



Interoffice Memorandum

DATE: December 14, 2017

TO: Mayor Teresa Jacobs
-AND-
Board of County Commissioners

FROM: Jon V. Weiss, P.E., Director
Community, Environmental and Development
Services Department

CONTACT PERSON: John Smogor, Chairman
Development Review Committee
Planning Division
(407) 836-5616

SUBJECT: January 9, 2018 – Public Hearing
Applicant: Adam Smith, VHB, Inc.
Waterleigh Planned Development / Waterleigh Phases 2C-1, 2C-2,
2C-3, and a portion of Parcel 21 Preliminary Subdivision Plan
Case # PSP-17-05-170

This public hearing is to consider a recommendation from the Development Review Committee's (DRC) meeting of October 18, 2017 to approve the Waterleigh Planned Development / Waterleigh Phases 2C-1, 2C-2, 2C-3, and a portion of Parcel 21 Preliminary Subdivision Plan to subdivide 132.12 acres in order to construct sixty-four (64) single-family residential dwelling units.

The request also includes the following waiver from Orange County Code:

1. A waiver from Orange County Code Section 34-152(c) to allow Lots 496-501 and 514-519 to front a new in lieu of the 20 foot access to a dedicated public paved street. Legal access to these lots shall be through a platted ingress/egress easement and/or alley tract.

The required Specific Project Expenditure Report and Relationship Disclosure Forms have been completed in accordance with the requirements of Article X, Chapter 2, Orange County Code, as may be amended from time to time, and copies of these and the PSP may be found in the Planning Division for further reference.

ACTION REQUESTED: **Make a finding of consistency with the Comprehensive Plan (CP) and approve the Waterleigh Planned Development / Phases 2C-1, 2C-2, 2C-3, and a portion of Parcel 21 Preliminary Subdivision Plan dated “Received November 13, 2017”, subject to the conditions listed under the DRC Recommendation in the Staff Report. District 1**

JVW/JS/lme
Attachments

CASE # PSP-17-05-170

Commission District # 1

1. REQUEST

This public hearing is to consider a recommendation from the Development Review Committee's (DRC) meeting of October 18, 2017 to approve the Waterleigh Planned Development / Waterleigh Phases 2C-1, 2C-2, 2C-3, and a portion of Parcel 21 Preliminary Subdivision Plan to subdivide 132.12 acres in order to construct sixty-four (64) single-family residential dwelling units.

The request also includes the following waiver from Orange County Code:

1. A waiver from Orange County Code Section 34-152(c) to allow Lots 496-501 and 514-519 to front a new in lieu of the 20 foot access to a dedicated public paved street. Legal access to these lots shall be through a platted ingress/egress easement and/or alley tract.

2. PROJECT ANALYSIS

- | | |
|-----------------------|--|
| A. Location: | West of Avalon Road / South of Old YMCA Road |
| B. Parcel ID: | 07-24-27-0000-00-001, 07-24-27-0000-00-003 |
| C. Total Acres: | 132.12 |
| D. Water Supply: | Orange County Utilities |
| E. Sewer System: | Orange County Utilities |
| F. Schools: | Keene's Crossing ES: Capacity 859 / Enrollment 1,002
Bridgewater MS: Capacity 1,176 / Enrollment 1,826
West Orange HS: Capacity 3,276 / Enrollment 4,340 |
| G. School Population: | 27 |
| H. Parks: | West Beach – 10.1 Miles |
| I. Proposed Use: | 64 Single-Family Residential Dwelling Units |
| J. Site Data: | Garden Home District: (Parcel 21)

<u>Townhomes: (attached)</u>
Maximum Building Height: 55' (4-stories)
Minimum Living Area: 1,000 Square Feet
Building Setbacks:
15' Front
0' / 7' Side |

14' Rear
10' Side Street / Corner / APF Road
10' Porch
50' NHWE

Single Family (detached)

Maximum Building Height: 45' (3-stories)
Minimum Living Area: 1,200 Square Feet
Building Setbacks:

15' Front
5' Side
20' Rear
10' Side Street / Corner / APF Road
10' Porch
50' NHWE

