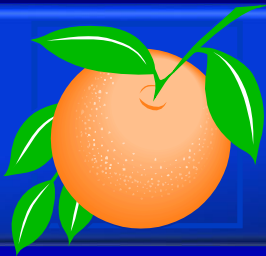


Board of County Commissioners

Public Hearings

May 22, 2018



National Spa and Resort PD / National Spa and Resort Preliminary Subdivision Plan

Case: PSP-16-09-305

Project Name: National Spa and Resort PD / National Spa and Resort PSP

Applicant: Jay Jackson, Kimley-Horn & Associates, Inc.

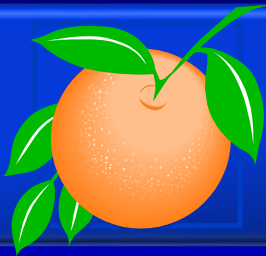
District: 1

Acreage: 28.70 gross acres

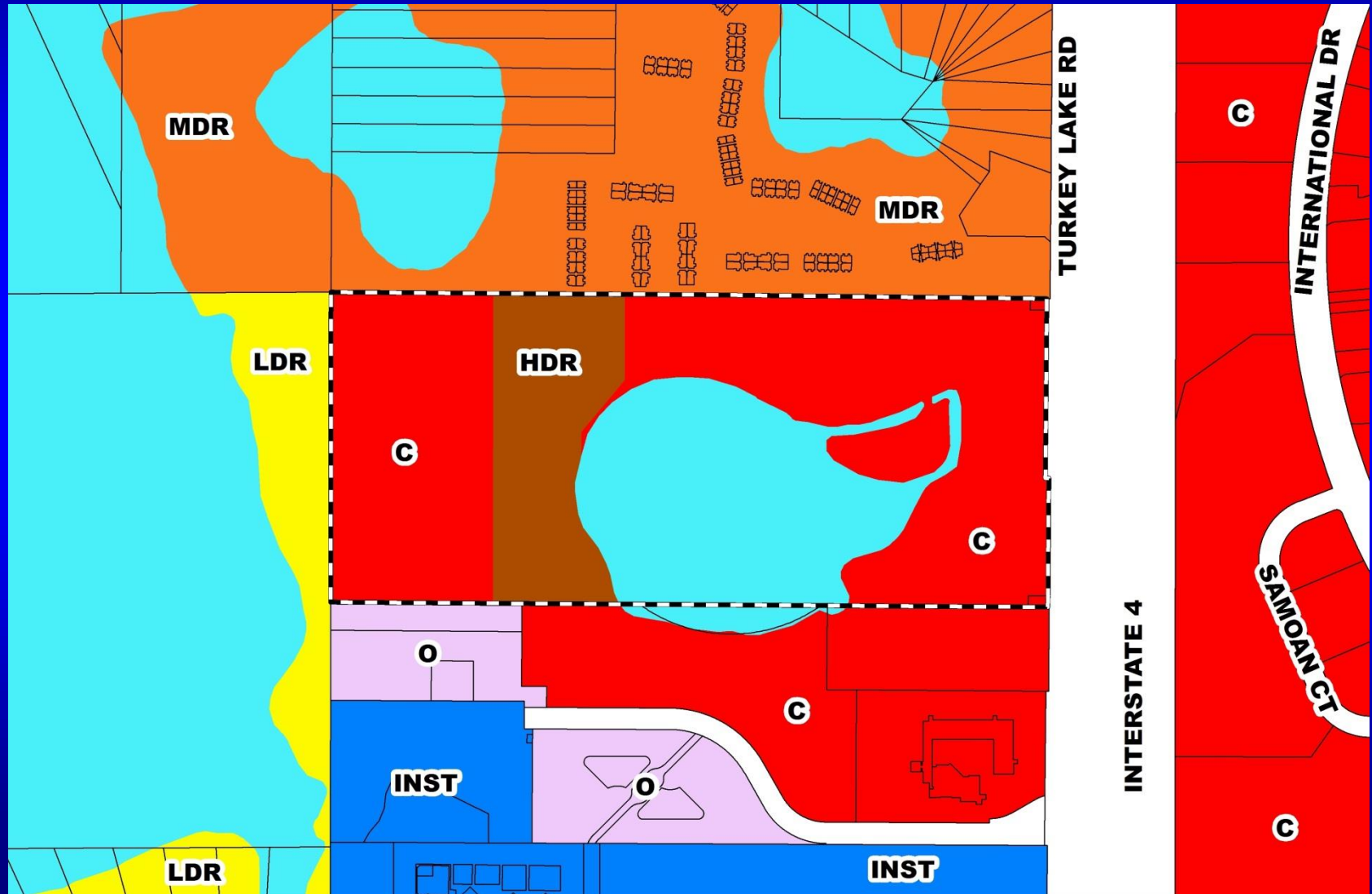
Location: South of Sand Lake Road / West of Turkey Lake Road

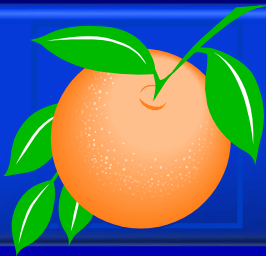
Request: To subdivide 28.70 acres in order to create seven commercial lots, three pond tracts, and a lift station.

Additionally, a waiver from Orange County Code Section 34-152(c) is requested to allow access to Lot 6 via an access easement, in lieu of the 20 foot fee simple access to a dedicated public road.

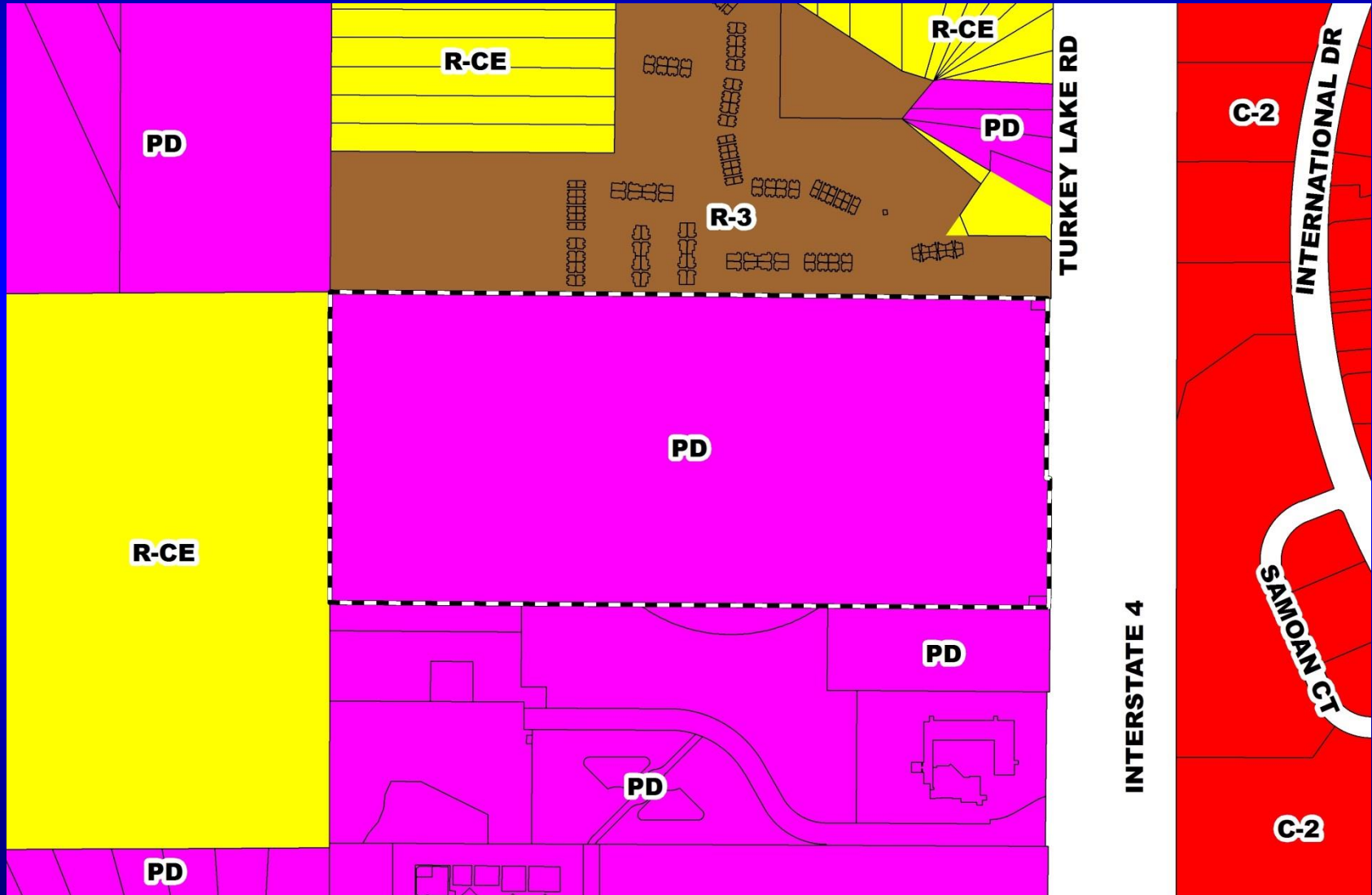


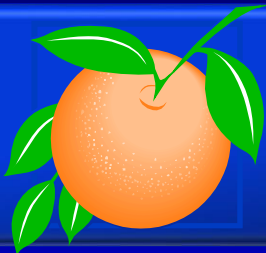
National Spa and Resort PD / National Spa and Resort Preliminary Subdivision Plan Future Land Use Map



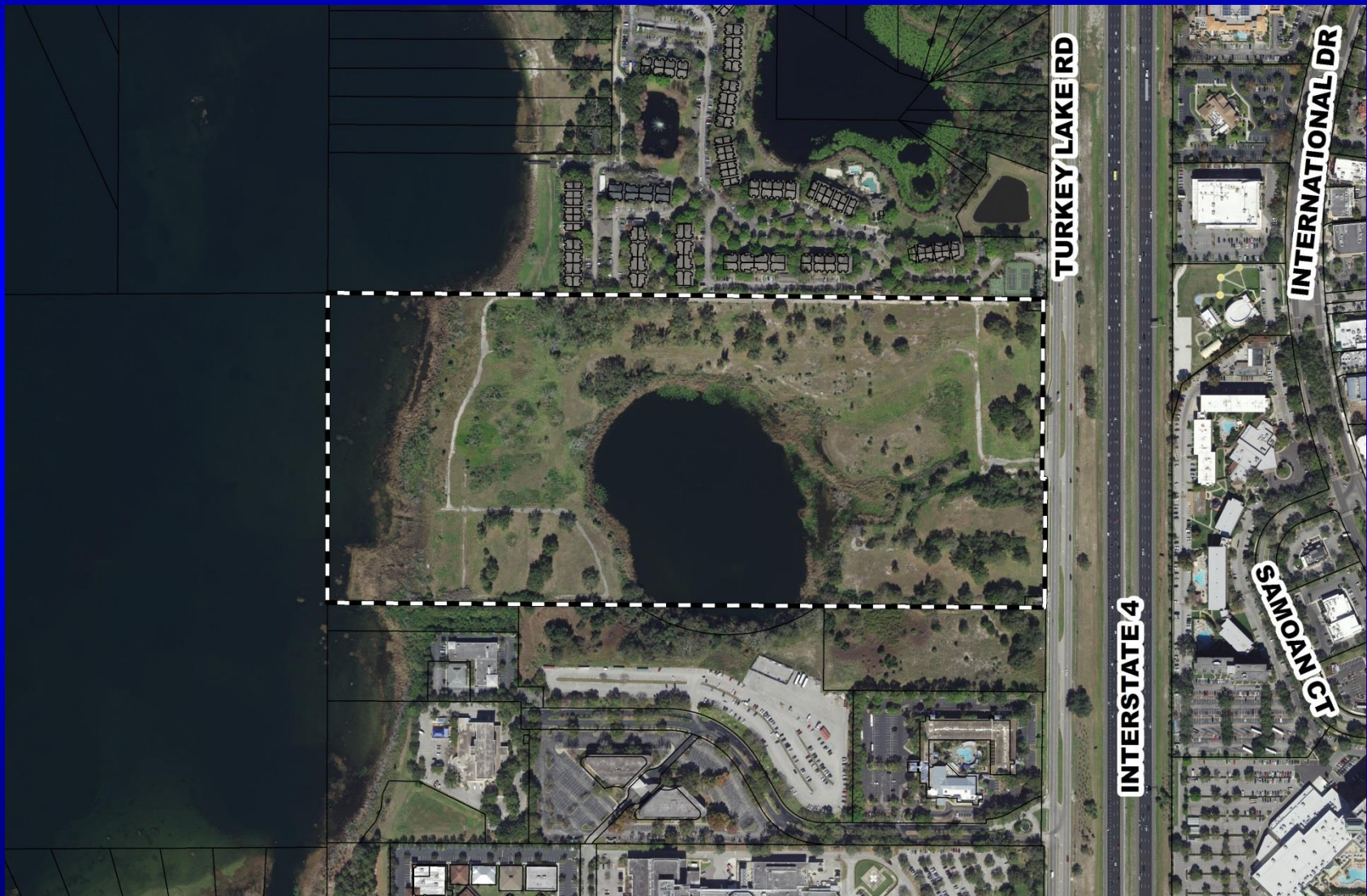


National Spa and Resort PD / National Spa and Resort Preliminary Subdivision Plan Zoning Map

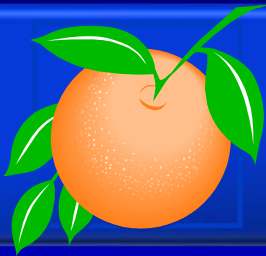




National Spa and Resort PD / National Spa and Resort Preliminary Subdivision Plan Aerial Map



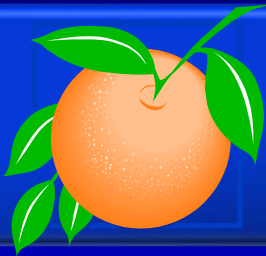




Action Requested

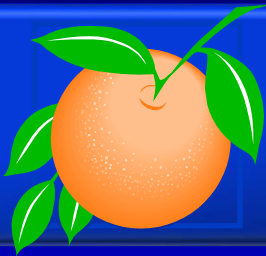
Make a finding of consistency with the Comprehensive Plan (CP) and approve the National Spa and Resort PD / National Spa and Resort PSP dated “Received March 21, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

