

Density Comparison on Spring Lake



Neighborhoods on Spring Lake

<u>Neighborhood</u>	<u># Units</u>	<u># Acres</u>	<u>Density DU's/Acre</u>
Bay View	52	8	6.5
Phillips Bay	156	28	5.6
Somerset Shores	46	24	1.9
Spring Lake	130	24	5.4
Toscana	<u>373</u>	<u>38</u>	<u>9.8</u>
Total Residential on Lake	757	122	6.2 avg.
<u>compare to Rialto apartments</u>			
Existing - Rialto 1	200	11.8	16.9
Request Proposed - Rialto 2	325	6.5	50.0

Rialto 2 Request is In-Compatible & NOT Consistent with Neighborhoods on Spring Lake

Nor is density consistent with Rialto 1

Multi-Family Densities in Dr. Phillips

Sets the bar for Consistency & Compatibility

	<u># Units</u>	<u># Acres</u>	<u>Units/Acre</u>
Sand Lake Private Residences	417	38.8	10.75
Altis @ Sand Lake	315	13.5	23.30
Intra Cove	338	14.5	23.34
Sea Isle Resort	335	14.8	22.68
Lake Vue	196	9.9	19.72
Axis Apartments	268	12.3	21.86
Westwood Reserve at Grand Pines	178	11.9	14.93
Bainbridge Grande Pines	281	16.3	17.28
Rialto 1 (mixed use)	200	11.8	16.95
			Average Density
Sub-Totals =	2,528	143.8	17.6

Source: Orange County Planning Dept.