K. Fire Station: 32- 14932 East Orange Lake Boulevard

L. Transportation: Avalon Road (CR 545): A Village H Horizon West Road Network Agreement for C.R. "Signatory Owners" was approved by the BCC on 2/12/2013 and recorded at OR Book/Page 10525/6172. The Village H Horizon West Road Network Agreement provides for the dedication of right-of-way, design, engineering, permitting, mitigation and construction of C.R. 545 to four lanes in four phases according to specific trip allocations and performance thresholds. Concurrency Vesting shall be provided pursuant to Table 1 based on achieved thresholds of the road improvements. Conveyance shall be by general warranty deed at no cost to the County prior to each phase of roadway construction. The Signatory Owners will receive Road Impact Fee Credits in Road Impact Fee Zone 4 for the lesser of (a) 95% of the actual, reasonable unreimbursed sums incurred by Signatory Owners for permitting, design, mitigation, inspection and construction expense exclusive of enhanced landscaping and street lighting or (b) 60% of the countywide average total cost of road construction per lane mile. This agreement was negotiated based on the approved Horizon West Global Road Term Sheet.

As proof of satisfaction of the project's transportation concurrency obligations, and in compliance with that certain Village H Road Network Agreement recorded at O.R. Book 10525, Page 6172, Public Records of Orange County, Florida, the developer must provide a valid Assignment of Vested Trips document together with the applicable Confirmation Letter issued by Orange County, concurrently with or prior to Preliminary Subdivision Plan/Development

Plan submittal. In addition, the Preliminary Subdivision Plan and each subsequent Development Plan must show a legend with trip allocations by parcel identification number and phase of the development.

3. COMPREHENSIVE PLAN

The property's Future Land Use Map (FLUM) designation is Village (V). The property is located within the Horizon West Village H SAP. This request appears consistent with the Comprehensive Plan.

4. ZONING

PD (Planned Development) (Waterleigh PD)

5. REQUESTED ACTION:

Approval subject to the following conditions:

1. Development shall conform to the Waterleigh PD Land Use Plan; Orange County Board of County Commissioners (BCC) approvals; Waterleigh Phase 2C-1, 2C-2, 2C-3 and a portion of Parcel 21 Preliminary Subdivision Plan dated "Received November 13, 2017," and to the conditions of approval listed below. Development based upon this approval shall comply with all applicable federal, state, and county laws, ordinances, and regulations, which are incorporated herein by reference, except to the extent any applicable county laws, ordinances, or regulations are expressly waived or modified by these conditions, or by action approved by the BCC, or by action of the BCC. In the event of a conflict or inconsistency between a condition of approval of this preliminary subdivision plan and the preliminary subdivision plan dated "Received November 13, 2017," the condition of approval shall control to the extent of such conflict or inconsistency.
2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board of County Commissioners ("Board") at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. In the event any such promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and/or postpone the recording of (or refuse to record) the plat for the project.

For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was expressly made to the Board at a public hearing where the development was considered and approved.