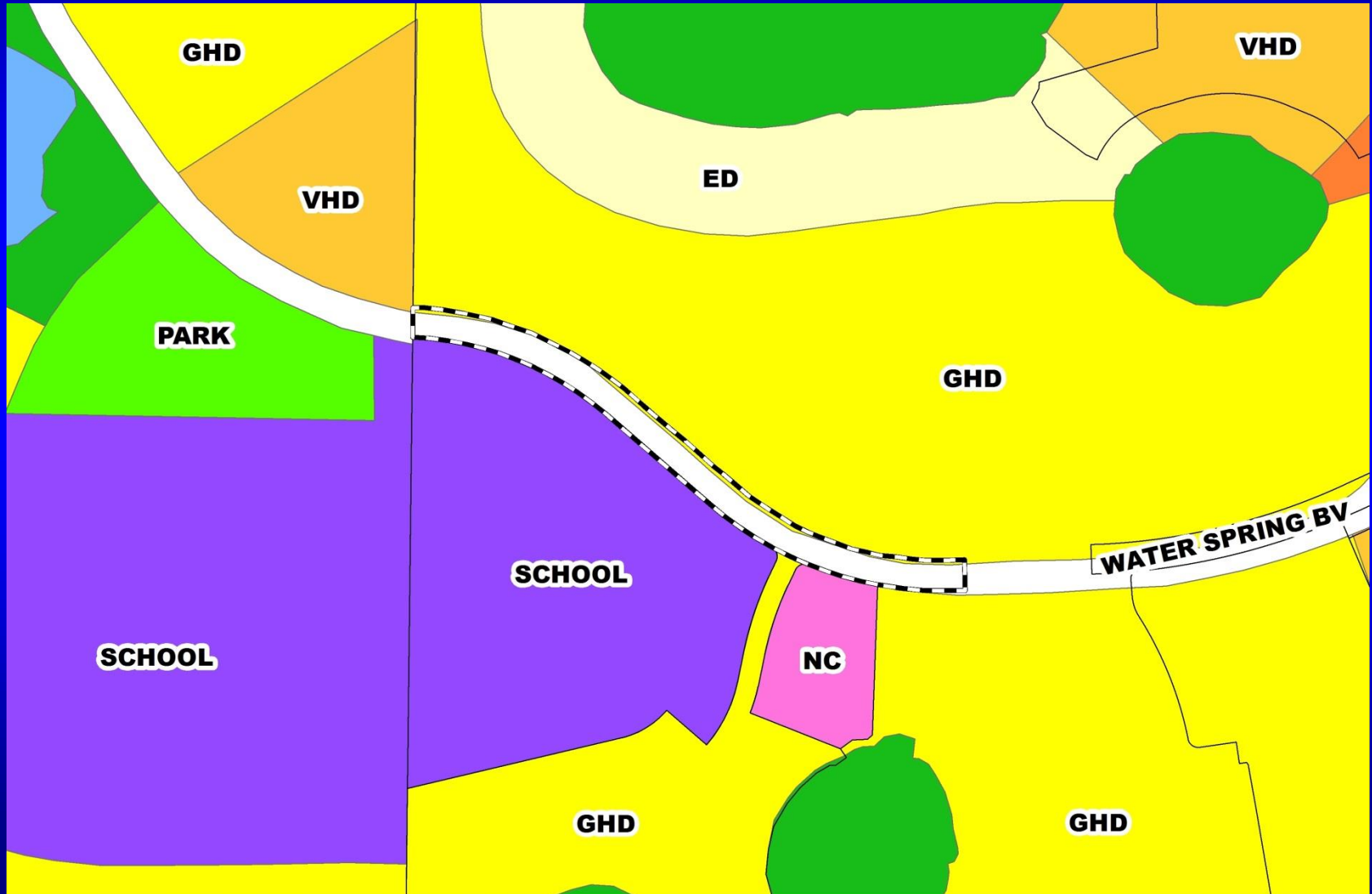


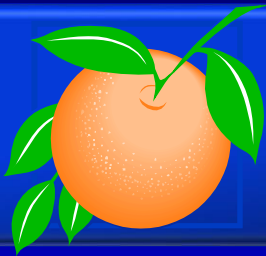
Springhill PD / Springhill Phase 2 APF Road Preliminary Subdivision Plan

Case:	PSP-17-09-286
Project Name:	Springhill PD / Springhill Phase 2 APF Road PSP
Applicant:	Eric Warren, Poulos & Bennett, LLC
District:	1
Acreage:	2.38 gross acres
Location:	South of Flamingo Crossings Boulevard / West of Avalon Road
Request:	To construct approximately 1,450 linear feet of Adequate Public Facilities (APF) Road.

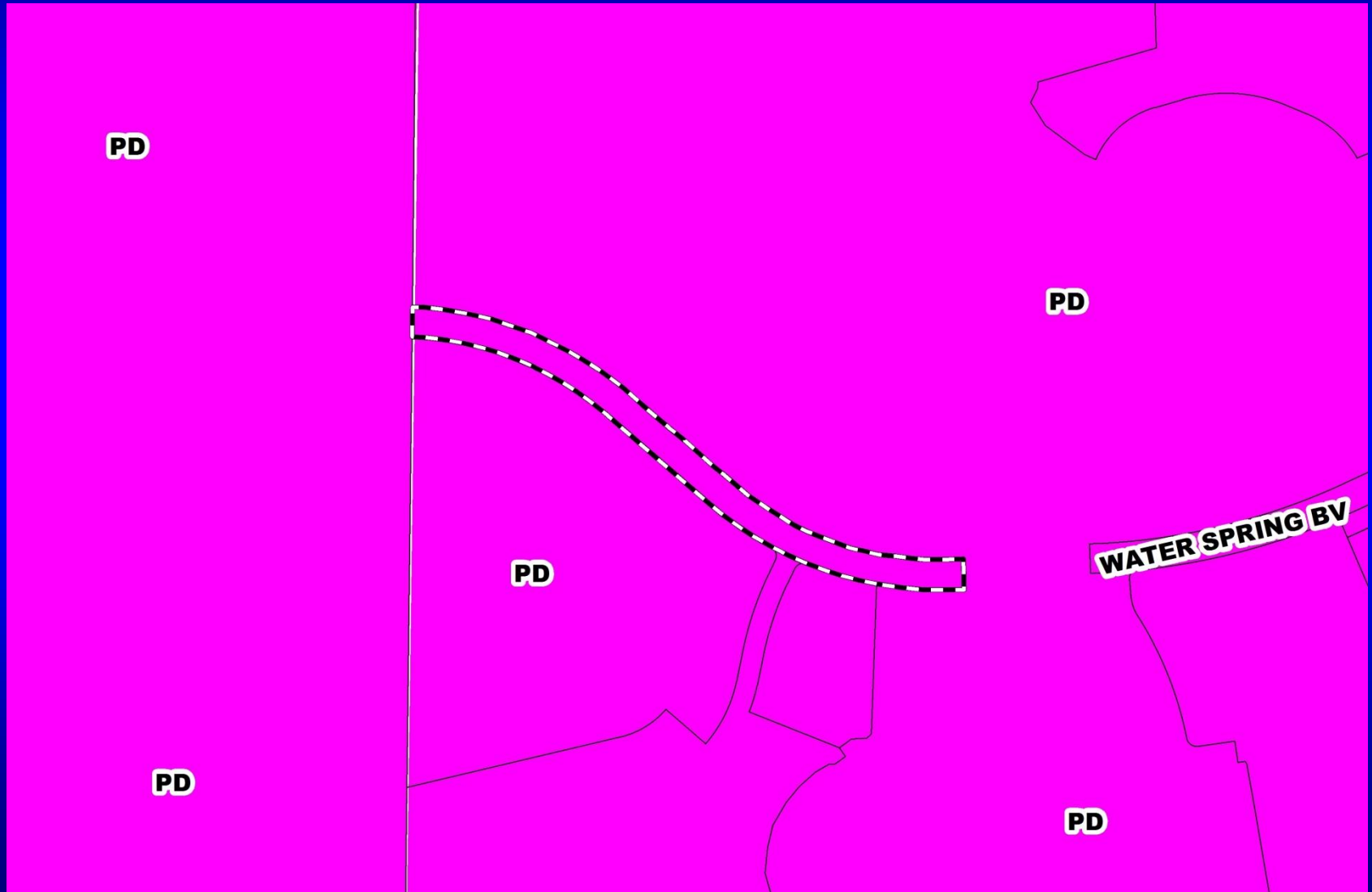


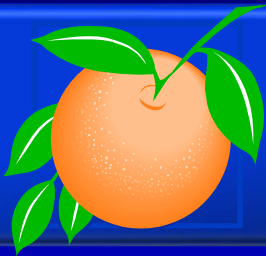
Springhill PD / Springhill Phase 2 APF Road Preliminary Subdivision Plan Future Land Use Map





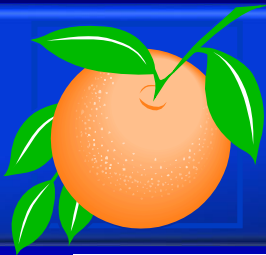
Springhill PD / Springhill Phase 2 APF Road Preliminary Subdivision Plan Zoning Map



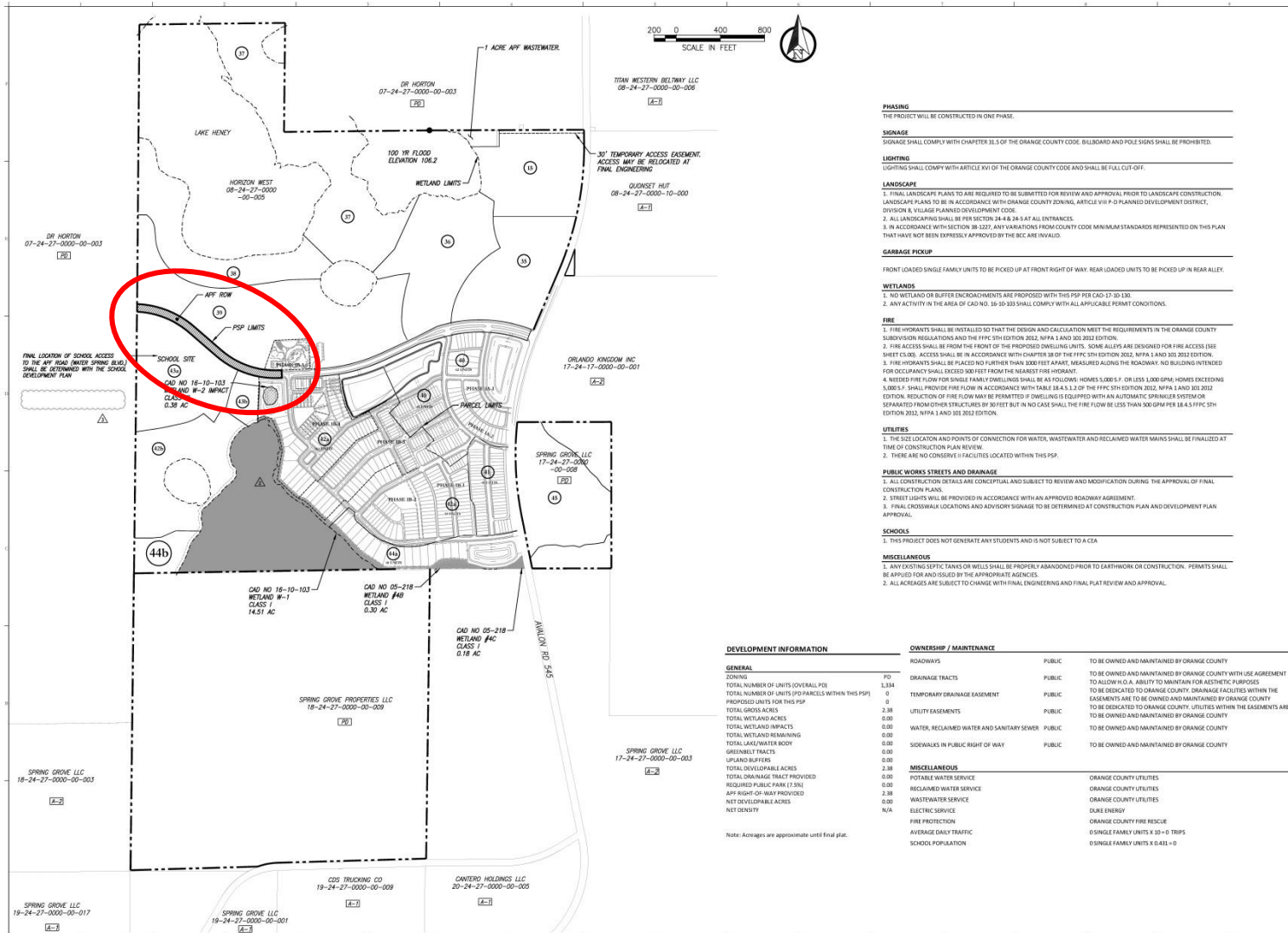


Springhill PD / Springhill Phase 2 APF Road Preliminary Subdivision Plan Aerial Map





Springhill PD / Springhill Phase 2 APF Road Preliminary Subdivision Plan Overall Preliminary Subdivision Plan



Key Map:

Legend:

PHASING
THE PROJECT WILL BE CONSTRUCTED IN ONE PHASE.

SIGNAGE
SIGNAGE SHALL COMPLY WITH CHAPTER 35.3 OF THE ORANGE COUNTY CODE. BILLBOARD AND POLL SIGNS SHALL BE PROHIBITED.

LIGHTING
LIGHTING SHALL COMPLY WITH ARTICLE XVI OF THE ORANGE COUNTY CODE AND SHALL BE FULL CUT-OFF.

LANDSCAPE
1. FINAL LANDSCAPE PLANS TO BE REQUIRED TO BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO LANDSCAPE CONSTRUCTION. LANDSCAPE PLANS TO BE IN ACCORDANCE WITH ORANGE COUNTY ZONING, ARTICLE VII P-2 PLANNED DEVELOPMENT DISTRICT, DIVISION 8 VILLAGE PLANNED DEVELOPMENT CODE.
2. ALL LANDSCAPES SHALL BE PER SECTION 24-42-34-3 AT ALL INSTANCES.
3. IN ACCORDANCE WITH SECTION 38-1227, ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BOC ARE INVALID.

GARBAGE PICKUP
FRONT LOADED SINGLE FAMILY UNITS TO BE PICKED UP AT FRONT RIGHT OF WAY. REAR LOADED UNITS TO BE PICKED UP IN REAR ALLEY.

WETLANDS
1. NO WETLAND OR BUFFER ENCROACHMENTS ARE PROPOSED WITH THIS PSP PER CAD-17-30-130.
2. ANY ACTIVITY IN THE AREA OF CAD NO. 16-10-103 SHALL COMPLY WITH ALL APPLICABLE PERMIT CONDITIONS.

