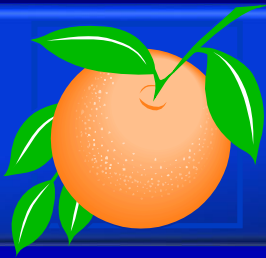


Board of County Commissioners

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.

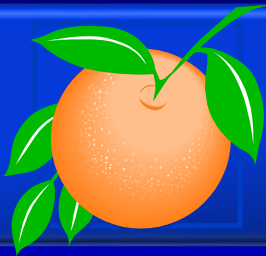
District: 1

Acreage: 28.70 gross acres

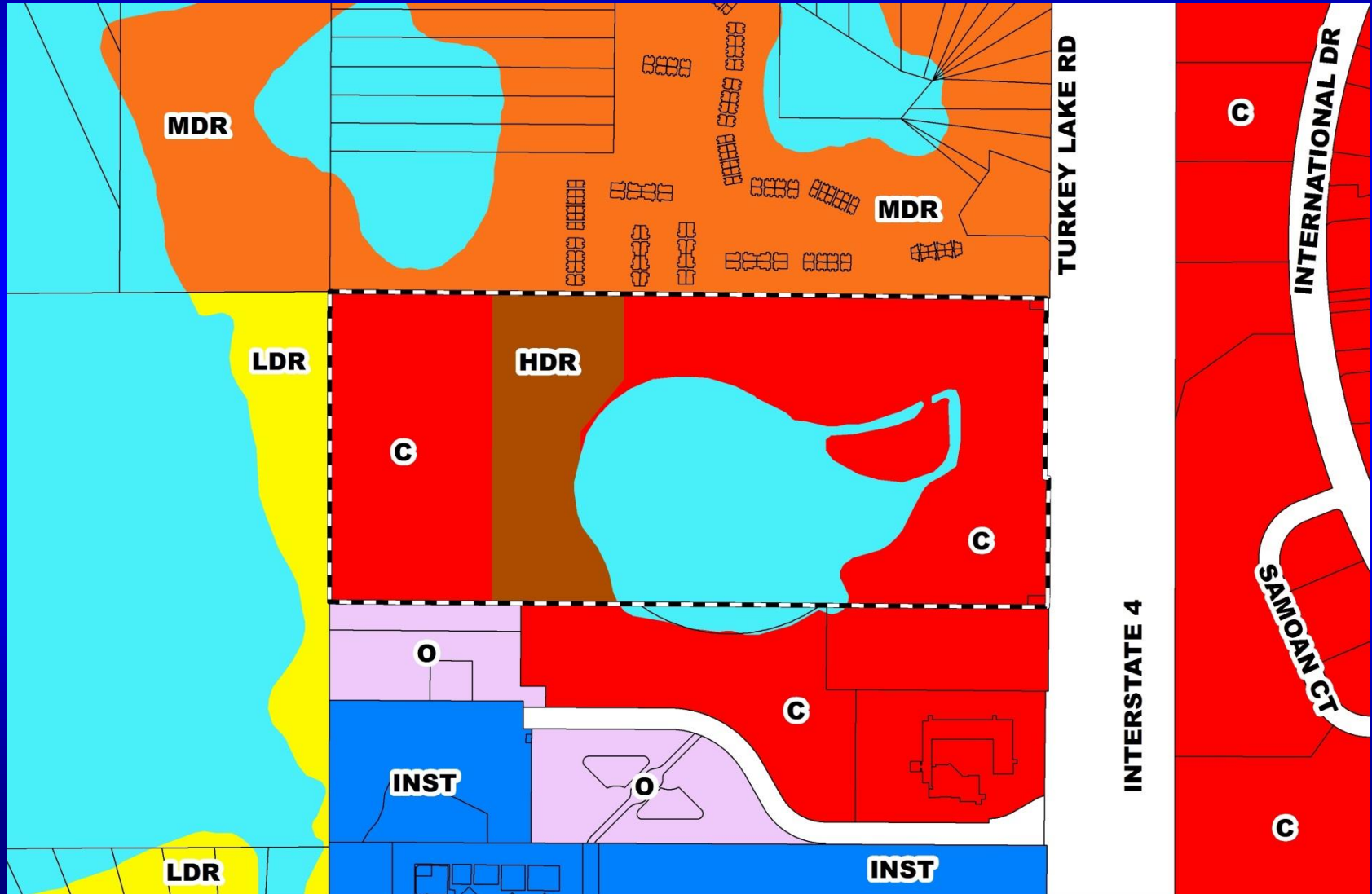
Location: South of Sand Lake Road / West of Turkey Lake Road

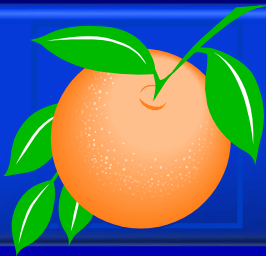
Request: To subdivide 28.70 acres in order to create seven commercial lots, three pond tracts, and a lift station.