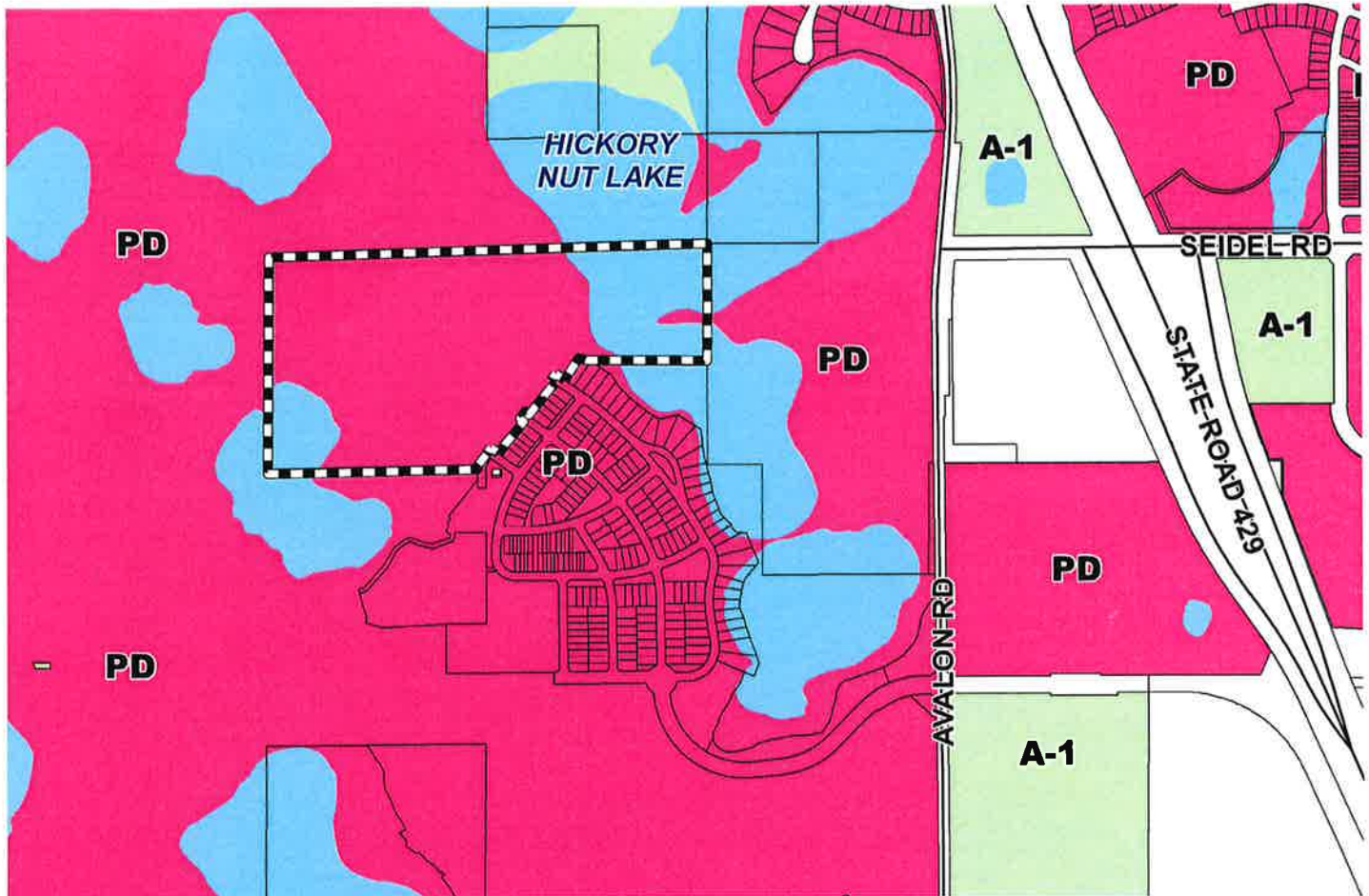
3. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.
4. Developer/Applicant has a continuing obligation and responsibility from the date of approval of this preliminary subdivision plan to promptly disclose to the County any changes in ownership, encumbrances, or other matters of record affecting the property that is subject to the plan, and to resolve any issues that may be identified by the County as a result of any such changes. Developer/applicant acknowledges and understands that any such changes are solely the developer's/applicant's obligation and responsibility to disclose and resolve, and that the developer's/applicant's failure to disclose and resolve any such changes to the satisfaction of the County may result in the County not issuing (or delaying issuance of) development permits, not recording (or delaying recording of) a plat for the property, or both.
5. Property that is required to be dedicated or otherwise conveyed to Orange County (by plat or other means) shall be free and clear of all encumbrances, except as may be acceptable to County and consistent with the anticipated use. Owner / Developer shall provide, at no cost to County, any and all easements required for approval of a project or necessary for relocation of existing easements, including any existing facilities, and shall be responsible for the full costs of any such relocation prior to Orange County's acceptance of the conveyance. Any encumbrances that are discovered after approval of a PD Land Use Plan shall be the responsibility of Owner / Developer to release and relocate, at no cost to County, prior to County's acceptance of conveyance. As part of the review process for construction plan approval(s), any required off-site easements identified by County must be conveyed to County prior to any such approval, or at a later date as determined by County. Any failure to comply with this condition may result in the withholding of development permits and plat approval(s).
6. Prior to or concurrently with the County's approval of the plat, documentation shall be provided from Orange County Public Schools that this project is in compliance with the Capacity Enhancement Agreement. Unless the property is otherwise vested or exempt, the applicant shall be subject to school concurrency and required to go through the review process prior to platting.