FIRE
1. FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE DESIGN AND CALCULATION MEET THE REQUIREMENTS IN THE ORANGE COUNTY SUBDIVISION REGULATIONS AND THE FPFC 5TH EDITION 2022, NPFA 1 AND 2022 EDITION.
2. FIRE ACCESS SHALL BE FROM THE FRONT OF THE PROPOSED DWELLING UNITS. SOME ALLEYS ARE DESIGNED FOR FIRE ACCESS (SEE SHEET C-08). ACCESS SHALL BE IN ACCORDANCE WITH CHAPTER 38 OF THE FPFC 5TH EDITION 2022, NPFA 1 AND 2022 EDITION.
3. FIRE HYDRANTS SHALL BE PLACED NO FURTHER THAN 200 FEET APART, MEASURED ALONG THE ROADWAY. NO BUILDING INTENDED FOR OCCUPANCY SHALL EXCEED 30 FEET FROM THE NEAREST FIRE HYDRANT.
4. NEEDED FIRE FLOW FOR SINGLE FAMILY DWELLINGS SHALL BE AS FOLLOWS: HOMES 1,000 S.F. OR LESS, 1,000 GPM; HOMES EXCEEDING 1,000 S.F. SHALL PROVIDE FIRE FLOW IN ACCORDANCE WITH TABLE 18-4.5.3.2 OF THE FPFC 5TH EDITION 2022, NPFA 1 AND 2022 EDITION. REDUCTION OF FIRE FLOW MAY BE PERMITTED IF DWELLING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM OR SEPARATED FROM OTHER STRUCTURES BY 30 FEET BUT IN NO CASE SHALL THE FIRE FLOW BE LESS THAN 500 GPM PER 18-4.5.3.5 FPFC 5TH EDITION 2022, NPFA 1 AND 2022 EDITION.

UTILITIES
1. THE EXIST LOCATION AND POINTS OF CONNECTION FOR WATER, WASTEWATER AND RECLAIMED WATER MAINS SHALL BE FINALIZED AT TIME OF CONSTRUCTION PLAN REVIEW.
2. THERE ARE NO CONSERVATIVE (C) FACILITIES LOCATED WITHIN THIS PSP.

PUBLIC WORKS STREETS AND DRAINAGE
1. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.
2. STREET SIGNS WILL BE PROVIDED IN ACCORDANCE WITH AN APPROVED ROADWAY AGREEMENT.
3. FINAL CROSSWALK LOCATIONS AND FRONTYARD SIGNAGE TO BE DETERMINED AT CONSTRUCTION PLAN AND DEVELOPMENT PLAN APPROVAL.

SCHOOLS
1. THIS PROJECT DOES NOT GENERATE ANY STUDENTS AND IS NOT SUBJECT TO A CSA.

MISCELLANEOUS
1. ANY EXISTING SEPTIC TANKS OR WELLS SHALL BE PROPERLY ABANDONED PRIOR TO EARTHWORK OR CONSTRUCTION. PERMITS SHALL BE APPLIED FOR AND ISSUED BY THE APPROPRIATE AGENCIES.
2. ALL ACRES ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING AND FINAL PLAN REVIEW AND APPROVAL.

DEVELOPMENT INFORMATION

GENERAL	PD
ZONING	1.334
TOTAL NUMBER OF UNITS (OVERALL PSP)	0
TOTAL NUMBER OF UNITS (PD PARCELS WITHIN THIS PSP)	0
PROPOSED UNITS FOR THIS PSP	0
TOTAL GROSS ACRES	2.38
TOTAL WETLAND ACRES	0.00
TOTAL WETLAND IMPACTS	0.00
TOTAL WETLAND REMAINING	0.00
TOTAL LAKE/WATER BODY	0.00
GREENBELT TRACTS	0.00
UPLAND BUFFERS	0.00
TOTAL DEVELOPABLE ACRES	2.38
TOTAL DRAINAGE TRACT PROVIDED	0.00
REQUIRED PUBLIC PARK (1.00)	0.00
APF RIGHT-OF-WAY PROVIDED	0.00
NET DEVELOPABLE ACRES	0.00
NET DENSITY	N/A

Notes: Acreages are approximate until final plat.

OWNERSHIP / MAINTENANCE

ROADWAYS	PUBLIC	TO BE OWNED AND MAINTAINED BY ORANGE COUNTY
DRAINAGE TRACTS <th>PUBLIC</th> <th>TO BE OWNED AND MAINTAINED BY ORANGE COUNTY WITH USE AGREEMENT TO ALLOW R.O.A. ABILITY TO MAINTAIN FOR AESTHETIC PURPOSES</th>	PUBLIC	TO BE OWNED AND MAINTAINED BY ORANGE COUNTY WITH USE AGREEMENT TO ALLOW R.O.A. ABILITY TO MAINTAIN FOR AESTHETIC PURPOSES
TEMPORARY DRAINAGE EASEMENT <th>PUBLIC</th> <th>TO BE DEDICATED TO ORANGE COUNTY. DRAINAGE FACILITIES WITHIN THE EASEMENTS ARE TO BE OWNED AND MAINTAINED BY ORANGE COUNTY</th>	PUBLIC	TO BE DEDICATED TO ORANGE COUNTY. DRAINAGE FACILITIES WITHIN THE EASEMENTS ARE TO BE OWNED AND MAINTAINED BY ORANGE COUNTY
UTILITY EASEMENTS <th>PUBLIC</th> <th>TO BE DEDICATED TO ORANGE COUNTY. UTILITIES WITHIN THE EASEMENTS ARE TO BE OWNED AND MAINTAINED BY ORANGE COUNTY</th>	PUBLIC	TO BE DEDICATED TO ORANGE COUNTY. UTILITIES WITHIN THE EASEMENTS ARE TO BE OWNED AND MAINTAINED BY ORANGE COUNTY
WATER, RECLAIMED WATER AND SANITARY SEWER <th>PUBLIC</th> <th>TO BE OWNED AND MAINTAINED BY ORANGE COUNTY</th>	PUBLIC	TO BE OWNED AND MAINTAINED BY ORANGE COUNTY
SIGNALS IN PUBLIC RIGHT OF WAY <th>PUBLIC</th> <th>TO BE OWNED AND MAINTAINED BY ORANGE COUNTY</th>	PUBLIC	TO BE OWNED AND MAINTAINED BY ORANGE COUNTY

MISCELLANEOUS

POTABLE WATER SERVICE	ORANGE COUNTY UTILITIES
RECLAIMED WATER SERVICE <th>ORANGE COUNTY UTILITIES</th>	ORANGE COUNTY UTILITIES
WASTEWATER SERVICE <th>ORANGE COUNTY UTILITIES</th>	ORANGE COUNTY UTILITIES
ELECTRIC SERVICE <th>DUKE ENERGY</th>	DUKE ENERGY
FIRE PROTECTION <th>ORANGE COUNTY FIRE RESCUE</th>	ORANGE COUNTY FIRE RESCUE
AVERAGE DAILY TRAFFIC <th>0 SINGLE FAMILY UNITS X 10 = 0 TRIPS</th>	0 SINGLE FAMILY UNITS X 10 = 0 TRIPS
SCHOOL POPULATION <th>0 SINGLE FAMILY UNITS X 0.423 = 0</th>	0 SINGLE FAMILY UNITS X 0.423 = 0

Submitted To:
ORANGE COUNTY, FL

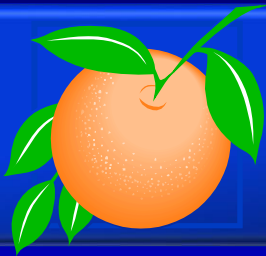
Sheet Title:
MASTER SITE PLAN
&
LAND USE TABLES

Sheet No.:
C2.00

DATE: March 12, 2016

POULOS & BENNETT

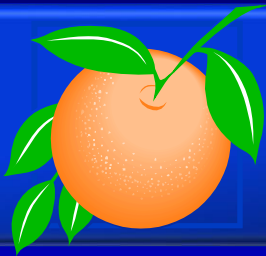
Poulos & Bennett, LLC
2002 E. Longwood Street, Orlando, FL 32803
Tel: 407-482-2914, www.poulosandbennett.com
Eng. Reg. No. 28567



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Springhill Phase 2 Adequate Facilities Road (APF) Road Preliminary Subdivision Plan dated “Received April 3, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



North of Albert's Planned Development / Westside Preliminary Subdivision Plan

Case: CDR-17-11-346

Project Name: North of Albert's PD / Westside PSP

Applicant: Jennifer Stickler, Kimley-Horn & Associates, Inc.

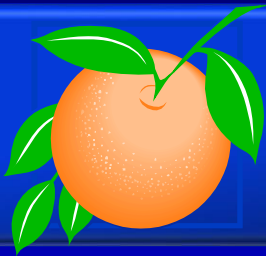
District: 1

Acreage: 116.80 gross acres (*overall PSP*)
10.31 gross acres (*affected parcels only*)

Location: North of Lakeside Village Lane / West of Winter Garden
Vineland Road

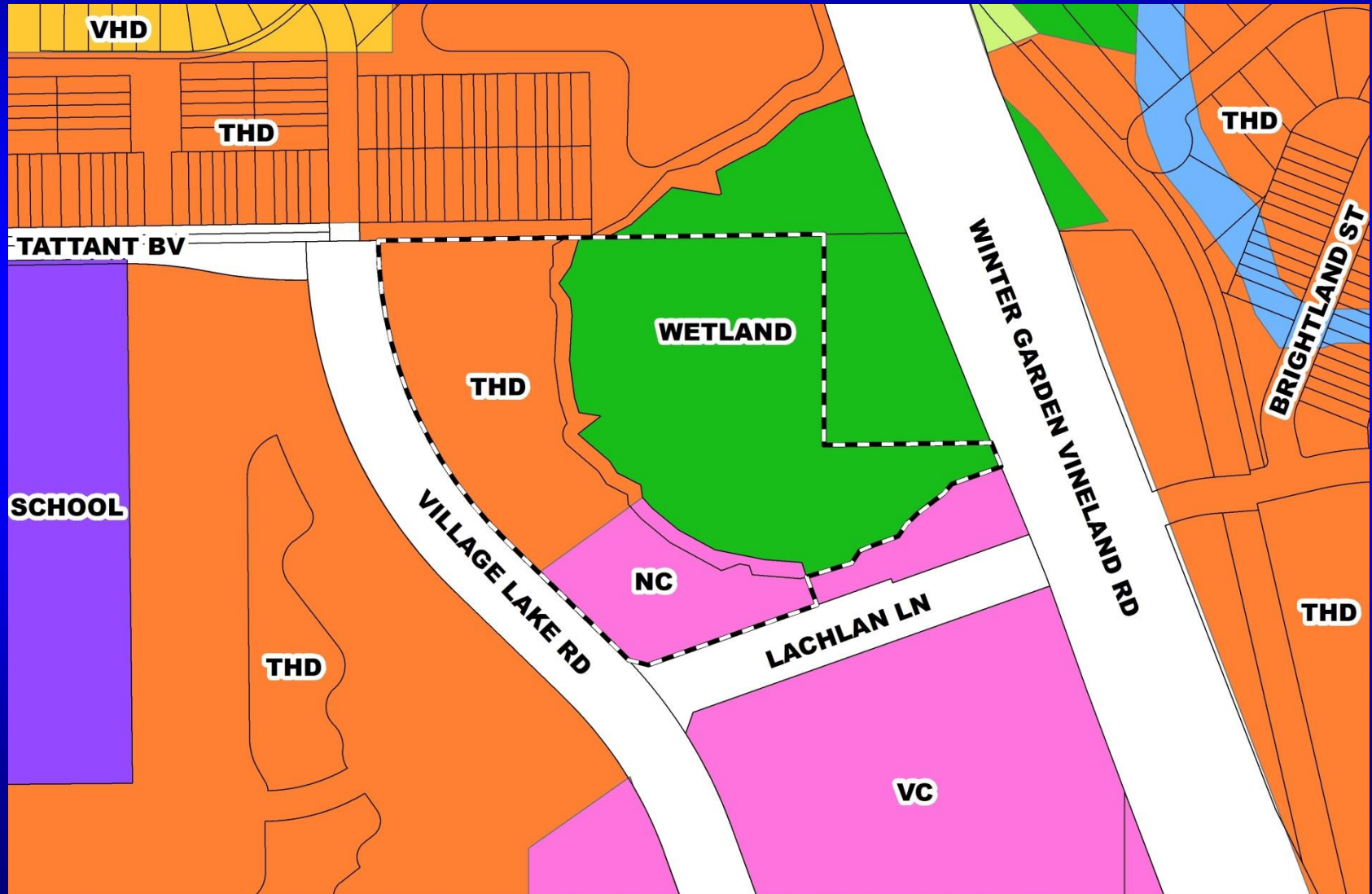
Request: To modify lot lines for Lot 3, Tract A, and Tract F in order
to increase the developable land area for a clubhouse and
related amenities.

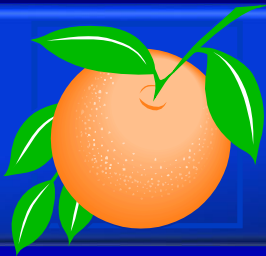
This request is associated with Conservation Area Impact
(CAI) Permit #CAI-17-03-009.