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.

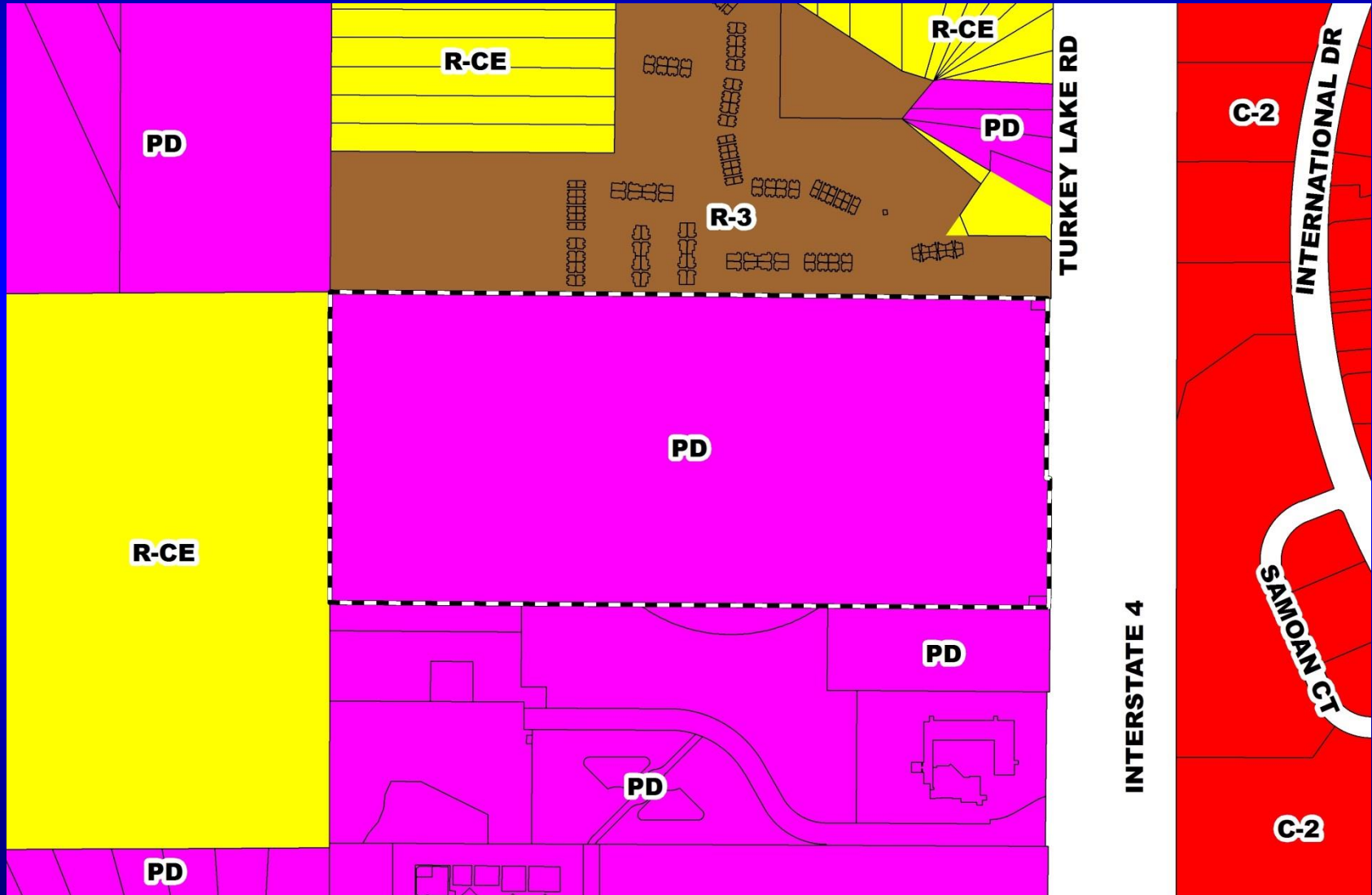


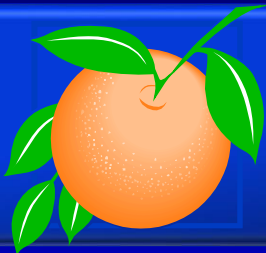
National Spa and Resort PD / National Spa and Resort Preliminary Subdivision Plan Future Land Use Map