7. The project shall comply with the terms and conditions of that certain Village H Road Network Agreement recorded at Official Records Book/Page 10525/6172, Public Records of Orange County, Florida, as may be amended.
8. As proof of satisfaction of the project's transportation concurrency obligations, and in compliance with that certain Village H Road Network Agreement recorded at O.R. Book 10525, Page 6172, Public Records of Orange County, Florida, the developer must provide a valid Assignment of Vested Trips document together with the applicable Confirmation Letter issued by Orange County, concurrently with or prior to Preliminary Subdivision Plan/Development Plan submittal. In addition, the Preliminary Subdivision Plan and each subsequent Development Plan must show a legend with trip allocations by parcel identification number and phase of the development.
9. All home designs/types proposed for this PSP shall be submitted to the County for setback & architectural review a minimum of 90 days prior to model home requests and/or permitting.
10. New streets which are an extension of or in alignment with existing streets shall bear the same name as that borne by such existing streets.
11. The stormwater management system shall be designed to retain the 100-year/24-hour storm event onsite, unless documentation with supporting calculations is submitted which demonstrates that a positive outfall is available. If the applicant can show the existence of a positive outfall for the subject basin, then in lieu of designing for the 100-year/24-hour storm event, the developer shall comply with all applicable state and local stormwater requirements and regulations. An emergency high water relief outfall shall be provided to assure overflow does not cause flooding of surrounding areas.
12. A mandatory pre-application/sufficiency review meeting for the plat shall be required prior to plat submittal, but after approval of the site construction plans. The applicant shall resolve, to the County's satisfaction, all items identified in the pre-application/ sufficiency review meeting prior to formal submittal of the plat to the County.
13. A Municipal Service Benefit Unit (MSBU) shall be established for the standard operation and maintenance of street lighting inventory including leasing, fuel, and energy costs for this project. Street lighting fixtures, poles, and luminaries used in this project shall be selected from the approved inventory list supplied by the Orange County Comptroller. Street lighting fixtures, poles, and luminaries used in this project shall be supplied and installed by the utility company that services the area of the project, as authorized by law or agreement, and thereafter maintains the street lighting inventory.

The developer shall obtain approval of the street lighting fixtures, poles, and luminaries from the Orange County Comptroller Special Assessments Department via a "Letter of Commitment" prior to the installation of the street lighting fixtures, poles, and luminaries and prior to the plat being recorded by Orange County Comptroller Official Records section. All installation costs and street lighting operational costs prior to the effective date of the MSBU approval by the Orange County Board of County Commissioners shall be the sole responsibility of the developer.

14. Roads and drainage system(s), including any retention pond(s), will be owned and maintained by Orange County with a Municipal Service Benefit Unit (MSBU) established for stormwater system functionality. Routine maintenance, if not provided by the Homeowners' Association, shall be the responsibility of the County.
15. The site shall be stabilized following grubbing, clearing, earth work or mass grading to establish a dense stand of grass, or shall incorporate other approved Best Management Practices, on all disturbed areas if development does not begin within 7 days. Final stabilization shall achieve a minimum of seventy percent (70%) coverage of the disturbed land area and shall include a maintenance program to ensure minimum coverage survival and overall site stabilization until site development. Prior to clearing or grubbing, or approval of mass grading or constructions plans a letter of credit or cash escrow acceptable to the County shall be submitted to guarantee the required site stabilization and maintenance of all disturbed areas. The County Engineer shall establish the amount of the letter of credit or cash escrow.
16. Unless a Conservation Area Impact (CAI) permit is approved by Orange County consistent with Orange County Code Chapter 15, Article X, "Wetland Conservation Areas", prior to Construction Plan approval, no conservation area or buffer encroachments shall be permitted. Approval of this plan does not authorize any direct or indirect conservation area impacts.
17. Approval of this plan does not constitute approval of a permit for the construction of a boat dock, boardwalk, observation pier, fishing pier, community pier or other similar permanently fixed or floating structures. Any person desiring to construct any of these structures shall apply to the Orange County Environmental Protection Division, as specified in Orange County Code Chapter 15 Environmental Control, Article IX Dock Construction, prior to installation, for an Orange County Dock Construction Permit, as well as to any other Orange County Division(s) for any other applicable permits.
18. Prior to mass grading, clearing, grubbing or construction, the applicant is hereby noticed that this site must comply with habitat protection regulations of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).

