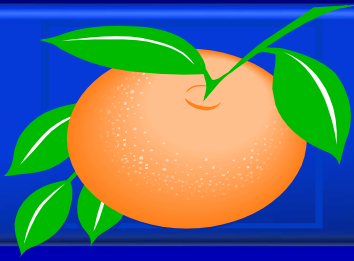
Waterford Lakes Multi-Family Planned Development / Land Use Plan

- Case:** CDR-20-07-202
- Project Name:** Waterford Lakes Multi-Family PD
- Applicant:** Brooks Stickler, Kimley-Horn & Associates, Inc.
- District:** 4
- Acreage:** 10.08 gross acres
- Location:** 12400 and 12464 E. Colonial Drive, or generally located south of E. Colonial Drive and east of Woodbury Road
- Request:** To adjust the location of the southern access and request five (5) waivers from Orange County Code related to setbacks, parking space size, landscaping, and recreation requirements.



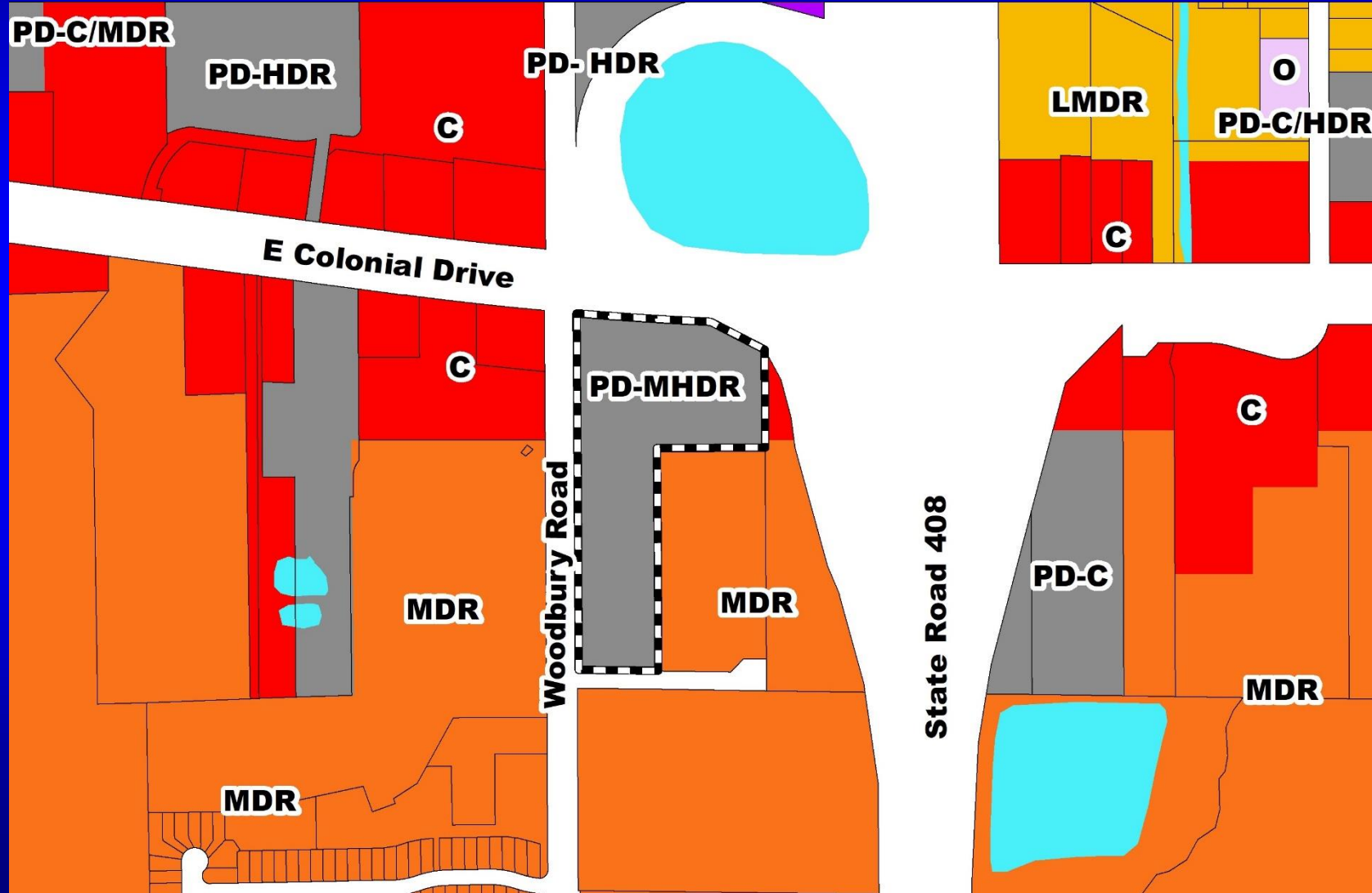
Waterford Lakes Multi-Family PD / Waterford Lakes Multi-Family Development Plan