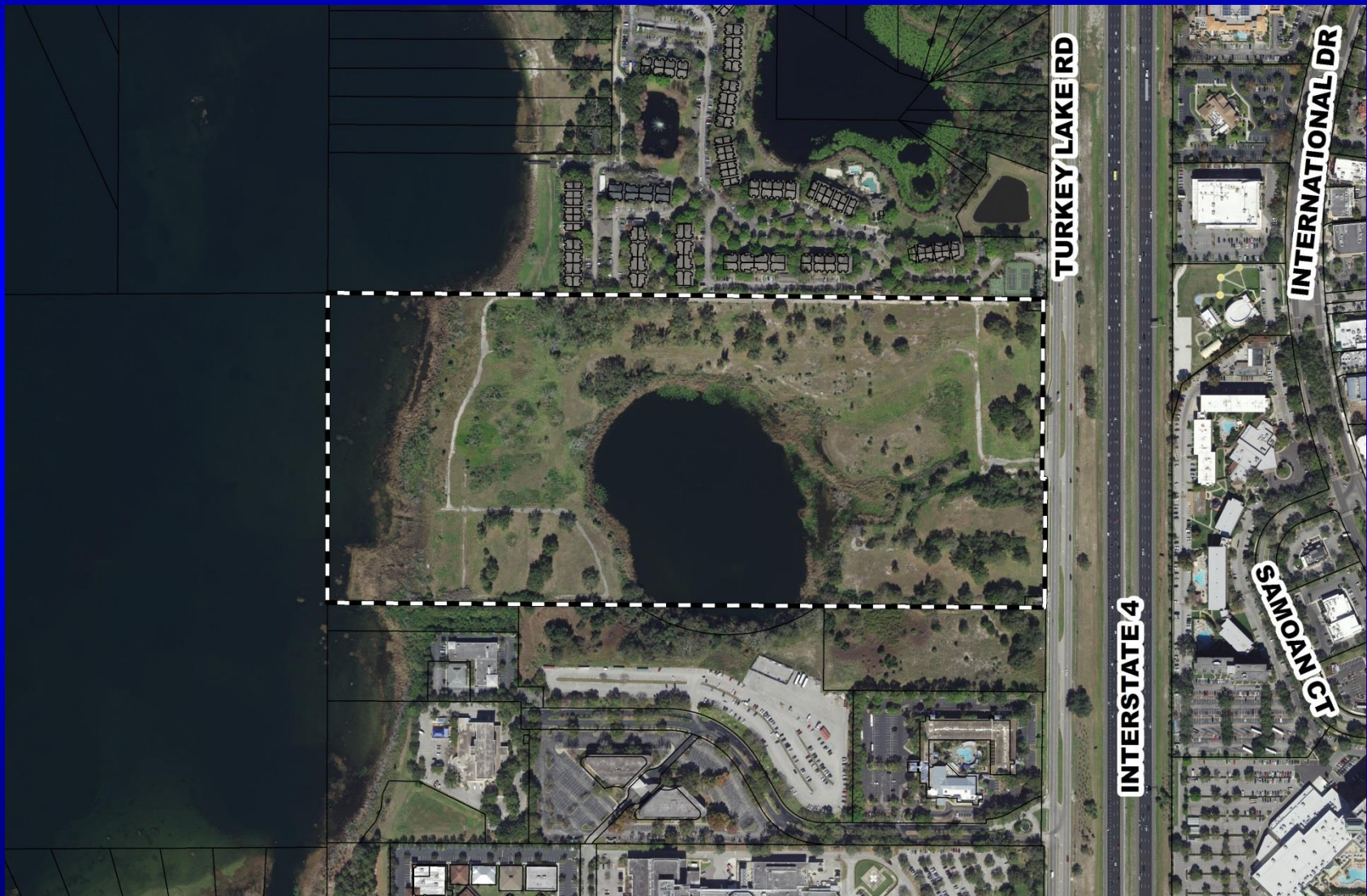


National Spa and Resort PD / National Spa and Resort Preliminary Subdivision Plan Zoning Map