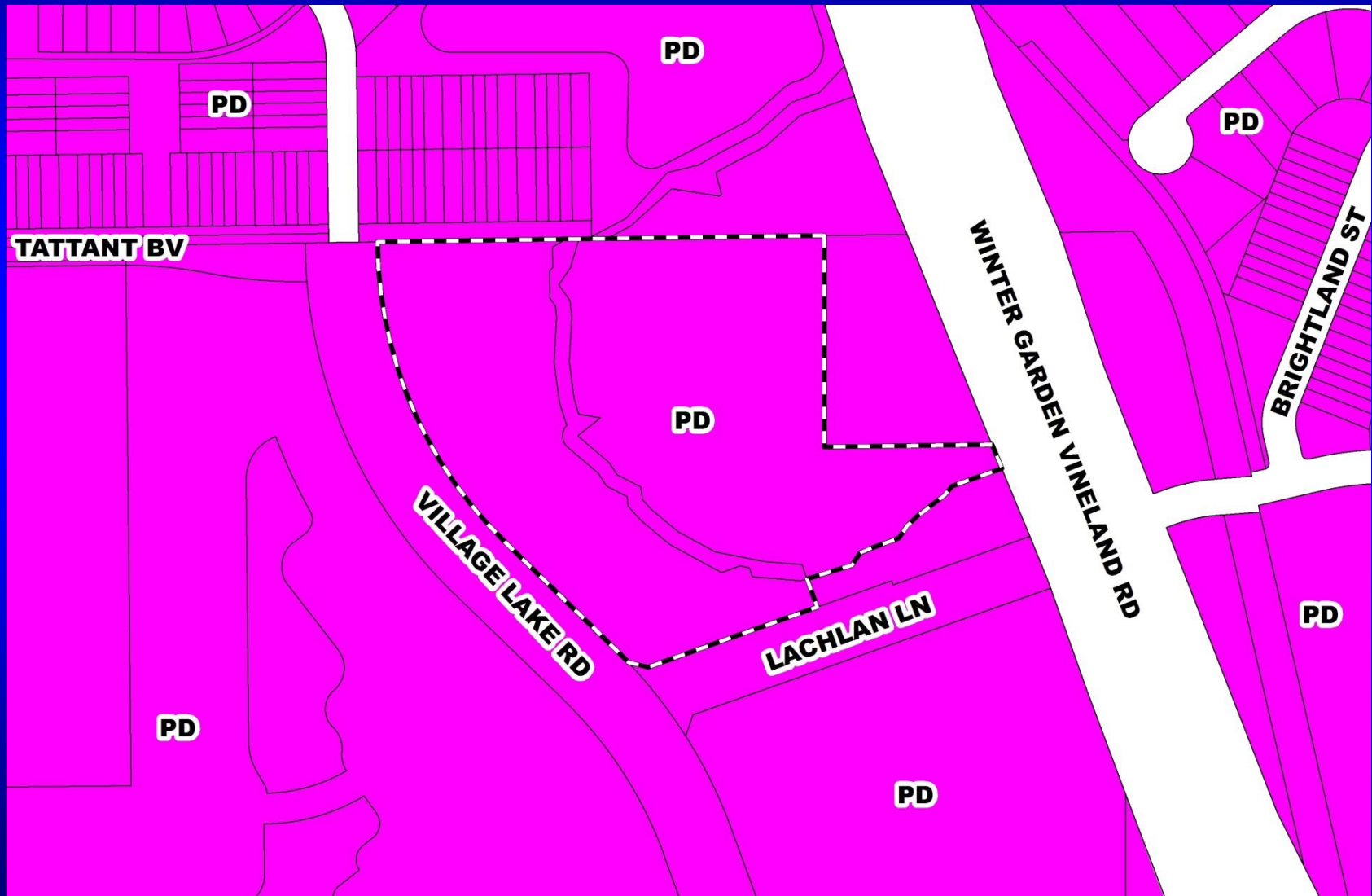
North of Albert's Planned Development / Westside Preliminary Subdivision Plan

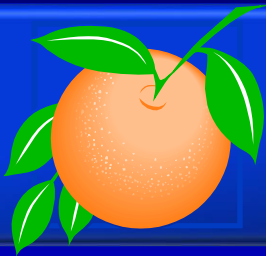
Future Land Use Map





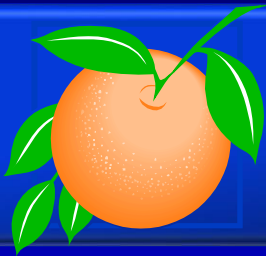
North of Albert's Planned Development / Westside Preliminary Subdivision Plan Zoning Map



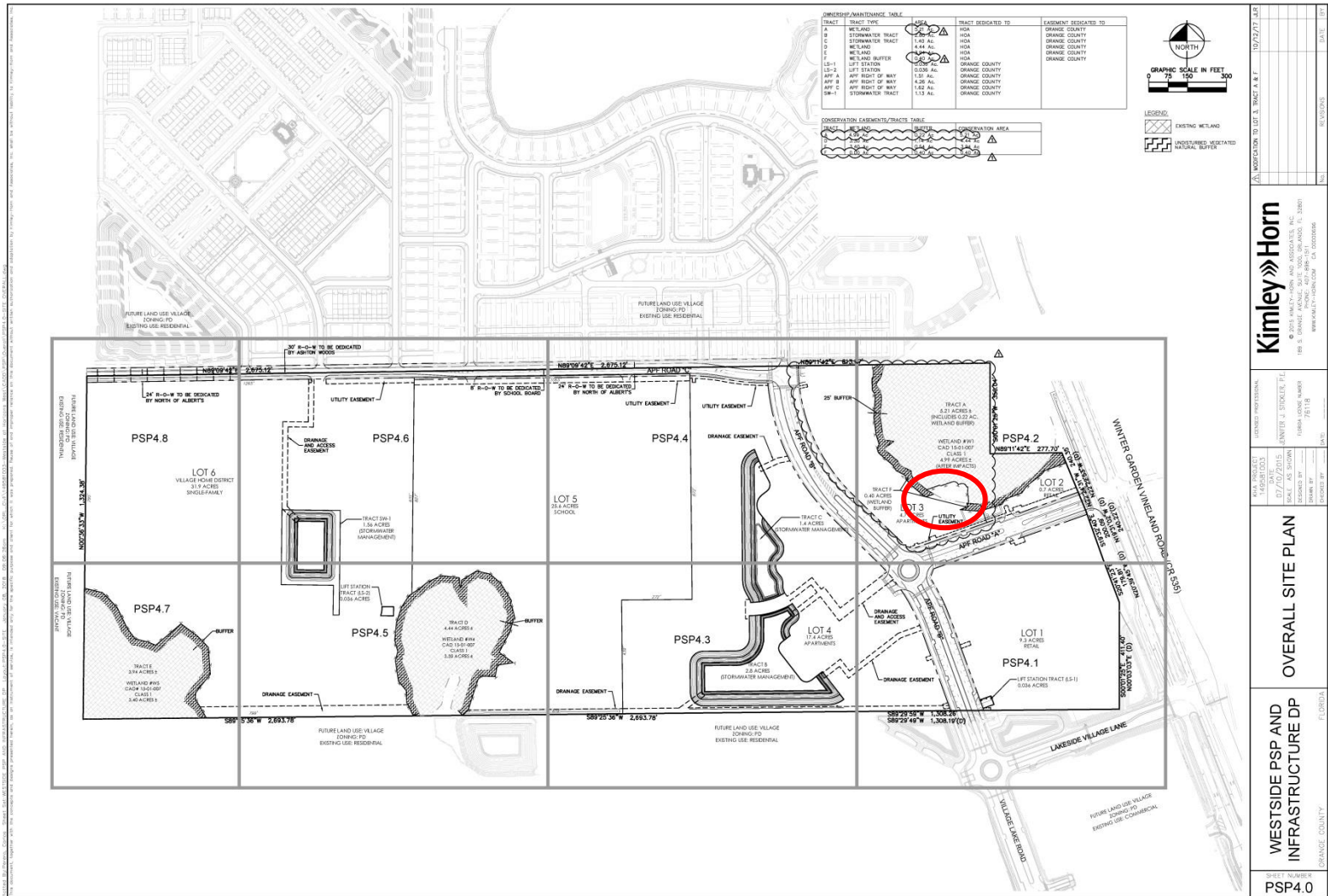


North of Albert's Planned Development / Westside Preliminary Subdivision Plan Aerial Map





North of Albert's Planned Development / Westside Preliminary Subdivision Plan Overall Preliminary Subdivision Plan



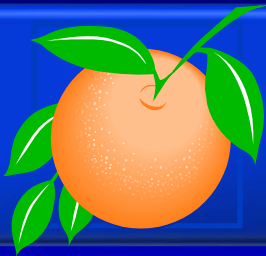
Kimley»Horn

100 S. ORANGE AVENUE, SUITE 200
ORANGE, FLORIDA 32801
WWW.KIMLEY-HORN.COM

OVERALL SITE PLAN

WESTSIDE PSP AND
INFRASTRUCTURE DP

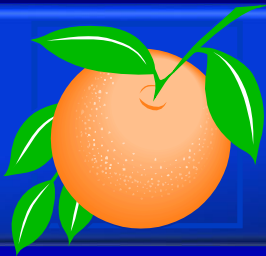
PSP4.0



Action Requested

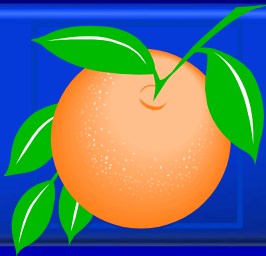
Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the North of Albert's PD / Westside PSP dated "Received January 8, 2018", subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



Pizzuti at Sand Lake Planned Development / Land Use Plan (PD/LUP)

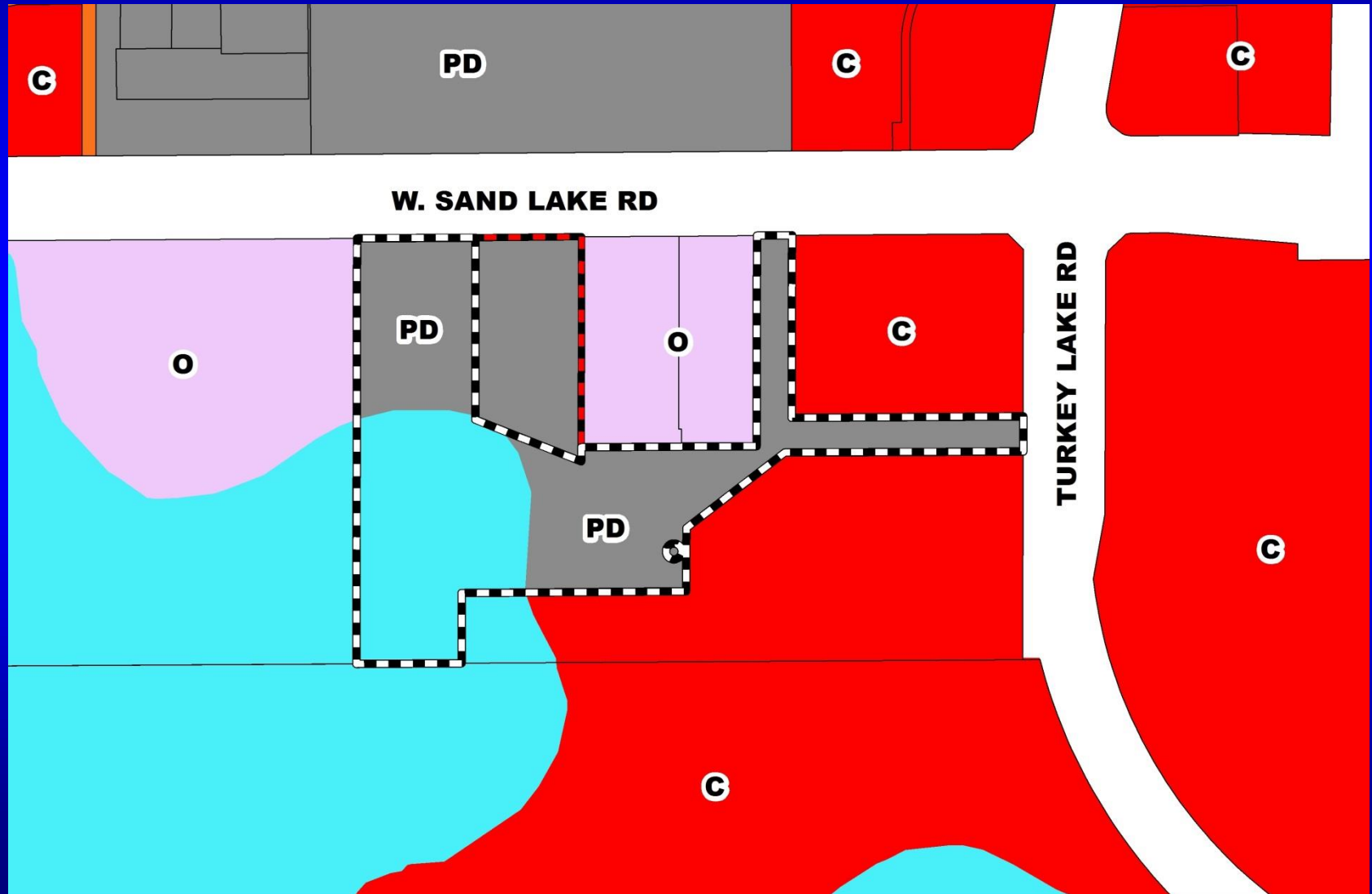
Case:	CDR-18-01-026
Project Name:	Pizzuti at Sand Lake PD
Applicant:	Momtaz Barq, Terra-Max Engineering, Inc.
District:	1
Acreage:	5.71 gross acres (<i>overall PD</i>) 4.69 gross acres (<i>affected parcel only</i>)
Location:	7212 W. Sand Lake Road; or generally on the south side of W. Sand Lake Road, approximately 700 feet west of Turkey Lake Road.
Request:	To add a use conversion matrix, convert the existing 108,000 SF of office and 7,000 SF of retail entitlements into 110,651 SF of self-storage uses, revise the trip generation tables, and clarify the maximum building heights allowed within the PD (specifically 88', 7 stories maximum for the proposed self-storage facility). This request also includes an amendment to the BCC-approved building elevations.

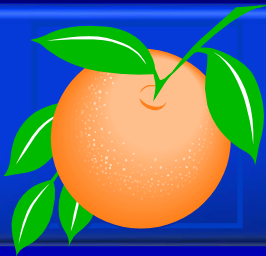


Pizzuti at Sand Lake

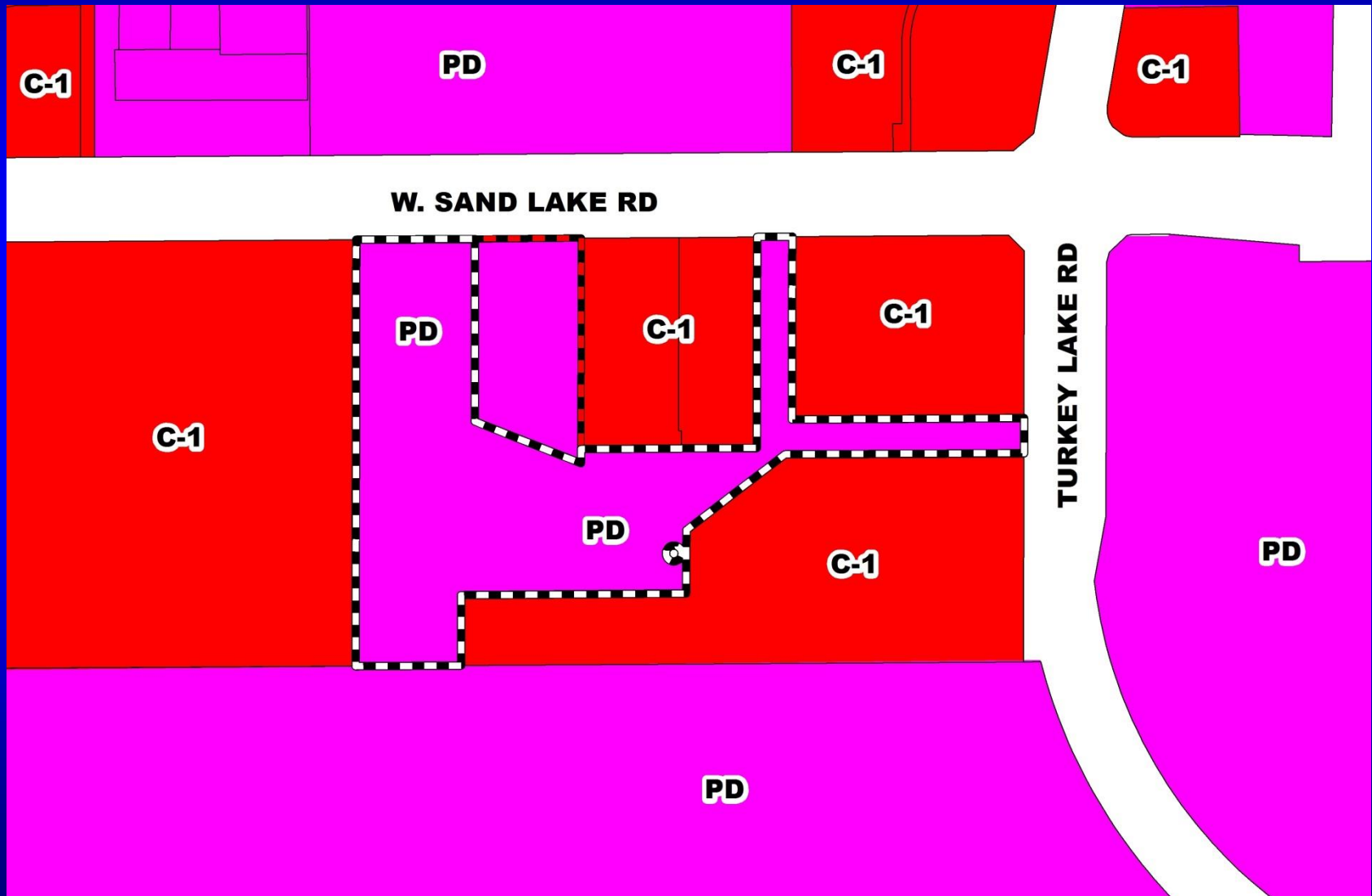
Planned Development / Land Use Plan (PD/LUP)

