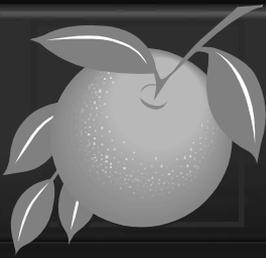


*Board of County Commissioners*

# Public Hearings

October 18, 2016



# **Sand Lake Resort Club PD / Westgate Lakes Phase 5B DP Appeal**

**Case:** CDR-16-06-207

**Location:** South of West Sand Lake Road / West of Turkey Lake Road

**Applicant:** Central Florida Investments, Inc.

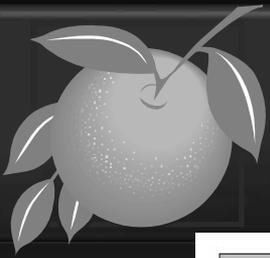
**Appellant:** Brent G. Siegel for Julieta Corredor

**District:** 1

**Acreage:** 9.91

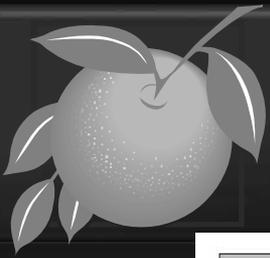
**Proposed Use:** 161 Resort Rental / Timeshare Units

**Request:** Appeal of the July 27, 2016 DRC decision to approve CDR-16-06-207 for the construction of 161 Resort Rental / Timeshare Units.



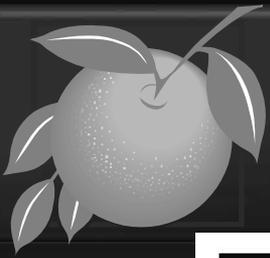
# Sand Lake Resort Club PD / Westgate Lakes Phase 5B DP Appeal Future Land Use Map