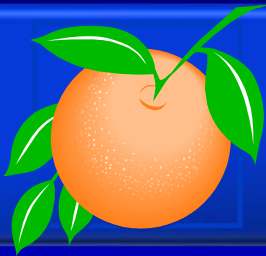




National Spa and Resort PD / National Spa and Resort Preliminary Subdivision Plan Aerial Map



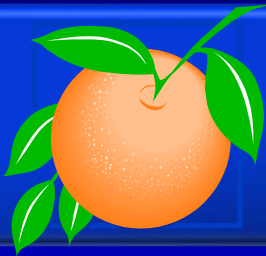




Action Requested

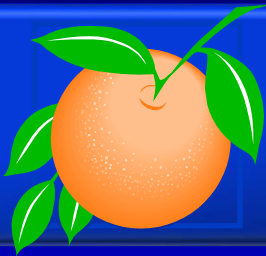
Make a finding of consistency with the Comprehensive Plan (CP) and approve the National Spa and Resort PD / National Spa and Resort PSP dated “Received March 21, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

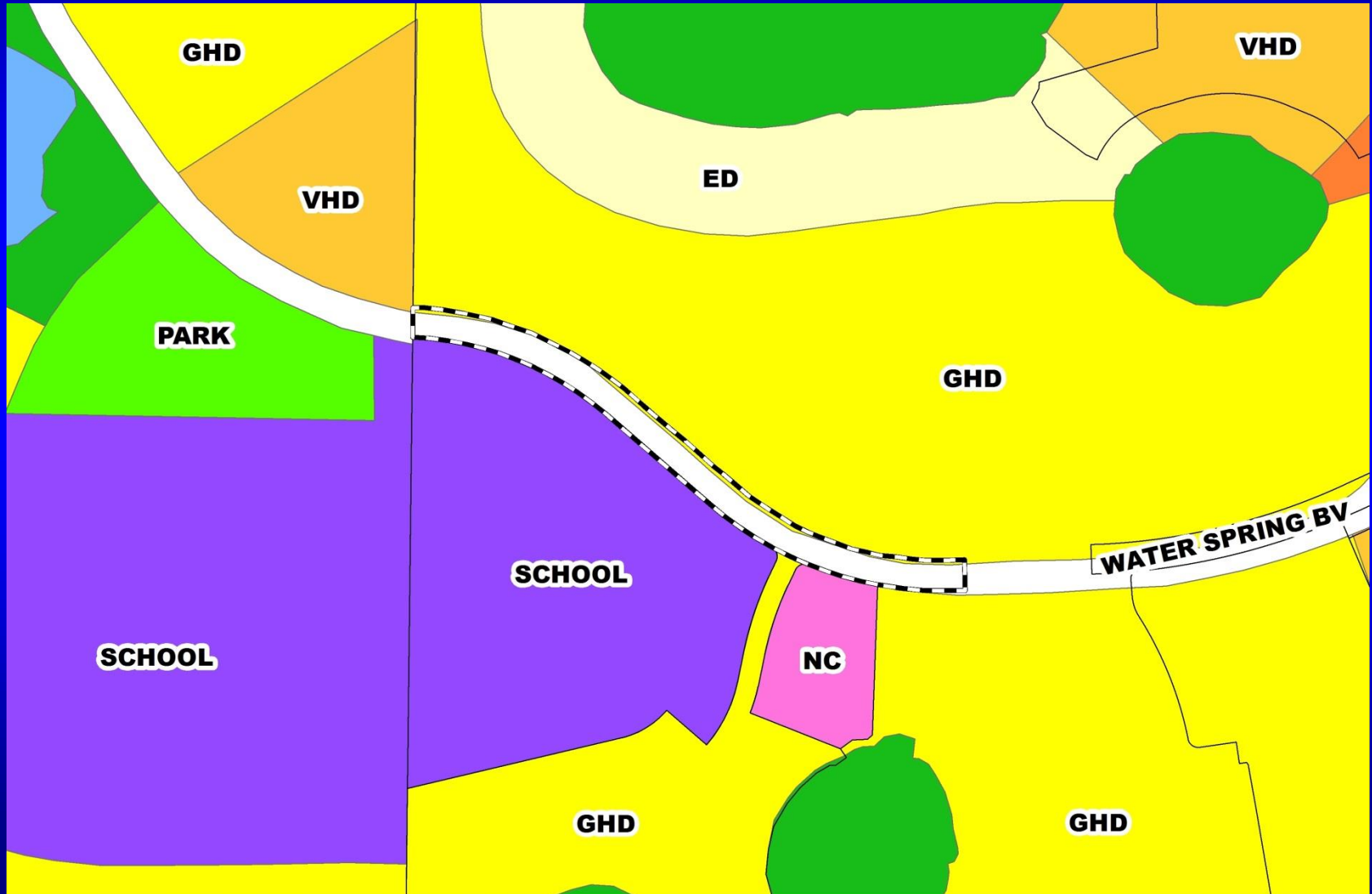


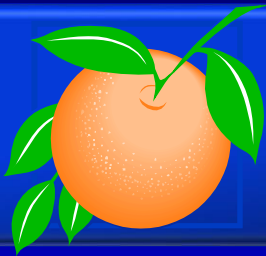
Springhill PD / Springhill Phase 2 APF Road Preliminary Subdivision Plan

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.

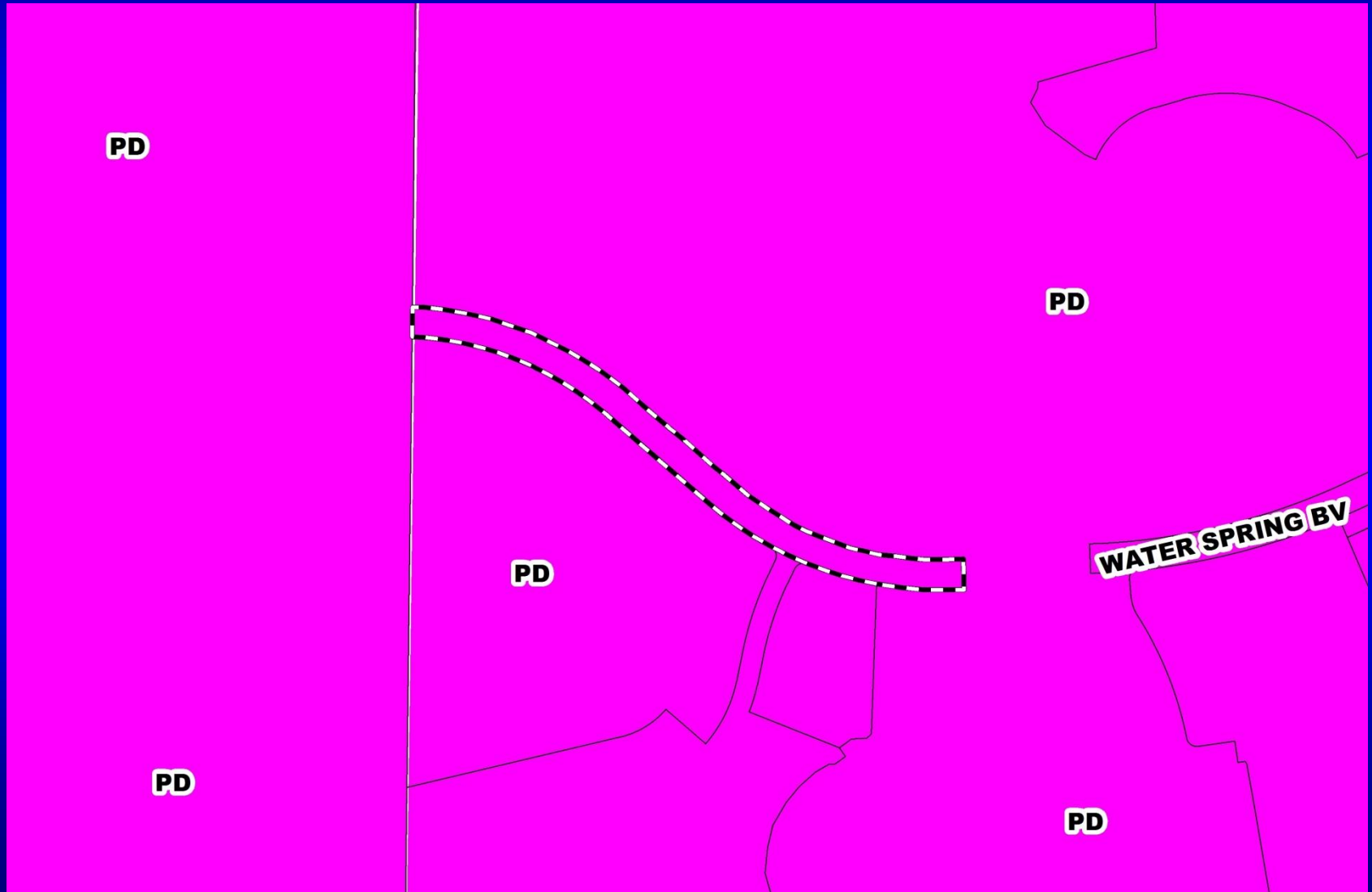


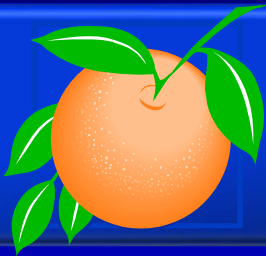
Springhill PD / Springhill Phase 2 APF Road Preliminary Subdivision Plan Future Land Use Map