19. Prior to issuance of any certificate of completion, all storm drain inlets shall have metal medallion inlet markers installed. Text on the marker shall read "No Dumping, Only Rain in the Drain." Specification detail will be provided within all plan sets. Contact the National Pollutant Discharge Elimination System (NPDES) Supervisor at the Orange County Environmental Protection Division for details.
20. At least thirty (30) days prior to construction plan submittal, the applicant shall submit a Master Utility Plan (MUP) for the PSP, including hydraulically dependent parcels outside the PSP boundaries; such MUP shall include supporting calculations showing that the PSP-level MUP is consistent with the approved MUP for the Village, or shall include an update to the Village MUP to incorporate any revisions. The MUP(s) must be approved prior to construction plan approval.
21. The plat and the Conditions, Covenants, and Restrictions (CC&Rs) for this project shall notify homeowners of the following: Homeowners own and maintain their individual water and reclaimed water services which extend to their homes from public meters located adjacent to public road right-of-way. The privately-owned water and reclaimed water services for the Lots numbered 496 to 501 on the PSP and the privately-owned water services for the Lots numbered 514 to 519 on the PSP extend to these units through HOA-owned park tracts. The owners of these lots shall be granted access to HOA-owned tracts for the purpose of maintaining their water and reclaimed water services.
22. Construction plans within this PD, submitted after August 1, 2017, shall not be approved until the 1-acre APF tract and 30-foot access & utility easement are conveyed to Orange County Utilities. The APF tract and access and utility easement shall have an elevation above the 100-year flood plain, be located outside of wetlands with a minimum 30-foot utility and access easement or tract connection to public right-of-way.
23. A waiver from Orange County Code Section 34-152(c) is granted to allow Lots 496-501 and 514-519 to front a new in lieu of the 20 foot access to a dedicated public paved street. Legal access to these lots shall be through a platted ingress/egress easement and/or alley tract.



Subject Property



Subject Property

Zoning

ZONING: PD (Planned Development District)
(Waterleigh PD)

APPLICANT: Adam Smith, VHB, Inc.

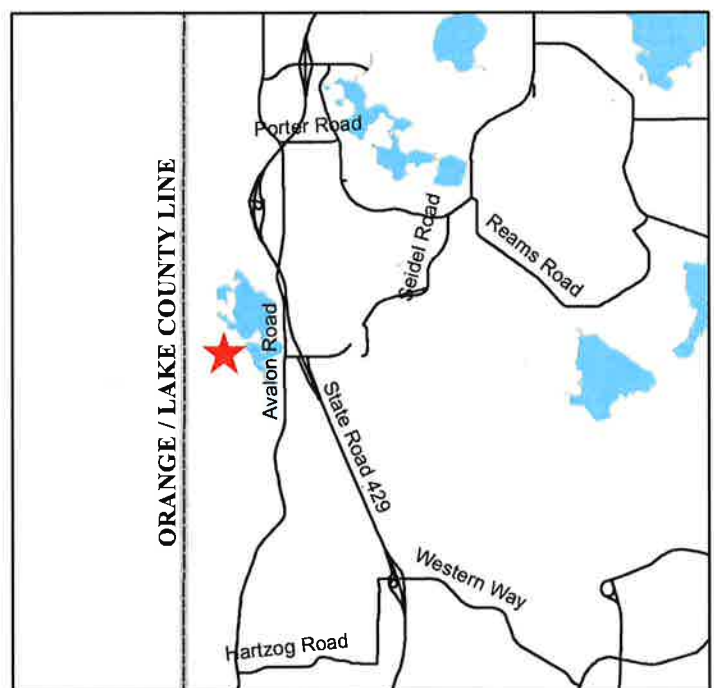
LOCATION: West of Avalon Road /
South of Old YMCA Road