# Sand Lake Resort Club PD / Westgate Lakes Phase 5B DP Appeal Zoning Map

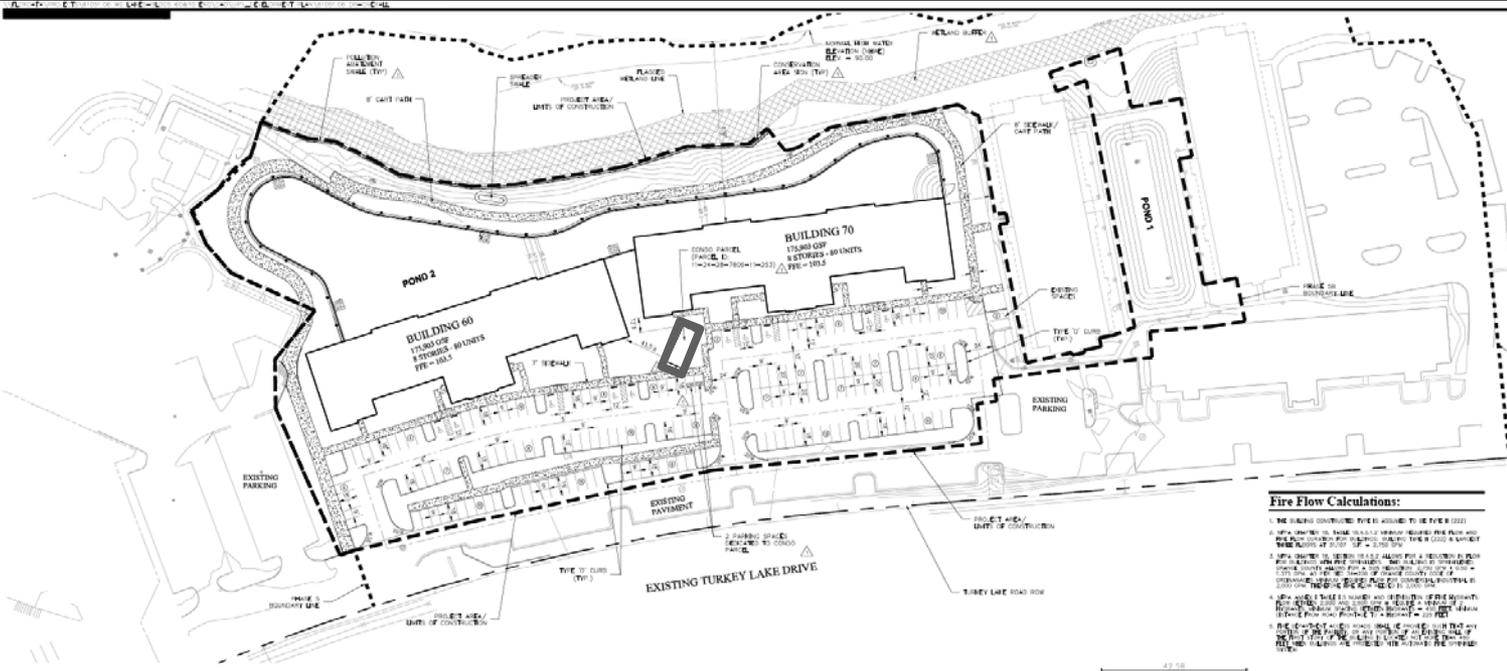




# Sand Lake Resort Club PD / Westgate Lakes Phase 5B DP Appeal Aerial Map



# Sand Lake Resort Club PD / Westgate Lakes Phase 5B DP Appeal Development Plan



SITE DATUM	
PROJECT AREA:	0.17 ACRES
DEVELOPMENT PROGRAM:	RESIDENTIAL - SINGLE-FAMILY
CURRENT LAND USE:	RESIDENTIAL - SINGLE-FAMILY
CURRENT FUTURE LAND USE:	RESIDENTIAL - SINGLE-FAMILY
CURRENT ZONING:	R-100
NET PARCEL DENSITY - TOTAL PHASE 5:	200 UNITS/AC
BUILDING:	40' HIGH
BUILDING SETBACKS:	FRONT: 10' FT, SIDE: 5' FT, REAR: 10' FT
MINIMUM OPEN SPACE:	REQUIRED: 2.48 AC, 25%
CATEGORY 'A':	1.00 AC, 50%
CATEGORY 'B':	1.50 AC, 75%
CATEGORY 'C':	2.00 AC, 100%
TRAFFIC GENERATION:	100 VEH/HR

PARKING REQUIREMENTS		
SPACES REQUIRED:	100 SPACES	
SPACES PROVIDED:	100 SPACES	
IMPERVIOUS COVER AREA CHART:		
CATEGORY	AREA (AC)	AREA (%)
BUILDING FOOTPRINT	1.00	5.88
DRIVEWAY	0.50	2.94
TOTAL	1.50	8.82

NOTES	
1.	IN ACCORDANCE WITH THE ZONING ORDINANCE, THE DEVELOPER SHALL PROVIDE FOR THE PROVISION OF OPEN SPACE AND LANDSCAPING TO BE PROVIDED TO THE PROPERTY TO BE DEVELOPED.
2.	THE DEVELOPER SHALL PROVIDE FOR THE PROVISION OF OPEN SPACE AND LANDSCAPING TO BE PROVIDED TO THE PROPERTY TO BE DEVELOPED.
3.	THE DEVELOPER SHALL PROVIDE FOR THE PROVISION OF OPEN SPACE AND LANDSCAPING TO BE PROVIDED TO THE PROPERTY TO BE DEVELOPED.
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STORMWATER SUMMARY	
100 YEAR FLOOD ELEVATION:	100'
TREATMENT VOLUME:	100,000 GALLONS
UTILITY SUMMARY - PHASE 5:	
POTABLE WATER DEMAND:	100 GPM
SEWERAGE:	100 GPM
STORM WATER MAINTENANCE PROVIDED BY:	WESTGATE LAKES PROPERTY
SEWER SERVICE PROVIDED BY:	STANBURY COUNTY
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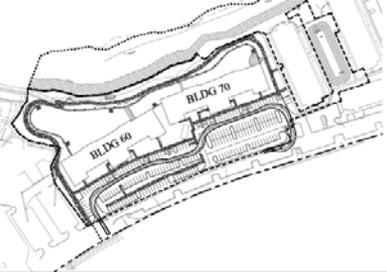


**Fire Flow Calculations:**

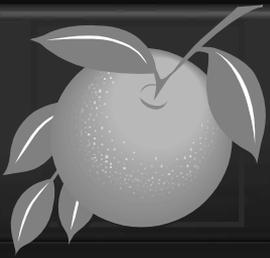
- THE BUILDING COVERED BY THIS PLAN IS CLASSIFIED AS A TYPE III (WOOD) BUILDING.
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**Emergency Access General Notes:**

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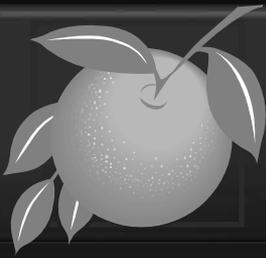
**Emergency Access**  
NTS



# Action Requested #2

**Uphold the July 27, 2016 decision of the Development Review Committee to approve the Sand Lake Resort Club PD / Westgate Lakes 5B DP (CDR-16-06-207), subject to the conditions of approval listed in the staff report.**

**District 1**



# Summary of Actions Requested

**D.10: Uphold the July 13, 2016 decision of the Development Review Committee to rescind the DRC actions of October 7, 2015 (approval of CDR-15-06-167) and September 12, 2012 (approval CDR-12-09-179) due to lack of Agent Authorization for the entirety of the property within the Development Plan boundary.**

**D.11: Uphold the July 27, 2016 decision of the Development Review Committee to approve the Sand Lake Resort Club PD / Westgate Lakes 5B DP (CDR-16-06-207), subject to the conditions of approval listed in the staff report.**