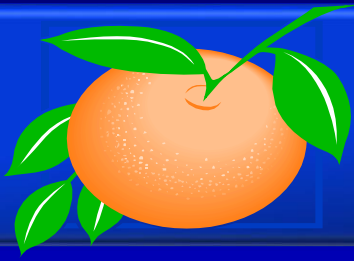
- Case:** DP-19-12-419
- Project Name:** Waterford Lakes Multi-Family PD / Waterford Lakes Multi-Family DP
- Applicant:** Brooks Stickler, Kimley-Horn & Associates, Inc.
- District:** 4
- Acreage:** 10.08 gross acres
- Location:** 12400 and 12464 E. Colonial Drive, or generally located south of E. Colonial Drive and east of Woodbury Road
- Request:** To construct 255 multi-family residential dwelling units on a total of 10.08 acres.



Waterford Lakes Multi-Family PD / Waterford Lakes Multi-Family Development Plan

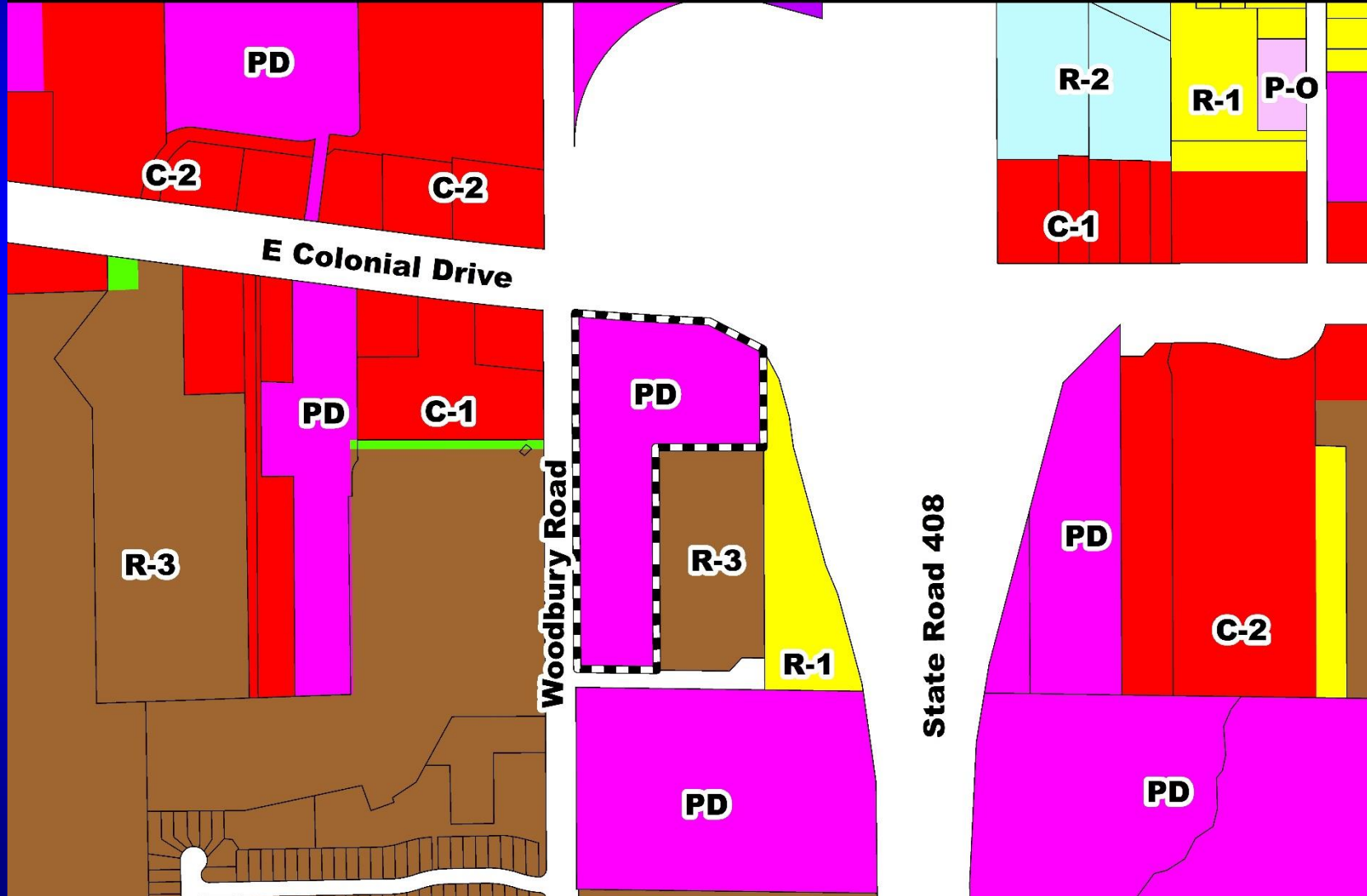
Future Land Use Map