TRACT SIZE: 132.12 acres

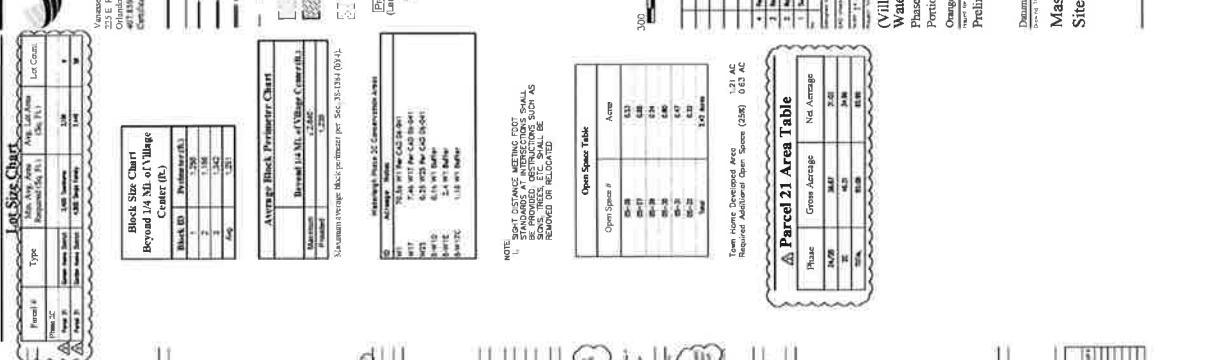
DISTRICT: #1

S/T/R: 07/24/27

1 inch = 1,042 feet



Lot Size Chart

[illegible][illegible][illegible]