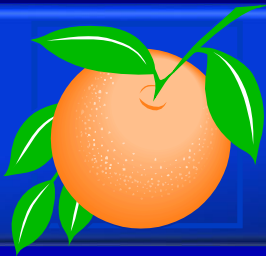
Future Land Use Map





Pizzuti at Sand Lake Planned Development / Land Use Plan (PD/LUP) Zoning Map





Pizzuti at Sand Lake Planned Development / Land Use Plan (PD/LUP) Aerial Map





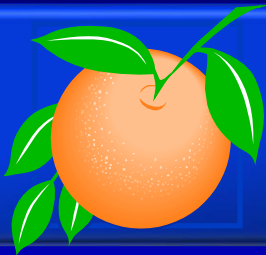
DESIGN TYPE
LAND USE PLAN

γ_5 SOLUBLE POLYMERIZATION	DIFFERENTIAL POLYMERIZATION	INITIAL CONCENTRATION (MOL/L)	INITIAL TEMPERATURE (°C)	INITIAL TIME (HOURS)
0.05	0.05	0.05	0.05	0.05
0.10	0.10	0.10	0.10	0.10
0.15	0.15	0.15	0.15	0.15
0.20	0.20	0.20	0.20	0.20
0.25	0.25	0.25	0.25	0.25
0.30	0.30	0.30	0.30	0.30
0.35	0.35	0.35	0.35	0.35
0.40	0.40	0.40	0.40	0.40
0.45	0.45	0.45	0.45	0.45
0.50	0.50	0.50	0.50	0.50
0.55	0.55	0.55	0.55	0.55
0.60	0.60	0.60	0.60	0.60
0.65	0.65	0.65	0.65	0.65
0.70	0.70	0.70	0.70	0.70
0.75	0.75	0.75	0.75	0.75
0.80	0.80	0.80	0.80	0.80
0.85	0.85	0.85	0.85	0.85
0.90	0.90	0.90	0.90	0.90
0.95	0.95	0.95	0.95	0.95
1.00	1.00	1.00	1.00	1.00

[illegible]

4.0 <u>ACING</u> 4.1 <u>CONTRACT ADMINISTRATION</u> 4.1.1 <u>GENERAL CONDITIONS</u> 4.1.2 <u>ADDENDUMS</u>	4.1.3 <u>PROPOSAL</u> 4.1.4 <u>AWARD</u> 4.1.5 <u>CONTRACT SIGNATURE</u> 4.1.6 <u>CONTRACT ADMINISTRATION</u> 4.1.7 <u>CONTRACT MODIFICATION</u> 4.1.8 <u>CONTRACT TERMINATION</u> 4.1.9 <u>CONTRACT CLOSURE</u>	4.2 <u>MITIGATING RISKS</u> 4.2.1 <u>RISK IDENTIFICATION</u> 4.2.2 <u>RISK ANALYSIS</u> 4.2.3 <u>RISK RESPONSE</u> 4.2.4 <u>RISK MONITORING</u>
4.3 <u>CONTRACT ADMINISTRATION</u> 4.3.1 <u>CONTRACT ADMINISTRATION</u> 4.3.2 <u>CONTRACT ADMINISTRATION</u>	4.3.3 <u>CONTRACT ADMINISTRATION</u> 4.3.4 <u>CONTRACT ADMINISTRATION</u> 4.3.5 <u>CONTRACT ADMINISTRATION</u> 4.3.6 <u>CONTRACT ADMINISTRATION</u> 4.3.7 <u>CONTRACT ADMINISTRATION</u> 4.3.8 <u>CONTRACT ADMINISTRATION</u> 4.3.9 <u>CONTRACT ADMINISTRATION</u>	4.3.10 <u>CONTRACT ADMINISTRATION</u> 4.3.11 <u>CONTRACT ADMINISTRATION</u> 4.3.12 <u>CONTRACT ADMINISTRATION</u> 4.3.13 <u>CONTRACT ADMINISTRATION</u> 4.3.14 <u>CONTRACT ADMINISTRATION</u> 4.3.15 <u>CONTRACT ADMINISTRATION</u>
4.4 <u>CONTRACT ADMINISTRATION</u> 4.4.1 <u>CONTRACT ADMINISTRATION</u> 4.4.2 <u>CONTRACT ADMINISTRATION</u>	4.4.3 <u>CONTRACT ADMINISTRATION</u> 4.4.4 <u>CONTRACT ADMINISTRATION</u> 4.4.5 <u>CONTRACT ADMINISTRATION</u> 4.4.6 <u>CONTRACT ADMINISTRATION</u> 4.4.7 <u>CONTRACT ADMINISTRATION</u> 4.4.8 <u>CONTRACT ADMINISTRATION</u> 4.4.9 <u>CONTRACT ADMINISTRATION</u>	4.4.10 <u>CONTRACT ADMINISTRATION</u> 4.4.11 <u>CONTRACT ADMINISTRATION</u> 4.4.12 <u>CONTRACT ADMINISTRATION</u> 4.4.13 <u>CONTRACT ADMINISTRATION</u> 4.4.14 <u>CONTRACT ADMINISTRATION</u> 4.4.15 <u>CONTRACT ADMINISTRATION</u>
4.5 <u>CONTRACT ADMINISTRATION</u> 4.5.1 <u>CONTRACT ADMINISTRATION</u> 4.5.2 <u>CONTRACT ADMINISTRATION</u>	4.5.3 <u>CONTRACT ADMINISTRATION</u> 4.5.4 <u>CONTRACT ADMINISTRATION</u> 4.5.5 <u>CONTRACT ADMINISTRATION</u> 4.5.6 <u>CONTRACT ADMINISTRATION</u> 4.5.7 <u>CONTRACT ADMINISTRATION</u> 4.5.8 <u>CONTRACT ADMINISTRATION</u> 4.5.9 <u>CONTRACT ADMINISTRATION</u>	4.5.10 <u>CONTRACT ADMINISTRATION</u> 4.5.11 <u>CONTRACT ADMINISTRATION</u> 4.5.12 <u>CONTRACT ADMINISTRATION</u> 4.5.13 <u>CONTRACT ADMINISTRATION</u> 4.5.14 <u>CONTRACT ADMINISTRATION</u> 4.5.15 <u>CONTRACT ADMINISTRATION</u>
4.6 <u>CONTRACT ADMINISTRATION</u> 4.6.1 <u>CONTRACT ADMINISTRATION</u> 4.6.2 <u>CONTRACT ADMINISTRATION</u>	4.6.3 <u>CONTRACT ADMINISTRATION</u> 4.6.4 <u>CONTRACT ADMINISTRATION</u> 4.6.5 <u>CONTRACT ADMINISTRATION</u> 4.6.6 <u>CONTRACT ADMINISTRATION</u> 4.6.7 <u>CONTRACT ADMINISTRATION</u> 4.6.8 <u>CONTRACT ADMINISTRATION</u> 4.6.9 <u>CONTRACT ADMINISTRATION</u>	4.6.10 <u>CONTRACT ADMINISTRATION</u> 4.6.11 <u>CONTRACT ADMINISTRATION</u> 4.6.12 <u>CONTRACT ADMINISTRATION</u> 4.6.13 <u>CONTRACT ADMINISTRATION</u> 4.6.14 <u>CONTRACT ADMINISTRATION</u> 4.6.15 <u>CONTRACT ADMINISTRATION</u>
4.7 <u>CONTRACT ADMINISTRATION</u> 4.7.1 <u>CONTRACT ADMINISTRATION</u> 4.7.2 <u>CONTRACT ADMINISTRATION</u>	4.7.3 <u>CONTRACT ADMINISTRATION</u> 4.7.4 <u>CONTRACT ADMINISTRATION</u> 4.7.5 <u>CONTRACT ADMINISTRATION</u> 4.7.6 <u>CONTRACT ADMINISTRATION</u> 4.7.7 <u>CONTRACT ADMINISTRATION</u> 4.7.8 <u>CONTRACT ADMINISTRATION</u> 4.7.9 <u>CONTRACT ADMINISTRATION</u>	4.7.10 <u>CONTRACT ADMINISTRATION</u> 4.7.11 <u>CONTRACT ADMINISTRATION</u> 4.7.12 <u>CONTRACT ADMINISTRATION</u> 4.7.13 <u>CONTRACT ADMINISTRATION</u> 4.7.14 <u>CONTRACT ADMINISTRATION</u> 4.7.15 <u>CONTRACT ADMINISTRATION</u>
4.8 <u>CONTRACT ADMINISTRATION</u> 4.8.1 <u>CONTRACT ADMINISTRATION</u> 4.8.2 <u>CONTRACT ADMINISTRATION</u>	4.8.3 <u>CONTRACT ADMINISTRATION</u> 4.8.4 <u>CONTRACT ADMINISTRATION</u> 4.8.5 <u>CONTRACT ADMINISTRATION</u> 4.8.6 <u>CONTRACT ADMINISTRATION</u> 4.8.7 <u>CONTRACT ADMINISTRATION</u> 4.8.8 <u>CONTRACT ADMINISTRATION</u> 4.8.9 <u>CONTRACT ADMINISTRATION</u>	4.8.10 <u>CONTRACT ADMINISTRATION</u> 4.8.11 <u>CONTRACT ADMINISTRATION</u> 4.8.12 <u>CONTRACT ADMINISTRATION</u> 4.8.13 <u>CONTRACT ADMINISTRATION</u> 4.8.14 <u>CONTRACT ADMINISTRATION</u> 4.8.15 <u>CONTRACT ADMINISTRATION</u>
4.9 <u>CONTRACT ADMINISTRATION</u> 4.9.1 <u>CONTRACT ADMINISTRATION</u> 4.9.2 <u>CONTRACT ADMINISTRATION</u>	4.9.3 <u>CONTRACT ADMINISTRATION</u> 4.9.4 <u>CONTRACT ADMINISTRATION</u> 4.9.5 <u>CONTRACT ADMINISTRATION</u> 4.9.6 <u>CONTRACT ADMINISTRATION</u> 4.9.7 <u>CONTRACT ADMINISTRATION</u> 4.9.8 <u>CONTRACT ADMINISTRATION</u> 4.9.9 <u>CONTRACT ADMINISTRATION</u>	4.9.10 <u>CONTRACT ADMINISTRATION</u> 4.9.11 <u>CONTRACT ADMINISTRATION</u> 4.9.12 <u>CONTRACT ADMINISTRATION</u> 4.9.13 <u>CONTRACT ADMINISTRATION</u> 4.9.14 <u>CONTRACT ADMINISTRATION</u> 4.9.15 <u>CONTRACT ADMINISTRATION</u>
4.10 <u>CONTRACT ADMINISTRATION</u> 4.10.1 <u>CONTRACT ADMINISTRATION</u> 4.10.2 <u>CONTRACT ADMINISTRATION</u>	4.10.3 <u>CONTRACT ADMINISTRATION</u> 4.10.4 <u>CONTRACT ADMINISTRATION</u> 4.10.5 <u>CONTRACT ADMINISTRATION</u> 4.10.6 <u>CONTRACT ADMINISTRATION</u> 4.10.7 <u>CONTRACT ADMINISTRATION</u> 4.10.8 <u>CONTRACT ADMINISTRATION</u> 4.10.9 <u>CONTRACT ADMINISTRATION</u>	4.10.10 <u>CONTRACT ADMINISTRATION</u> 4.10.11 <u>CONTRACT ADMINISTRATION</u> 4.10.12 <u>CONTRACT ADMINISTRATION</u> 4.10.13 <u>CONTRACT ADMINISTRATION</u> 4.10.14 <u>CONTRACT ADMINISTRATION</u> 4.10.15 <u>CONTRACT ADMINISTRATION</u>