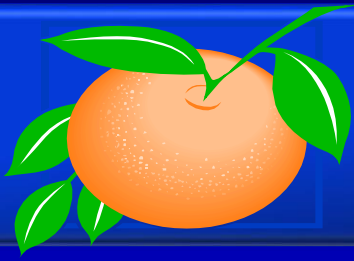




Waterford Lakes Multi-Family PD / Waterford Lakes Multi-Family Development Plan

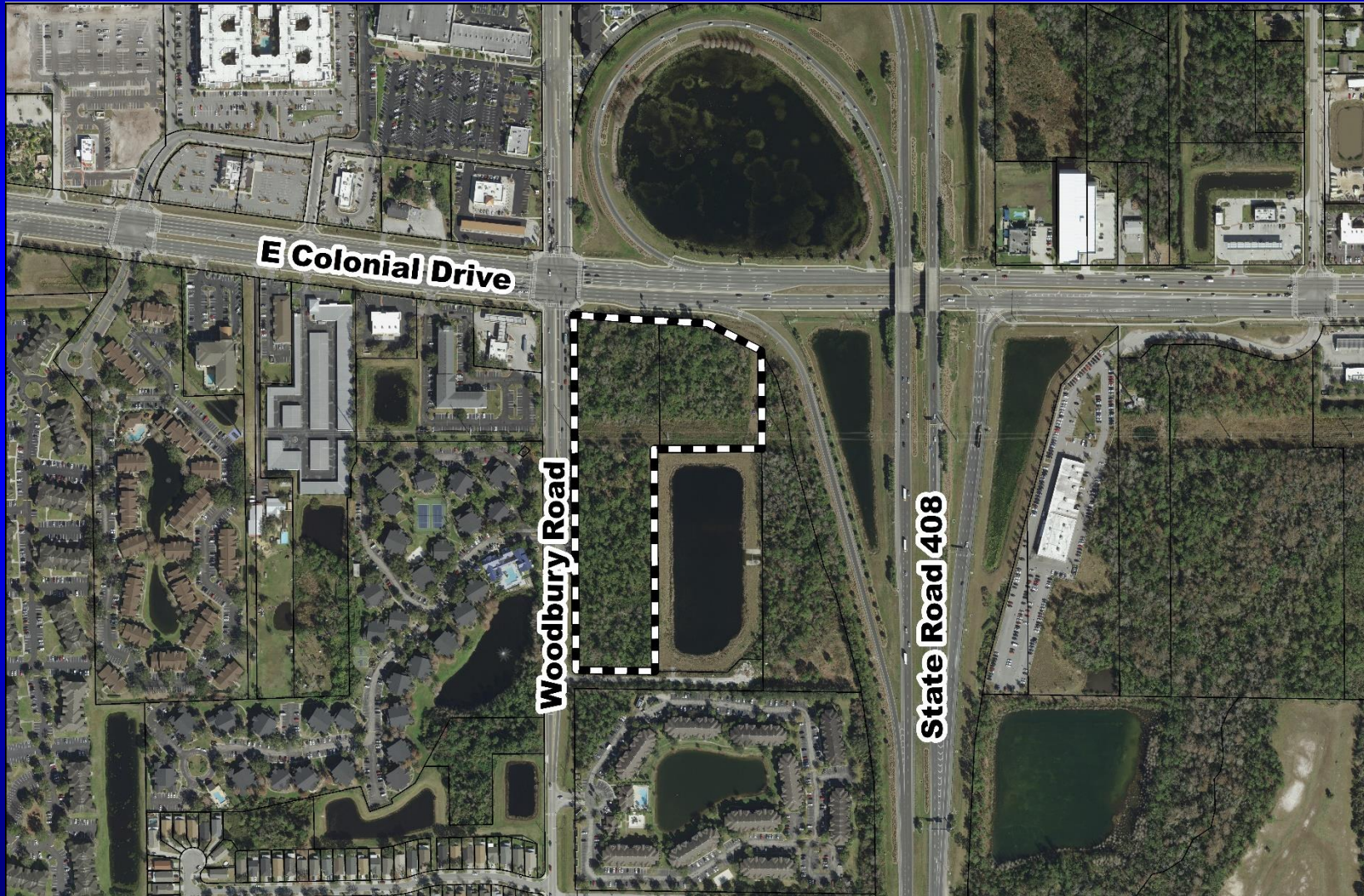
Zoning Map

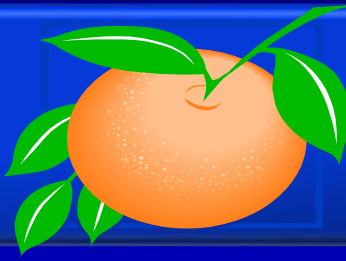




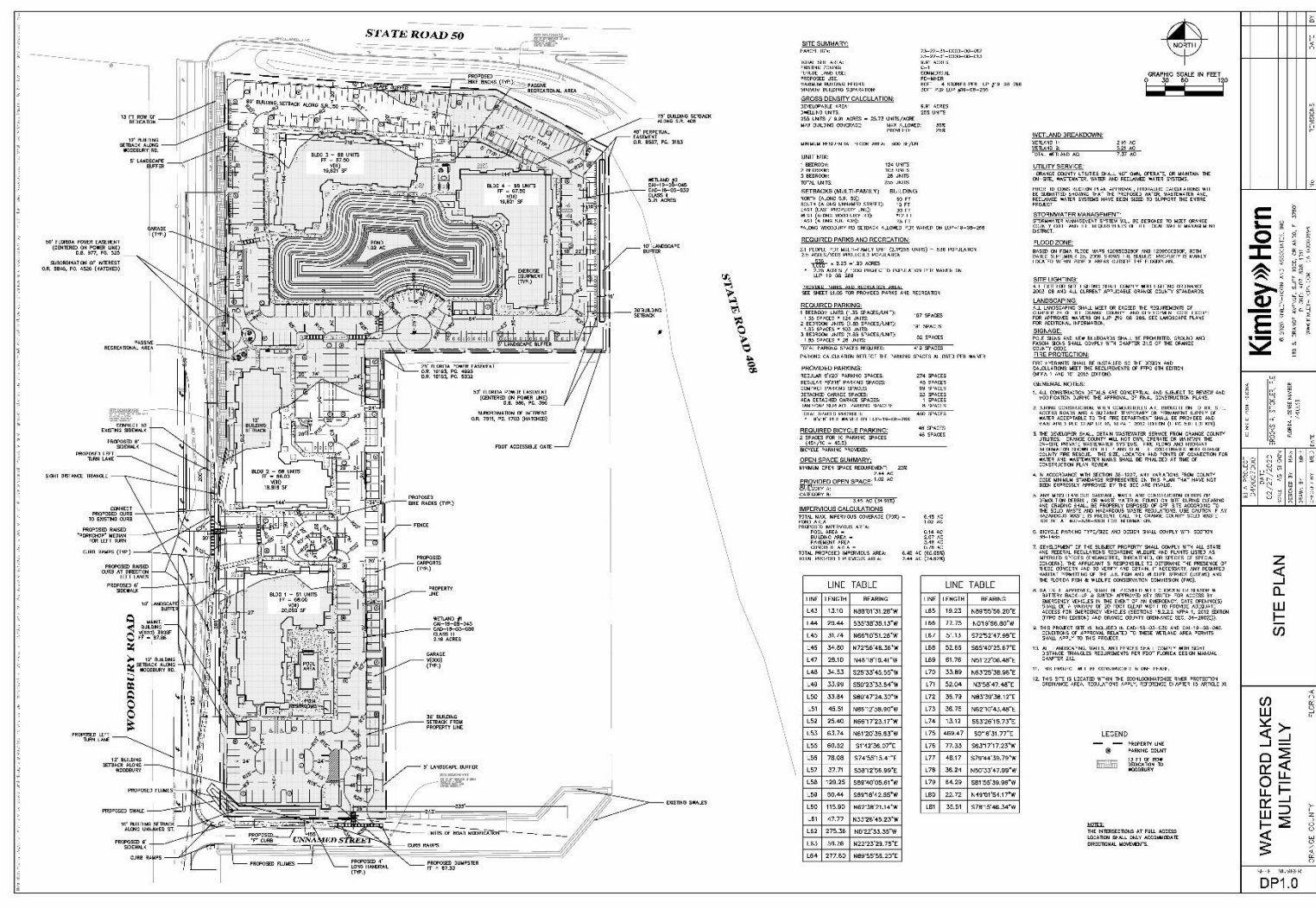
Waterford Lakes Multi-Family PD / Waterford Lakes Multi-Family Development Plan

Aerial Map





Waterford Lakes Multi-Family PD / Waterford Lakes Multi-Family Development Plan Overall Development Plan



SITE SUMMARY

TRACT NO. 24-02-11-000-00-00
 PARCEL NO. 24-02-11-000-00-00
 AREA 40.4 AC
 ZONING R-10
 COUNTY POLK
 CITY WATERFORD LAKES