1. **NAME**
 2. **ADDRESS**
 3. **CITY**
 4. **STATE**
 5. **ZIP**
 6. **PHONE**
 7. **FAX**
 8. **E-MAIL**
 9. **DATE**
 10. **SIGNATURE**
 11. **PRINTED NAME**
 12. **DATE**
 13. **TIME**
 14. **LOCATION**
 15. **REMARKS**
 16. **DATE**
 17. **TIME**
 18. **LOCATION**
 19. **REMARKS**
 20. **DATE**
 21. **TIME**
 22. **LOCATION**
 23. **REMARKS**
 24. **DATE**
 25. **TIME**
 26. **LOCATION**
 27. **REMARKS**
 28. **DATE**
 29. **TIME**
 30. **LOCATION**
 31. **REMARKS**
 32. **DATE**
 33. **TIME**
 34. **LOCATION**
 35. **REMARKS**
 36. **DATE**
 37. **TIME**
 38. **LOCATION**
 39. **REMARKS**
 40. **DATE**
 41. **TIME**
 42. **LOCATION**
 43. **REMARKS**
 44. **DATE**
 45. **TIME**
 46. **LOCATION**
 47. **REMARKS**
 48. **DATE**
 49. **TIME**
 50. **LOCATION**
 51. **REMARKS**
 52. **DATE**
 53. **TIME**
 54. **LOCATION**
 55. **REMARKS**
 56. **DATE**
 57. **TIME**
 58. **LOCATION**
 59. **REMARKS**
 60. **DATE**
 61. **TIME**
 62. **LOCATION**
 63. **REMARKS**
 64. **DATE**
 65. **TIME**
 66. **LOCATION**
 67. **REMARKS**
 68. **DATE**
 69. **TIME**
 70. **LOCATION**
 71. **REMARKS**
 72. **DATE**
 73. **TIME**
 74. **LOCATION**
 75. **REMARKS**
 76. **DATE**
 77. **TIME**
 78. **LOCATION**
 79. **REMARKS**
 80. **DATE**
 81. **TIME**
 82. **LOCATION**
 83. **REMARKS**
 84. **DATE**
 85. **TIME**
 86. **LOCATION**
 87. **REMARKS**
 88. **DATE**
 89. **TIME**
 90. **LOCATION**
 91. **REMARKS**
 92. **DATE**
 93. **TIME**
 94. **LOCATION**
 95. **REMARKS**
 96. **DATE**
 97. **TIME**
 98. **LOCATION**
 99. **REMARKS**
 100. **DATE**
 101. **TIME**
 102. **LOCATION**
 103. **REMARKS**
 104. **DATE**
 105. **TIME**
 106. **LOCATION**
 107. **REMARKS**
 108. **DATE**
 109. **TIME**
 110. **LOCATION**
 111. **REMARKS**
 112. **DATE**
 113. **TIME**
 114. **LOCATION**
 115. **REMARKS**
 116. **DATE**
 117. **TIME**
 118. **LOCATION**
 119. **REMARKS**
 120. **DATE**
 121. **TIME**
 122. **LOCATION**
 123. **REMARKS**
 124. **DATE**
 125. **TIME**
 126. **LOCATION**
 127. **REMARKS**
 128. **DATE**
 129. **TIME**
 130. **LOCATION**
 131. **REMARKS**
 132. **DATE**
 133. **TIME**
 134. **LOCATION**
 135. **REMARKS**
 136. **DATE**
 137. **TIME**
 138. **LOCATION**
 139. **REMARKS**
 140. **DATE**
 141. **TIME**
 142. **LOCATION**
 143. **REMARKS**
 144. **DATE**
 145. **TIME**
 146. **LOCATION**
 147. **REMARKS**
 148. **DATE**
 149. **TIME**
 150. **LOCATION**
 151. **REMARKS**
 152. **DATE**
 153. **TIME**
 154. **LOCATION**
 155. **REMARKS**
 156. **DATE**
 157. **TIME**
 158. **LOCATION**
 159. **REMARKS**
 160. **DATE**
 161. **TIME**
 162. **LOCATION**
 163. **REMARKS**
 164. **DATE**
 165. **TIME**
 166. **LOCATION**
 167. **REMARKS**
 168. **DATE**
 169. **TIME**
 170. **LOCATION**
 171. **REMARKS**
 172. **DATE**
 173. **TIME**
 174. **LOCATION**
 175. **REMARKS**
 176. **DATE**
 177. **TIME**
 178. **LOCATION**
 179. **REMARKS**
 180. **DATE**
 181. **TIME**
 182. **LOCATION**
 183. **REMARKS**
 184. **DATE**
 185. **TIME**
 186. **LOCATION**
 187. **REMARKS**
 188. **DATE**
 189. **TIME**
 190. **LOCATION**
 191. **REMARKS**
 192. **DATE**
 193. **TIME**
 194. **LOCATION**
 195. **REMARKS**
 196. **DATE**
 197. **TIME**
 198. **LOCATION**
 199. **REMARKS**
 200. **DATE**
 201. **TIME**
 202. **LOCATION**
 203. **REMARKS**
 204. **DATE**
 205. **TIME**
 206. **LOCATION**
 207. **REMARKS**
 208. **DATE**
 209. **TIME**
 210. **LOCATION**
 211. **REMARKS**
 212. **DATE**
 213. **TIME**
 214. **LOCATION**
 215. **REMARKS**
 216. **DATE**
 217. **TIME**
 218. **LOCATION**
 219. **REMARKS**
 220. **DATE**
 221. **TIME**
 222. **LOCATION**
 223. **REMARKS**
 224. **DATE**
 225. **TIME**
 226. **LOCATION**
 227. **REMARKS**
 228. **DATE**
 229. **TIME**
 230. **LOCATION**
 231. **REMARKS**
 232. **DATE**
 233. **TIME**
 234. **LOCATION**
 235. **REMARKS**
 236. **DATE**
 237. **TIME**
 238. **LOCATION**
 239. **REMARKS**
 240. **DATE**
 241. **TIME**
 242. **LOCATION**
 243. **REMARKS**
 244. **DATE**
 245. **TIME**
 246. **LOCATION**
 247. **REMARKS**
 248. **DATE**
 249. **TIME**
 250. **LOCATION**
 251. **REMARKS**
 252. **DATE**
 253. **TIME**
 254. **LOCATION**
 255. **REMARKS</**