	FILE	NAME	FILE NAME
	FILETYPE	FILE TYPE	FILE TYPE
	FILEPATH	FILE PATH	FILE PATH
	FILESIZE	FILE SIZE	FILE SIZE
	FILEMIME	FILE MIME	FILE MIME
	FILEEXT	FILE EXT	FILE EXT
	FILEHASH	FILE HASH	FILE HASH
	FILEMD5	FILE MD5	FILE MD5
	FILESHA1	FILE SHA1	FILE SHA1
	FILESHA256	FILE SHA256	FILE SHA256
	FILESHA512	FILE SHA512	FILE SHA512
	FILECRC32	FILE CRC32	FILE CRC32
	FILECRC64	FILE CRC64	FILE CRC64
	FILECRC128	FILE CRC128	FILE CRC128
	FILECRC256	FILE CRC256	FILE CRC256
	FILECRC512	FILE CRC512	FILE CRC512
	FILECRC1024	FILE CRC1024	FILE CRC1024
	FILECRC2048	FILE CRC2048	FILE CRC2048
	FILECRC4096	FILE CRC4096	FILE CRC4096
	FILECRC8192	FILE CRC8192	FILE CRC8192
	FILECRC16384	FILE CRC16384	FILE CRC16384
	FILECRC32768	FILE CRC32768	FILE CRC32768
	FILECRC65536	FILE CRC65536	FILE CRC65536
	FILECRC131072	FILE CRC131072	FILE CRC131072
	FILECRC262144	FILE CRC262144	FILE CRC262144
	FILECRC524288	FILE CRC524288	FILE CRC524288
	FILECRC1048576	FILE CRC1048576	FILE CRC1048576
	FILECRC2097152	FILE CRC2097152	FILE CRC2097152
	FILECRC4194304	FILE CRC4194304	FILE CRC4194304
	FILECRC8388608	FILE CRC8388608	FILE CRC8388608
	FILECRC16777216	FILE CRC16777216	FILE CRC16777216
	FILECRC33554432	FILE CRC33554432	FILE CRC33554432
	FILECRC67108864	FILE CRC67108864	FILE CRC67108864
	FILECRC134217728	FILE CRC134217728	FILE CRC134217728
	FILECRC268435456	FILE CRC268435456	FILE CRC268435456
	FILECRC536870912	FILE CRC536870912	FILE CRC536870912
	FILECRC1073741824	FILE CRC1073741824	FILE CRC1073741824
	FILECRC2147483648	FILE CRC2147483648	FILE CRC2147483648
	FILECRC4294967296	FILE CRC4294967296	FILE CRC4294967296
	FILECRC8589934592	FILE CRC8589934592	FILE CRC8589934592
	FILECRC17179869184	FILE CRC17179869184	FILE CRC17179869184
	FILECRC34359738368	FILE CRC34359738368	FILE CRC34359738368
	FILECRC68719476736	FILE CRC68719476736	FILE CRC68719476736
	FILECRC137438953472	FILE CRC137438953472	FILE CRC137438953472
	FILECRC274877906944	FILE CRC274877906944	FILE CRC274877906944
	FILECRC549755813888	FILE CRC549755813888	FILE CRC549755813888
	FILECRC1099511627776	FILE CRC1099511627776	FILE CRC1099511627776
	FILECRC2199023255552	FILE CRC2199023255552	FILE CRC2199023255552
	FILECRC4398046511104	FILE CRC4398046511104	FILE CRC4398046511104
	FILECRC8796093022208	FILE CRC8796093022208	FILE CRC8796093022208
	FILECRC17592186044416	FILE CRC17592186044416	FILE CRC17592186044416
	FILECRC35184372088832	FILE CRC35184372088832	FILE CRC35184372088832
	FILECRC70368744177664	FILE CRC70368744177664	FILE CRC70368744177664
	FILECRC140737488355328	FILE CRC140737488355328	FILE CRC140737488355328
	FILECRC281474976710656	FILE CRC281474976710656	FILE CRC281474976710656
	FILECRC562949953421312	FILE CRC562949953421312	FILE CRC562949953421312
	FILECRC1125899906842624	FILE CRC1125899906842624	FILE CRC1125899906842624
	FILECRC2251799813685248	FILE CRC2251799813685248	FILE CRC2251799813685248
	FILECRC4503599627370496	FILE CRC4503599627370496	FILE CRC4503599627370496
	FILECRC9007199254740992	FILE CRC9007199254740992	FILE CRC9007199254740992
	FILECRC18014398509481984	FILE CRC18014398509481984	FILE CRC18014398509481984
	FILECRC36028797018963968	FILE CRC36028797018963968	FILE CRC36028797018963968
	FILECRC72057594037927936	FILE CRC72057594037927936	FILE CRC72057594037927936
	FILECRC144115188075855872	FILE CRC144115188075855872	FILE CRC144115188075855872
	FILECRC288230376151711744	FILE CRC288230376151711744	FILE CRC288230376151711744
	FILECRC576460752303423488	FILE CRC576460752303423488	FILE CRC576460752303423488
	FILECRC1152921504606846976	FILE CRC1152921504606846976	FILE CRC1152921504606846976
	FILECRC2305843009213693952	FILE CRC2305843009213693952	FILE CRC2305843009213693952
	FILECRC4611686018427387904	FILE CRC4611686018427387904	FILE CRC4611686018427387904
	FILECRC9223372036854775808	FILE CRC9223372036854775808	FILE CRC9223372036854775808
	FILECRC18446744073709556608	FILE CRC18446744073709556608	FILE CRC18446744073709556608
	FILECRC36893488147419113216	FILE CRC36893488147419113216	FILE CRC36893488147419113216
	FILECRC73786976294838226432	FILE CRC73786976294838226432	FILE CRC73786976294838226432
	FILECRC147573952589676452864	FILE CRC147573952589676452864	FILE CRC147573952589676452864
	FILECRC295147905179352905728	FILE CRC295147905179352905728	FILE CRC295147905179352905728
	FILECRC590295810358705811456	FILE CRC590295810358705811456	FILE CRC590295810358705811456
	FILECRC1180591620717411622912	FILE CRC1180591620717411622912	FILE CRC1180591620717411622912
	FILECRC2361183241434823245824	FILE CRC2361183241434823245824	FILE CRC2361183241434823245824
	FILECRC4722366482869646491648	FILE CRC4722366482869646491648	FILE CRC4722366482869646491648
	FILECRC9444732965739292983296	FILE CRC9444732965739292983296	FILE CRC9444732965739292983296
	FILECRC18889465931478585966592	FILE CRC18889465931478585966592	FILE CRC18889465931478585966592
	FILECRC37778931862957171933184	FILE CRC37778931862957171933184	FILE CRC37778931862957171933184
	FILECRC75557863725914343866368	FILE CRC75557863725914343866368	FILE CRC75557863725914343866368
	FILECRC151115727451828687732736	FILE CRC151115727451828687732736	FILE CRC151115727451828687732736
	FILECRC302231454903657375465472	FILE CRC302231454903657375465472	FILE CRC302231454903657375465472
	FILECRC604462909807314750930944	FILE CRC604462909807314750930944	FILE CRC604462909807314750930944
	FILECRC1208925819614629501861888	FILE CRC1208925819614629501861888	FILE CRC1208925819614629501861888
	FILECRC2417851639229259003723776	FILE CRC2417851639229259003723776	FILE CRC2417851639229259003723776
	FILECRC4835703278458518007447552	FILE CRC4835703278458518007447552	FILE CRC4835703278458518007447552
	FILECRC9671406556917036014895104	FILE CRC9671406556917036014895104	FILE CRC9671406556917036014895104
	FILECRC19342813113834072029790208	FILE CRC19342813113834072029790208	FILE CRC19342813113834072029790208
	FILECRC38685626227668144059580416	FILE CRC38685626227668144059580416	FILE CRC38685626227668144059580416
	FILECRC77371252455336288119160832	FILE CRC77371252455336288119160832	FILE CRC77371252455336288119160832
	FILECRC154742504910672576238321664	FILE CRC154742504910672576238321664	FILE CRC154742504910672576238321664
	FILECRC309485009821345152476643328	FILE CRC309485009821345152476643328	FILE CRC309485009821345152476643328
	FILECRC618970019642690304953286656	FILE CRC618970019642690304953286656	FILE CRC618970019642690304953286656
	FILECRC1237940039285380609906573312	FILE CRC1237940039285380609906573312	FILE CRC1237940039285380609906573312
	FILECRC2475880078570761219813146624	FILE CRC2475880078570761219813146624	FILE CRC2475880078570761219813146624
	FILECRC4951760157141522439626293248	FILE CRC4951760157141522439626293248	FILE CRC4951760157141522439626293248
	FILECRC9903520314283044879252586496	FILE CRC9903520314283044879252586496	FILE CRC9903520314283044879252586496
	FILECRC19807040628566089758505172992	FILE CRC19807040628566089758505172992	FILE CRC19807040628566089758505172992
	FILECRC39614081257132179517010345984	FILE CRC39614081257132179517010345984	FILE CRC39614081257132179517010345984
	FILECRC79228162514264359034020691968	FILE CRC79228162514264359034020691968	FILE CRC79228162514264359034020691968
	FILECRC158456325028528718068041383936	FILE CRC158456325028528718068041383936	FILE CRC158456325028528718068041383936
	FILECRC316912650057057436136082767872	FILE CRC316912650057057436136082767872	FILE CRC316912650057057436136082767872
	FILECRC633825300114114872272165535744	FILE CRC633825300114114872272165535744	FILE CRC633825300114114872272165535744
	FILECRC1267650600228229744544331071488	FILE CRC1267650600228229744544331071488	FILE CRC1267650600228229744544331071488
	FILECRC2535301200456459489088662142976	FILE CRC2535301200456459489088662142976	FILE CRC2535301200456459489088662142976
	FILECRC5070602400912918978177324285952	FILE CRC5070602400912918978177324285952	FILE CRC5070602400912918978177324285952
	FILECRC10141204801825837956354648571904	FILE CRC10141204801825837956354648571904	FILE CRC10141204801825837956354648571904
	FILECRC20282409603651675912709297143808	FILE CRC20282409603651675912709297143808	FILE CRC20282409603651675912709297143808
	FILECRC40564819207303351825418594287616	FILE CRC40564819207303351825418594287616	FILE CRC40564819207303351825418594287616
	FILECRC81129638414606703650837188575232	FILE CRC81129638414606703650837188575232	FILE CRC81129638414606703650837188575232
	FILECRC162259276829213407301674377150464	FILE CRC162259276829213407301674377150464	FILE CRC162259276829213407301674377150464
	FILECRC324518553658426814603348754300928	FILE CRC324518553658426814603348754300928	FILE CRC324518553658426814603348754300928
	FILECRC649037107316853629206697508601856	FILE CRC649037107316853629206697508601856	FILE CRC649037107316853629206697508601856
	FILECRC1298074214633707258413395017203712	FILE CRC1298074214633707258413395017203712	FILE CRC1298074214633707258413395017203712
	FILECRC2596148429267414516826790034407424	FILE CRC2596148429267414516826790034407424	FILE CRC2596148429267414516826790034407424
	FILECRC5192296858534829033653580068814848	FILE CRC5192296858534829033653580068814848	FILE CRC5192296858534829033653580068814848
	FILECRC1038459371706965806730716013769792	FILE CRC1038459371706965806730716013769792	FILE CRC1038459371706965806730716013769792
	FILECRC2076918743413931613461432027539584	FILE CRC2076918743413931613461432027539584	FILE CRC2076918743413931613461432027539584
	FILECRC4153837486827863226922864055079168	FILE CRC4153837486827863226922864055079168	FILE CRC4153837486827863226922864055079168
	FILECRC8307674973655726453845728110158336	FILE CRC8307674973655726453845728110158336	FILE CRC8307674973655726453845728110158336
	FILECRC16615349947311452907691456220316672	FILE CRC16615349947311452907691456220316672	FILE CRC16615349947311452907691456220316672
	FILECRC33230699894622905815382912440633344	FILE CRC33230699894622905815382912440633344	FILE CRC33230699894622905815382912440633344
	FILECRC66461399789245811630765824881266688	FILE CRC66461399789245811630765824881266688	FILE CRC66461399789245811630765824881266688
	FILECRC13292279957849162326153164976533376	FILE CRC13292279957849162326153164976533376	FILE CRC13292279957849162326153164976533376
	FILECRC26584559915698324652306329953066752	FILE CRC26584559915698324652306329953066752	FILE CRC26584559915698324652306329953066752
	FILECRC53169119831396649304612659906133504	FILE CRC53169119831396649304612659906133504	FILE CRC53169119831396649304612659906133504
	FILECRC106338239662793298609225319812267008	FILE CRC106338239662793298609225319812267008	FILE CRC106338239662793298609225319812267008
	FILECRC212676479325586597218450639624534016	FILE CRC212676479325586597218450639624534016	FILE CRC212676479325586597218450639624534016
	FILECRC425352958651173194436901279249068032	FILE CRC425352958651173194436901279249068032	FILE CRC425352958651173194436901279249068032
	FILECRC850705917302346388873802558498136064	FILE CRC850705917302346388873802558498136064	FILE CRC850705917302346388873802558498136064
	FILECRC1701411834604692777747605116996272128	FILE CRC1701411834604692777747605116996272128	FILE CRC1701411834604692777747605116996272128
	FILECRC3402823669209385555495210233992544256	FILE CRC3402823669209385555495210233992544256	FILE CRC3402823669209385555495210233992544256
	FILECRC6805647338418771110990420467985088512	FILE CRC6805647338418771110990420467985088512	FILE CRC6805647338418771110990420467985088512
	FILECRC13611294676837542221980840935970177024	FILE CRC13611294676837542221980840935970177024	FILE CRC13611294676837542221980840935970177024
	FILECRC27222589353675084443961681871940354048	FILE CRC27222589353675084443961681871940354048	FILE CRC27222589353675084443961681871940354048
	FILECRC54445178707350168887923363743880708096	FILE CRC54445178707350168887923363743880708096	FILE CRC54445178707350168887923363743880708096
	FILE		



Pizzuti at Sand Lake Planned Development / Land Use Plan (PD/LUP) Proposed Elevations



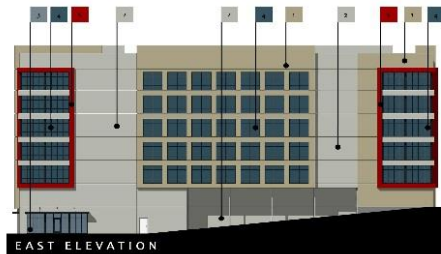
CUBESMART
SAND LAKE
7212 W. SAND LAKE ROAD
VIEW OF NORTH-EAST CORNER
ELEVATION 18
SECTION 18



CUBESMART
SAND LAKE
7212 W. SAND LAKE ROAD
VIEW OF NORTH-WEST CORNER
ELEVATION 18
SECTION 18

TERRA MAX
engineering
TERRA-MAX ENGINEERING, INC.
1507 S. HAWASSEE ROAD, SUITE 217
ORLANDO, FL 32836
TEL: (407) 526-2763 FAX: (407) 526-2764

1. MDC INSULATED PANEL
* PANEL: SAND LAK
* FINISH: 22-40-511-24
* EXIST: SAND
2. MDC INSULATED PANEL
* PANEL: SAND LAK
* FINISH: 22-40-511-24
* EXIST: SAND
3. SPANDEK SLATING
4. SPANDEK SLATING
5. ETS "EIM" FEATURE
* PANEL: SAND LAK
* FINISH: 22-40-511-24
* EXIST: SAND



EAST ELEVATION

MATERIAL OUTLINE

CUBESMART
SAND LAKE
7212 W. SAND LAKE ROAD
BUILDING ELEVATIONS & MATERIALS
ELEVATION 18
SECTION 18

1. MDC INSULATED PANEL
* PANEL: SAND LAK
* FINISH: 22-40-511-24
* EXIST: SAND
2. MDC INSULATED PANEL
* PANEL: SAND LAK
* FINISH: 22-40-511-24
* EXIST: SAND
3. SPANDEK SLATING
4. SPANDEK SLATING
5. ETS "EIM" FEATURE
* PANEL: SAND LAK
* FINISH: 22-40-511-24
* EXIST: SAND
6. ETS "EIM" FEATURE
* PANEL: SAND LAK
* FINISH: 22-40-511-24
* EXIST: SAND
7. MDC INSULATED PANEL
* PANEL: SAND LAK
* FINISH: 22-40-511-24
* EXIST: SAND