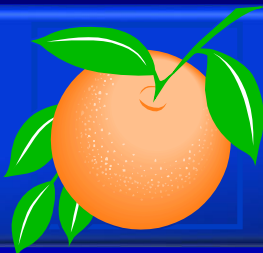
Springhill PD / Springhill Phase 2 APF Road Preliminary Subdivision Plan Zoning Map



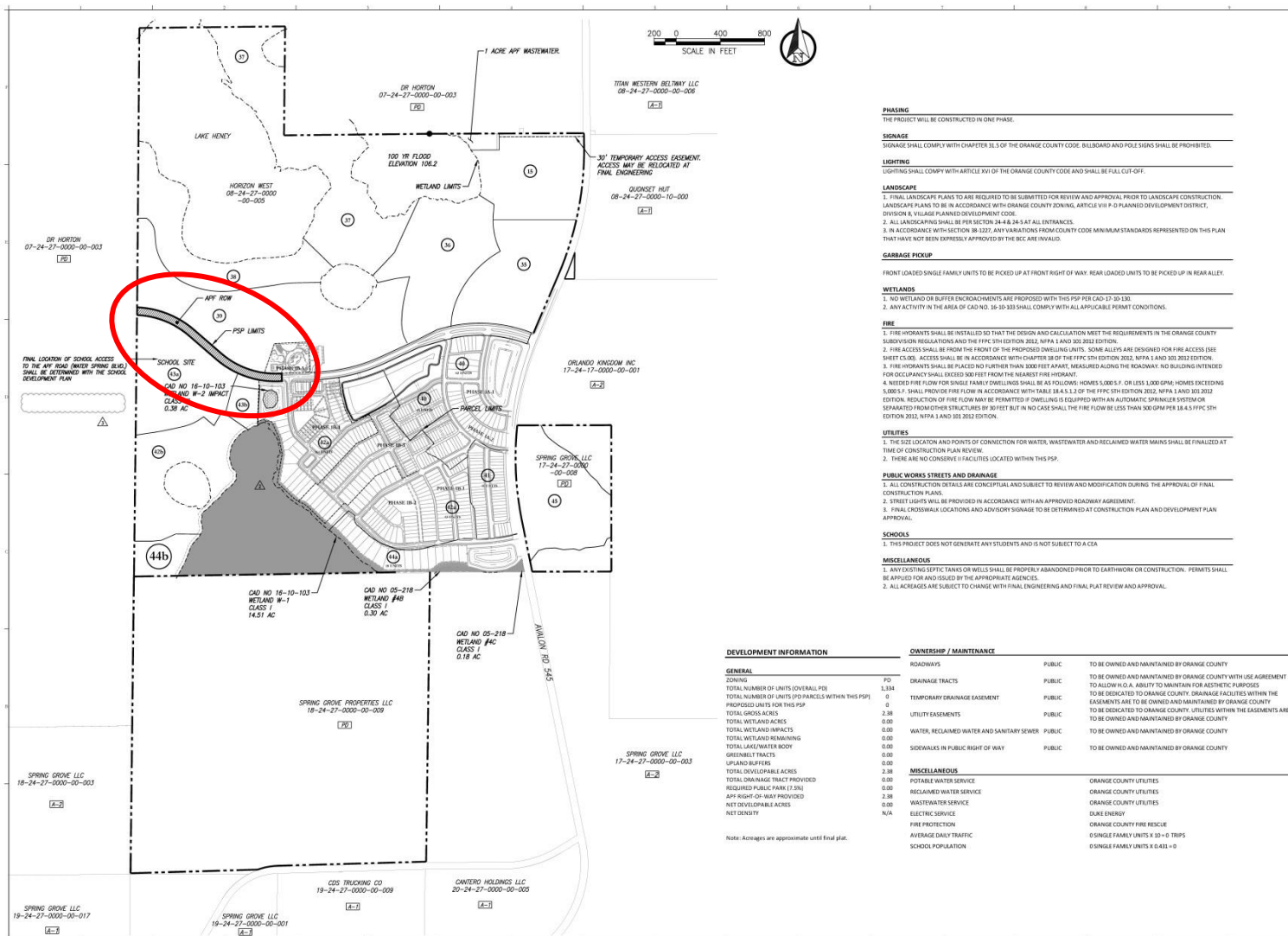


Springhill PD / Springhill Phase 2 APF Road Preliminary Subdivision Plan Aerial Map