GROSS DENSITY CALCULATION

DESIGNABLE AREA 6.8 ACRES
 UNITS 253 UNITS
 GROSS DENSITY 37 UNITS/ACRE

WETLAND BREAKDOWN

WETLAND 2.0 AC
 WETLAND 2.0 AC
 TOTAL 2.0 AC

UTILITIES

WATER 120 UNITS
 SEWER 120 UNITS
 GAS 120 UNITS
 TRASH 120 UNITS

REQUIRED PAVING AND PAVEMENT

1. TRAFFIC 270,000 SQ. FT.
 2. DRIVEWAYS 100,000 SQ. FT.
 3. SIDEWALKS 100,000 SQ. FT.
 4. TOTAL 470,000 SQ. FT.

REQUIRED PAVING

1. DRIVEWAYS 100,000 SQ. FT.
 2. SIDEWALKS 100,000 SQ. FT.
 3. TOTAL 200,000 SQ. FT.

REQUIRED RECYCLED PAVEMENT

1. DRIVEWAYS 100,000 SQ. FT.
 2. SIDEWALKS 100,000 SQ. FT.
 3. TOTAL 200,000 SQ. FT.

PERVIOUS OPEN SPACES

1. TOTAL 40,000 SQ. FT.
 2. DRIVEWAYS 10,000 SQ. FT.
 3. SIDEWALKS 10,000 SQ. FT.
 4. TOTAL 20,000 SQ. FT.

PERVIOUS CALCULATIONS

1. TOTAL 40,000 SQ. FT.
 2. DRIVEWAYS 10,000 SQ. FT.
 3. SIDEWALKS 10,000 SQ. FT.
 4. TOTAL 20,000 SQ. FT.

LINE	LENGTH	BEARING
L42	13.10	N88°01'31.28"W
L44	29.44	S32°30'38.13"W
L43	31.41	N88°01'31.28"W
L45	35.50	N72°56'48.32"E
L47	28.10	N48°18'18.41"W
L48	34.33	S29°33'45.50"W
L49	33.89	S50°23'33.84"W
L50	33.84	S84°47'34.32"W
L51	48.51	N88°17'38.90"W
L52	25.40	N69°17'23.17"W
L53	33.74	N61°20'35.83"W
L53	66.52	S14°03'36.07"E
L54	78.08	S74°57'54.7"E
L57	37.71	S31°12'06.90"E
L58	729.25	S89°40'05.61"W
L59	20.44	S81°0'42.85"W
L60	115.60	N63°38'11.4"W
L61	47.77	N33°26'45.23"W
L62	275.36	N02°33'33.37"W
L63	36.38	N22°23'29.75"E
L64	277.63	N69°35'58.22"E

LINE	LENGTH	BEARING
L65	19.23	N60°50'08.20"E
L66	77.75	N01°56'00.00"W
L67	37.15	S22°25'49.88"E
L68	23.85	S65°42'33.87"E
L69	61.76	N21°22'06.40"E
L70	33.89	N83°29'36.96"E
L71	52.04	N25°47'48.7"E
L72	38.79	N83°30'38.12"E
L73	36.75	N62°10'43.60"E
L74	13.12	S53°29'16.72"E
L75	469.47	S0°0'0.00"W
L76	77.33	S0°17'17.25"W
L77	48.17	S70°44'36.78"W
L78	36.21	N02°33'42.89"W
L79	84.29	S81°00'36.98"W
L80	22.72	N49°10'51.17"W
L81	35.51	S78°54'48.34"W

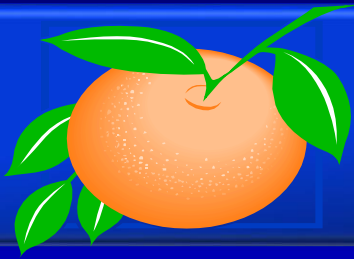
Kimley»Horn

1000 UNIVERSITY AVENUE, SUITE 200
 WATFORD LAKES, MISSISSIPPI 39077
 TEL: 601-977-1100 FAX: 601-977-1101
 WWW.KIMLEYHORN.COM

SITE PLAN

DATE: 11/11/2024
 SCALE: 1"=40'-0"

WATERFORD LAKES MULTIFAMILY DP1.0



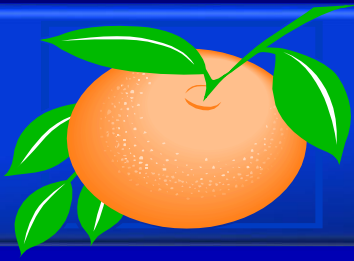
Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Waterford Lakes Multi-Family Planned Development / Land Use Plan (PD/LUP) dated “Received September 15, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report; and

Make a finding of consistency with the Comprehensive Plan and approve the Waterford Lakes Multi-Family PD / Waterford Lakes Multi-Family DP dated “Received August 17, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report; and

Approve Right-of-Way and Proportionate Share Agreement for Waterford Lakes Apartments (Consent Agenda item G.4)

District 4



New DP COA #22

22. Prior to site construction plan approval, the Developer shall conduct a MUTCD Traffic Signal Warrant Study for the intersection of Woodbury Rd. with the southernmost access Unnamed Road. The study shall be based on Opening Date traffic data and on Design Year Traffic Projections. If warranted, Developer shall design and construct the temporary traffic signal in conjunction with all other off-site Woodbury Rd. proposed improvements.

Board of County Commissioners

Public Hearings

December 1, 2020