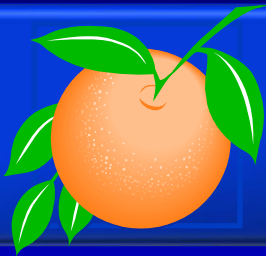
SOUTH ELEVATION

MATERIAL OUTLINE

CUBESMART
SAND LAKE
7212 W. SAND LAKE ROAD
BUILDING ELEVATIONS & MATERIALS
ELEVATION 18
SECTION 18

Rev	REVISIONS	DATE	BY
1	REVISIONS	01/08/2018	MM
2	REVISIONS	01/08/2018	MM
3	REVISIONS	01/08/2018	MM
4	REVISIONS	01/08/2018	MM
5	REVISIONS	01/08/2018	MM
6	REVISIONS	01/08/2018	MM
7	REVISIONS	01/08/2018	MM
8	REVISIONS	01/08/2018	MM
9	REVISIONS	01/08/2018	MM
10	REVISIONS	01/08/2018	MM
11	REVISIONS	01/08/2018	MM
12	REVISIONS	01/08/2018	MM
13	REVISIONS	01/08/2018	MM
14	REVISIONS	01/08/2018	MM
15	REVISIONS	01/08/2018	MM
16	REVISIONS	01/08/2018	MM
17	REVISIONS	01/08/2018	MM
18	REVISIONS	01/08/2018	MM
19	REVISIONS	01/08/2018	MM
20	REVISIONS	01/08/2018	MM
21	REVISIONS	01/08/2018	MM
22	REVISIONS	01/08/2018	MM
23	REVISIONS	01/08/2018	MM
24	REVISIONS	01/08/2018	MM
25	REVISIONS	01/08/2018	MM
26	REVISIONS	01/08/2018	MM
27	REVISIONS	01/08/2018	MM
28	REVISIONS	01/08/2018	MM
29	REVISIONS	01/08/2018	MM
30	REVISIONS	01/08/2018	MM
31	REVISIONS	01/08/2018	MM
32	REVISIONS	01/08/2018	MM
33	REVISIONS	01/08/2018	MM
34	REVISIONS	01/08/2018	MM
35	REVISIONS	01/08/2018	MM
36	REVISIONS	01/08/2018	MM
37	REVISIONS	01/08/2018	MM
38	REVISIONS	01/08/2018	MM
39	REVISIONS	01/08/2018	MM
40	REVISIONS	01/08/2018	MM
41	REVISIONS	01/08/2018	MM
42	REVISIONS	01/08/2018	MM
43	REVISIONS	01/08/2018	MM
44	REVISIONS	01/08/2018	MM
45	REVISIONS	01/08/2018	MM
46	REVISIONS	01/08/2018	MM
47	REVISIONS	01/08/2018	MM
48	REVISIONS	01/08/2018	MM
49	REVISIONS	01/08/2018	MM
50	REVISIONS	01/08/2018	MM
51	REVISIONS	01/08/2018	MM
52	REVISIONS	01/08/2018	MM
53	REVISIONS	01/08/2018	MM
54	REVISIONS	01/08/2018	MM
55	REVISIONS	01/08/2018	MM
56	REVISIONS	01/08/2018	MM
57	REVISIONS	01/08/2018	MM
58	REVISIONS	01/08/2018	MM
59	REVISIONS	01/08/2018	MM
60	REVISIONS	01/08/2018	MM
61	REVISIONS	01/08/2018	MM
62	REVISIONS	01/08/2018	MM
63	REVISIONS	01/08/2018	MM
64	REVISIONS	01/08/2018	MM
65	REVISIONS	01/08/2018	MM
66	REVISIONS	01/08/2018	MM
67	REVISIONS	01/08/2018	MM
68	REVISIONS	01/08/2018	MM
69	REVISIONS	01/08/2018	MM
70	REVISIONS	01/08/2018	MM
71	REVISIONS	01/08/2018	MM
72	REVISIONS	01/08/2018	MM
73	REVISIONS	01/08/2018	MM
74	REVISIONS	01/08/2018	MM
75	REVISIONS	01/08/2018	MM
76	REVISIONS	01/08/2018	MM
77	REVISIONS	01/08/2018	MM
78	REVISIONS	01/08/2018	MM
79	REVISIONS	01/08/2018	MM
80	REVISIONS	01/08/2018	MM
81	REVISIONS	01/08/2018	MM
82	REVISIONS	01/08/2018	MM
83	REVISIONS	01/08/2018	MM
84	REVISIONS	01/08/2018	MM
85	REVISIONS	01/08/2018	MM
86	REVISIONS	01/08/2018	MM
87	REVISIONS	01/08/2018	MM
88	REVISIONS	01/08/2018	MM
89	REVISIONS	01/08/2018	MM
90	REVISIONS	01/08/2018	MM
91	REVISIONS	01/08/2018	MM
92	REVISIONS	01/08/2018	MM
93	REVISIONS	01/08/2018	MM
94	REVISIONS	01/08/2018	MM
95	REVISIONS	01/08/2018	MM
96	REVISIONS	01/08/2018	MM
97	REVISIONS	01/08/2018	MM
98	REVISIONS	01/08/2018	MM
99	REVISIONS	01/08/2018	MM
100	REVISIONS	01/08/2018	MM

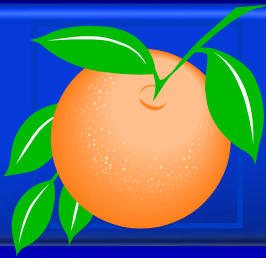
PIZZUTI PD SAND LAKE
7212 W. SAND LAKE ROAD ORANGE COUNTY, FLORIDA
SEAL MORRIS B. BARTO, P.E.
1/18/2018 Terra Max Engineering COV 420002
1/18/2018 SELF STORAGE BUILDING LUP-4 RENDERINGS/ELEVATIONS 1



Action Requested

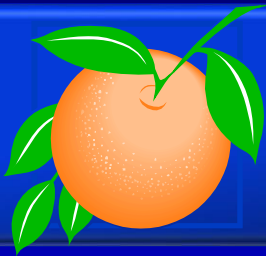
Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Pizzuti at Sand Use Planned Development / Land Use Plan (PD/LUP) dated “Received April 13, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



Windermere Springs Planned Development / Land Use Plan (PD/LUP)

Case:	LUP-17-08-251
Project Name:	Windermere Springs PD
Applicant:	Jonathan Huels, Lowndes, Drosdick, Doster, Kantor, & Reed, P.A.
District:	1
Acreage:	5.05 gross acres
Location:	13651 Reams Road; or generally located north of Reams Road, approximately 750 feet west of Greenbank Boulevard.
Request:	To rezone 5.05 acres from R-CE-2 (Rural Residential District) to PD (Planned Development District) in order to designate the property as Village Home District within the Lakeside Village Special Planning Area in order to construct 21 single-family attached dwelling units.

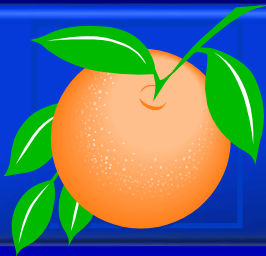


Windermere Springs

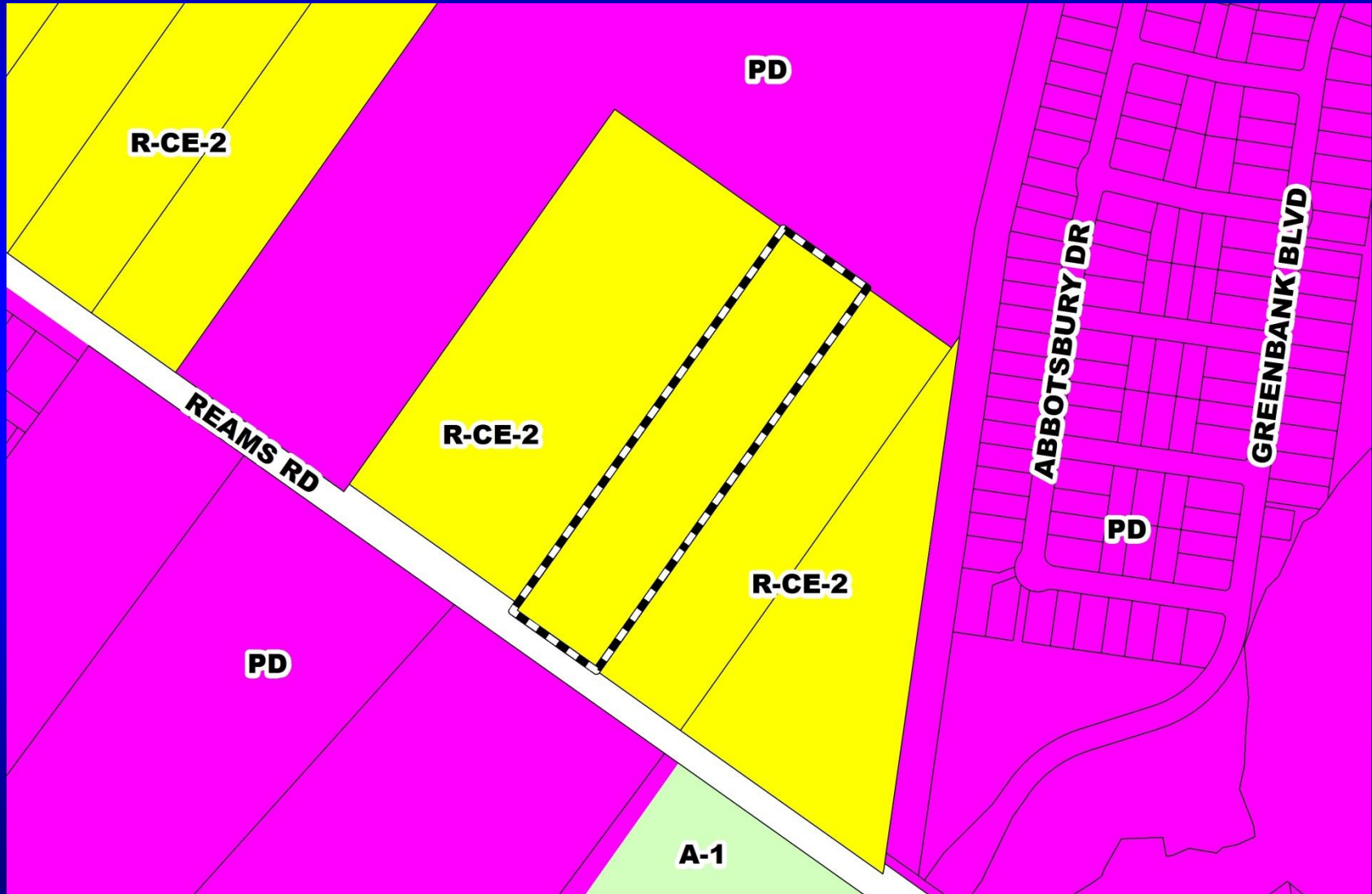
Planned Development / Land Use Plan (PD/LUP)

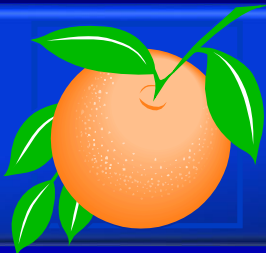
Future Land Use Map





Windermere Springs Planned Development / Land Use Plan (PD/LUP) Zoning Map

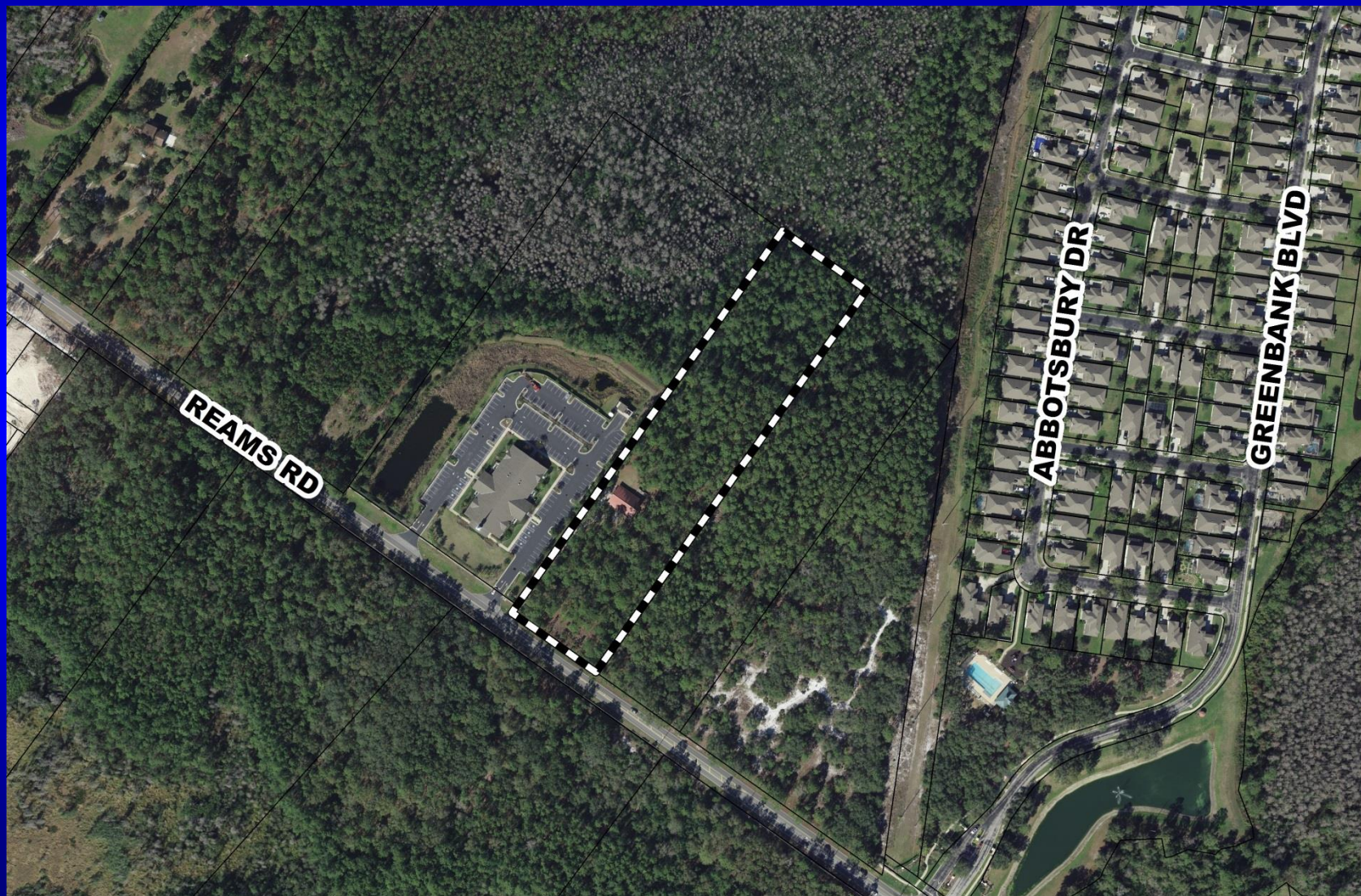




Windermere Springs

Planned Development / Land Use Plan (PD/LUP)