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 PLANNED DEVELOPMENT DISTRICT, DIVISION 8 VILLAGE PLANNED DEVELOPMENT CODE.
2. ALL LANDSCAPES SHALL BE PER SECTION 24-4-24-34 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 2012, NPFA 1 AND 2012 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 2012, NPFA 1 AND 2012 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 2012, NPFA 1 AND 2012 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 2012, NPFA 1 AND 2012 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 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 FRONTYER 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 PLAT REVIEW AND APPROVAL.

DEVELOPMENT INFORMATION

GENERAL	PD
ZONING	1.334
TOTAL NUMBER OF UNITS (OVERALL PSP)	1,334
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 (1.0%)	2.38
APR RIGHT-OF-WAY PROVIDED	0.00
NET DEVELOPABLE ACRES	0.00
NET DENSITY	N/A

Note: Acreages are approximate until final plat.

OWNERSHIP / MAINTENANCE

ROADWAYS	PUBLIC	TO BE OWNED AND MAINTAINED BY ORANGE COUNTY
DRAINAGE TRACTS	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	PUBLIC	TO BE DEDICATED TO ORANGE COUNTY. DRAINAGE FACILITIES WITHIN THE EASEMENTS ARE TO BE OWNED AND MAINTAINED BY ORANGE COUNTY
UTILITY EASEMENTS	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	PUBLIC	TO BE OWNED AND MAINTAINED BY ORANGE COUNTY
SIGNALS IN PUBLIC RIGHT OF WAY	PUBLIC	TO BE OWNED AND MAINTAINED BY ORANGE COUNTY
MISCELLANEOUS		
POTABLE WATER SERVICE		ORANGE COUNTY UTILITIES
RECLAIMED WATER SERVICE		ORANGE COUNTY UTILITIES
WASTEWATER SERVICE		ORANGE COUNTY UTILITIES
ELECTRIC SERVICE		DUKE ENERGY
FIRE PROTECTION		ORANGE COUNTY FIRE RESCUE
AVERAGE DAILY TRAFFIC		0 SINGLE FAMILY UNITS X 10 = 0 TRIPS
SCHOOL POPULATION		0 SINGLE FAMILY UNITS X 0.423 = 0

NO.	DATE	REVISIONS
1	12/2/2018	REVISED PER COUNTY COMMENTS
2	12/14/18	REVISED PER COUNTY COMMENTS
3	11/01/17	REVISED PER COUNTY COMMENTS
4	12/17/17	REVISED TO DMC
5	08/01/18	REVISIONS
6	08/01/18	REVISIONS
7	08/01/18	REVISIONS
8	08/01/18	REVISIONS
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98	08/01/18	REVISIONS
99	08/01/18	REVISIONS
100	08/01/18	REVISIONS

Project Name:
**HORIZON WEST
SPRINGHILL PD
APF ROAD**

Submitted To:
ORANGE COUNTY, FL

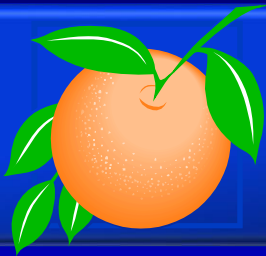
Sheet Title:
**MASTER SITE PLAN
&
LAND USE TABLES**

Sheet No.:
C2.00

DATE: March 12, 2018

POULOS & BENNETT

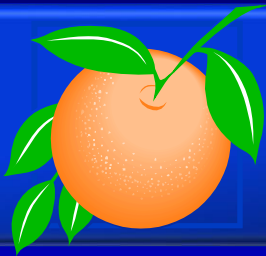
Poulos & Bennett, LLC
2002 E. Longwood Street, Orlando, FL 32803
Tel: 407-482-2914, www.poulosandbennett.com
Eng. Reg. No. 28567



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.