LIGHTING
LIGHTS / SMALL COMPLAINTS WITH ARTICLE
GARBAGE PICKUP
ALL REAR LEASED UNITS TO BE RECARDED

FREE

1. The purpose of this paper is to discuss the

OWNERSHIP MAINTENANCE:

1. WATER 2. WATER 3. WATER 4. WATER
 5. WATER 6. WATER 7. WATER 8. WATER
 9. WATER 10. WATER 11. WATER 12. WATER
 13. WATER 14. WATER 15. WATER 16. WATER
 17. WATER 18. WATER 19. WATER 20. WATER
 21. WATER 22. WATER 23. WATER 24. WATER
 25. WATER 26. WATER 27. WATER 28. WATER
 29. WATER 30. WATER 31. WATER 32. WATER
 33. WATER 34. WATER 35. WATER 36. WATER
 37. WATER 38. WATER 39. WATER 40. WATER
 41. WATER 42. WATER 43. WATER 44. WATER
 45. WATER 46. WATER 47. WATER 48. WATER
 49. WATER 50. WATER 51. WATER 52. WATER
 53. WATER 54. WATER 55. WATER 56. WATER
 57. WATER 58. WATER 59. WATER 60. WATER
 61. WATER 62. WATER 63. WATER 64. WATER
 65. WATER 66. WATER 67. WATER 68. WATER
 69. WATER 70. WATER 71. WATER 72. WATER
 73. WATER 74. WATER 75. WATER 76. WATER
 77. WATER 78. WATER 79. WATER 80. WATER
 81. WATER 82. WATER 83. WATER 84. WATER
 85. WATER 86. WATER 87. WATER 88. WATER
 89. WATER 90. WATER 91. WATER 92. WATER
 93. WATER 94. WATER 95. WATER 96. WATER
 97. WATER 98. WATER 99. WATER 100. WATER

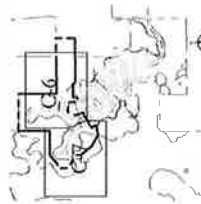
DATE	2017
CONTRACT NO.	770-0000000000000000

4. $2 \sin^{-1} \frac{1}{2} = 2 \sin^{-1} \frac{1}{2} = 2 \times 30^\circ = 60^\circ$
 $\therefore \sin^{-1} \frac{1}{2} = 30^\circ$
 $\therefore \sin^{-1} \frac{1}{2} = 30^\circ$
 $\therefore \sin^{-1} \frac{1}{2} = 30^\circ$

© 2004 Blackwell Publishing Ltd *Journal of Internal Medicine* 255: 111–118



Verano Hanger Brudlin, Inc.
225 E. Madison Street, Suite 200
Orlando, Florida 32801
407 839-4006 • FAX 407 839-4008
Certificate of Authorization Number FL 83932



Key Map

[illegible]

(Village H) of Horizon West

Waterleigh PD -

Phases 2C-1, 2C-2 and 2C-3
Portion of Parcel 21Portion of Parcel: 21
Orange County, FloridaOrange County, Florida
Case No.
Plaintiff vs. Defendant(s)

Preliminary Subdivision Plan

Datum (NAVD 88)

Site Plan

3120

Figure 1

La Jolla, California

C-7

51

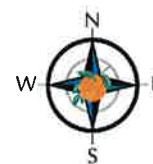
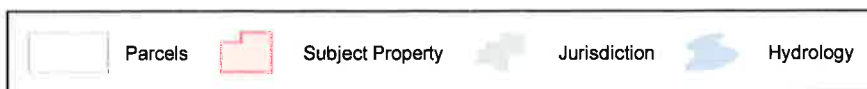
1

4/20/19

© 2003 Blackwell Publishing Ltd



Waterleigh PD / Waterleigh Phases 2C-1, 2C-2, 2C-3, and a portion of Parcel 21 PSP



1 : 16,800
1 in : 1,400 ft