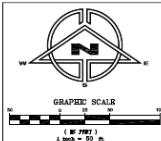
Aerial Map



Windermere Springs

Planned Development / Land Use Plan (PD/LUP)

Overall Land Use Plan



DEVELOPMENT STANDARDS:

1. Minimum lot width: Sixteen (16) feet.
2. Minimum lot area: One thousand (1,000) square feet per dwelling unit. Living area is defined as the area that is heated and cooled.
3. Minimum lot depth: One hundred (100) feet, except for garage under units.
4. Minimum building height: Four (4) stories and a maximum of fifty-five (55) feet.
5. Maximum garage height: Twenty-five (25) feet, or thirty (30) feet with living area over garage.
6. Maximum lot coverage: Twenty-five (25) percent for townhouse units. (The area of a front porch is not included in the calculation of lot coverage).
7. Open Space: In addition to the minimum seven and one-half (7.5) percent of developable land area within a project allocated as publicly accessible open space as required by Section 38-130(3), an additional seventeen and one-half (17.5) percent (minimum) of the developable land area within each condominium development shall be allocated as common open space. Additional common open space may include private yards and may be dispersed throughout a respective Preliminary Subdivision Plan.
8. Recreation areas: Recreation areas shall be provided in accordance with section 38-135.
9. Minimum building setbacks: minimum: a. Front: fifteen (15) feet; ten (10) feet for front porch; b. Side: ten (10) feet required for all town and (13) property line; seven (7) feet for all units; Side: Street: fifteen (15) feet; c. Rear: Fifteen (15) feet for the primary structure; garage setbacks shall be in accordance with section 38-136(4); d. Landmark: Fifty (50) feet from the nearest high-way; setbacks defined in accordance with Chapter 38, Article 35.
10. Minimum Building Separation: Minimum building separation of fifty-five (55) feet shall be provided on common open spaces, parks or recreation areas, or park ways as in (c) unless a block street which may be counted toward the seven and one-half (7.5) percent required open space in accordance with section 38-130(3).
11. Building Length: Townhouse buildings shall be situated (built) with no side setback or on a single building with not less than ten (10) attached units. Lots at the end of a block may be permitted with a minimum of two (2) attached units.
12. All townhouse units shall be constructed with a rear alley and garages for townhouse shall be constructed from a rear driveway only.
13. Maximum number of units per building: Eight (8).
14. Parcels shall be provided consistent with section 38-136(6).

- LEGEND**
- WETLANDS (CONSERVATION AREA) (330-11-03-04)
 - UNDISTURBED VEGETATED NATURAL BUFFER (25' MINIMUM-50' AVERAGE)
 - PD BOUNDARY

GRAPHIC SCALE
1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

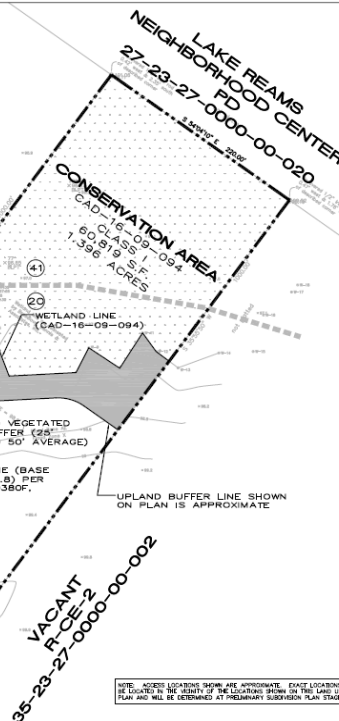
1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.



NOTE: ACCESS LOCATIONS SHOWN ARE APPROXIMATE. EXACT LOCATIONS WILL BE DETERMINED AT PRELIMINARY SUBDIVISION PLAN STAGE.

DEVELOPMENT NOTES:

1. DEVELOPER: WINDERMERE SPRINGS, LLC, 13017 REAMS ROAD, WINDERMERE, FL 33486, (407) 479-0661
 2. ENGINEER: MTW CONSULTING, P.C., INC., 302 S. GULFVIEW STREET, PALM BEACH, FL 33480, (407) 850-8857
 3. PROJECT ACREAGE (GROSS): 5.000 ACRES
 4. DEVELOPABLE ACREAGE: 3.854 ACRES *
 5. DEVELOPABLE ACREAGE (NET): 3.014 ACRES **
 6. EXISTING ZONING: R-15C-1
 7. PROPOSED ZONING: PD WITH WILDLIFE HOME DISTRICT USES
 8. PHASING: ALL DEVELOPMENT SHALL HAVE SUFFICIENT INFRASTRUCTURE TO COME ONLINE
 9. PROPOSED USE: 31 SINGLE-FAMILY ATTACHED UNITS
 10. BUILDING SETBACKS: SEE DEVELOPMENT STANDARDS TABLE ON THIS PLAN SHEET
 11. EXISTING VEGETATION: WOODED LOT WITH EXISTING SINGLE FAMILY RESIDENCE WITH WETLANDS ON NORTH SIDE OF PROPERTY.
 12. EXISTING ADJACENT ZONING: SEE PLAN
 13. UTILITIES: WATER: ORANGE COUNTY UTILITIES; SEWER: ORANGE COUNTY UTILITIES
 14. PROPOSED MAXIMUM BUILDING HEIGHT: THREE STORIES AND 45 FEET
 15. SCHOOL/STUDENT GENERATION: 0 (SEE TABLE ON THIS PLAN SHEET)
 16. PARCEL ID NUMBERS: 35-23-27-0000-00-003
 17. THERE IS A PORTION OF THIS SITE LOCATED WITHIN THE 100-YEAR FLOOD ZONE (ZONE AE) ACCORDING TO THE 2010 FLOOD INSURANCE RATE MAP (FIRM) DATED 09-25-2009. THE REMAINDER OF THE PROPERTY LIES WITHIN ZONE X (AREA DETERMINED TO BE OUTSIDE 100-YEAR FLOODPLAIN).
 18. EXISTING SITE USES AS PER 2010-2014 ORANGE COUNTY SOIL SURVEY MAPS:
- | MAPPING NUMBER | SOIL TYPE |
|----------------|------------------------|
| 1 | BAKEMER FINE SAND |
| 2 | WINDHURST FINE SAND |
| 3 | FORESLAND FINE SAND |
| 4 | SANDHILL-HORTON-BARKER |
| 5 | 2010 FINE SAND |
19. SERVICE TO COMPLY WITH CHAPTER 38.5 OF THE ORANGE COUNTY CODE: BUILDINGS, FLOOD ZONE AND OUTSIDE STORMWATER/FLYASHES ARE PERMITTED.
 20. STORMWATER MANAGEMENT SYSTEMS SHALL BE DESIGNED TO COMPLY WITH ORANGE COUNTY SUBSIDIARY REGULATIONS AND REQUIREMENTS OF THE WATER MANAGEMENT DISTRICT.
 21. LOTTERING SHALL COMPLY WITH CHAPTER 8, ARTICLE XIV OF THE ORANGE COUNTY CODE.
 22. PROJECT SHALL COMPLY WITH THE WILDLIFE HOME DISTRICT DESIGN STANDARDS IN ACCORDANCE WITH CHAPTER 38, ARTICLE III, SECTION 8, SECTION 38-130(3) OF THE ORANGE COUNTY CODE.
 23. THE FEDERAL/STATEWORK SHALL NOT OCCUR UNLESS AND UNTIL CONSTRUCTION PLANS FOR THE FIRST PRELIMINARY SUBDIVISION PLAN AND/OR DEVELOPMENT PLAN WITH A TREE REMOVAL AND REPLANTING PLAN HAVE BEEN APPROVED BY ORANGE COUNTY.
 24. FUTURE LAND USE: WILDLIFE-HOMESWITH WITH THE WILDLIFE # 316 IS ACCORDANCE WITH CHAPTER 38, ARTICLE III, SECTION 8, SECTION 38-130(3) OF THE ORANGE COUNTY CODE.
 25. CONSERVATION AREA DETERMINATION (CAO-16-08-094) HAS BEEN COMPLETED. THE CERTIFIED SURVEY OF THE ORANGE COUNTY CONSERVATION AREA BOUNDARY WAS APPROVED ON 11/14/16.
 26. PROPOSED TRIP GENERATION:
- | DESCRIPTION | TRIP CODE | QUANTITY | TRIP RATE | TRIP RATE | TRIP RATE | TRIP RATE |
|-------------|-----------|----------|-----------|-----------|-----------|-----------|
| | | | PER HOUR | PER HOUR | PER HOUR | PER HOUR |
| TOWNHOUSE | 1 | 17,404 | 17,404 | 17,404 | 17,404 | 17,404 |
27. DEVELOPMENT OF THE SUBJECT PROPERTY SHALL COMPLY WITH ALL STATE AND FEDERAL REGULATIONS AND REQUIREMENTS OF THE ORANGE COUNTY SUBDIVISION REGULATIONS AND REQUIREMENTS OF THE WATER MANAGEMENT DISTRICT.
 28. ACCESSORY UNBUILDING UNITS ARE PROPOSED AT A MAXIMUM DENSITY OF ONE PER LOT.
 29. THE EXISTING STRUCTURES SHALL BE DEMOLISHED OR, ALTERNATIVELY, SHOWN ON THE PD AND BROUGHT INTO COMPLIANCE WITH ORANGE AND FLORIDA BUILDING CODE REQUIREMENTS APPLICABLE TO THE STRUCTURES INTENDING USE PRIOR TO PLAT APPROVAL.
 30. ALL ACCESSORIES REGARDING WETLANDS AND BUFFERS ARE BASED ON CAO-16-08-094. UPLAND BUFFER IS INCLUDED IN THE NET ACREAGE, BUT IS NOT BUILDABLE.
 31. EXCLUDED UPLAND GREENBELTS AND LAND FOR ADEQUATE PUBLIC FACILITIES (APF) AND LESS ESTIMATED STORMWATER MANAGEMENT AREAS AND REQUIRED WILDLIFE PARKS AND OPEN SPACE. AREAS ARE NOT SUBJECT TO PLAT. PLAT PLANNING ENGINEERING DESIGN. OF SUBMITTAL SHALL BEING SUBMITTED. (SEE TABLE ON THIS PLAN SHEET)

LAND USE AND SITE DATA SUMMARY

LAND USE DISTRICT	DEVELOPABLE ACREAGE	STORMWATER MANAGEMENT ACREAGE (100)	NON-APF PARK AND OPEN SPACE ACREAGE (7.98)	APF	NET DEVELOPABLE ACREAGE	NON-RESIDENTIAL SQ. FT.	PROPOSED DWELLING UNITS (S.F./ACRE)	PROPOSED NET DENSITY (S.F./ACRE)	SAP DENSITY (S.F./ACRE)	WILDLIFE DENSITY (S.F./ACRE)	MINIMUM (S.F. PER SAP (S.F./ACRE))	TOTAL (S.F. PER SAP (S.F./ACRE))	TERMS
VILLAGE HOME DISTRICT	3.854	0.365	0.274	0.101	2.814	0	21	7,307	6	5	15	17,404	4

ADJACENT PUBLIC FACILITIES EXCLUDING JOINT-USE APF NOW BIOWATERMETER POND

RIGHT-OF-WAY DEDICATION (DEWAS ROAD)	0.101
TOTAL APF ACRES	0.101
TOTAL UPLAND ACRES	3.854
WETLANDS	1.366
NATURAL WATER BODIES	0
TOTAL GROSS ACRES	0.000

TOWNHOUSE PER UNIT DENSITY

17,404
4
17,404

NON-CREDS REQUIRED

THE 4 TOWN CREDITS REQUIRED WILL BE TRANSFERRED FROM TOWN OF AUSTIN PLANNED DEVELOPMENT PERMIT

TRANSFER OF DEVELOPMENT RIGHTS

SOURCE	ACRES	TOWN CREDIT	AVAILABLE TOWN CREDIT
ON SITE WETLANDS	1.366	2.5	6.4
OFF SITE TRANSFER	0	0	4.1
TOWN CREDITS AVAILABLE	0	0	4.5
TOWN CREDITS REQUIRED	0	0	4.5
TOWN CREDITS REMAINING	0	0	0.0

PUBLIC PARKS AND OPEN SPACE

LAND USE DISTRICT	DEVELOPABLE ACREAGE	REQUIRED PARK AND OPEN SPACE ACREAGE (7.98)	REQUIRED OPEN SPACE (S.F.)
VILLAGE HOME	3.854	0.274	0.0135
TOTAL	3.854	0.274	0.0135

ADJACENT PUBLIC FACILITIES SUMMARY

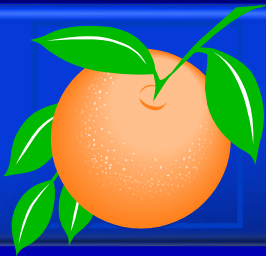
RIGHT-OF-WAY DEDICATION (DEWAS ROAD)	0.101
TOTAL APF ACRES PROVIDED	0.101
REQUIRED APF RATIO/NET DEVELOPABLE ACRES	0.001
NET DEVELOPABLE ACRES IN PD	3.814
TOTAL APF ACRES REQUIRED	0.486
TOTAL APF ACRES PROVIDED	0.101

* REMAINING REQUIRED APF SHALL BE TRANSFERRED FROM "NORTH OF AUSTIN" PLANNED DEVELOPMENT PERMIT TO 35-23-27-00-00-003

SCHOOL DEMAND

LAND USE DISTRICT	PROPOSED D.U.	STUDENT POPULATION PER D.U. REGULATIONS
VILLAGE HOME DISTRICT	21	74
TOTAL	21	7

* TOWNHOUSE FACTOR: 0.339 STUDENTS PER DWELLING UNIT



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Windermere Springs Planned Development / Land Use Plan (PD/LUP), dated “Received November 22, 2017”, subject to the PZC recommendation in the Staff Report.

- AND -

Approve Consent Agenda Item D.6

District 1



Board of County Commissioners

Public Hearings

May 22, 2018