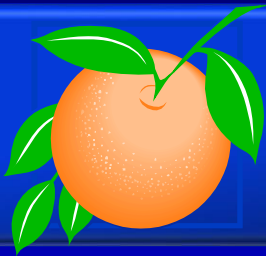
District: 1

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

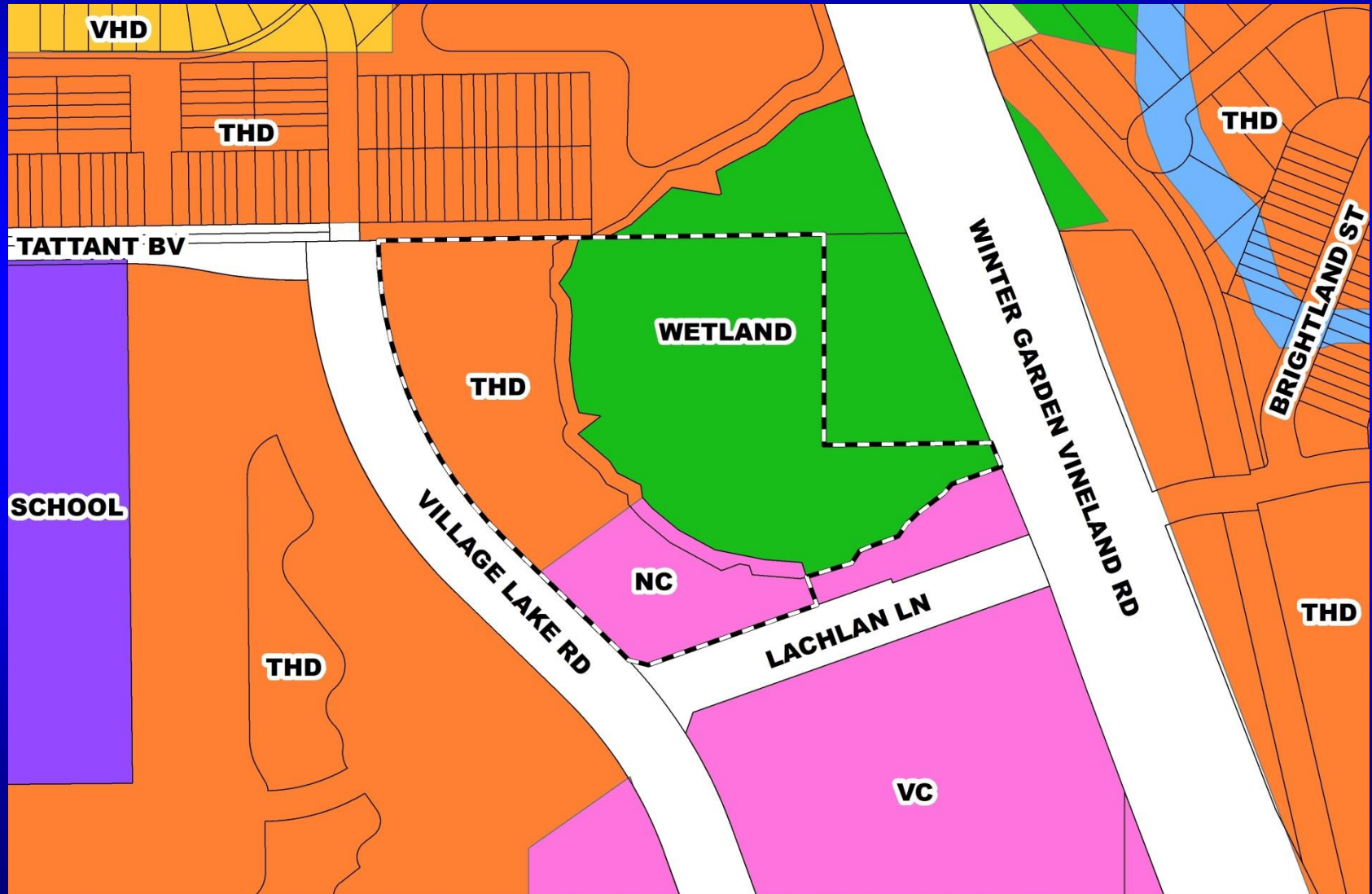
Request: To modify lot lines for Lot 3, Tract A, and Tract F in order
to increase the developable land area for a clubhouse and
related amenities.

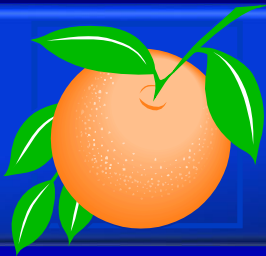
This request is associated with Conservation Area Impact
(CAI) Permit #CAI-17-03-009.



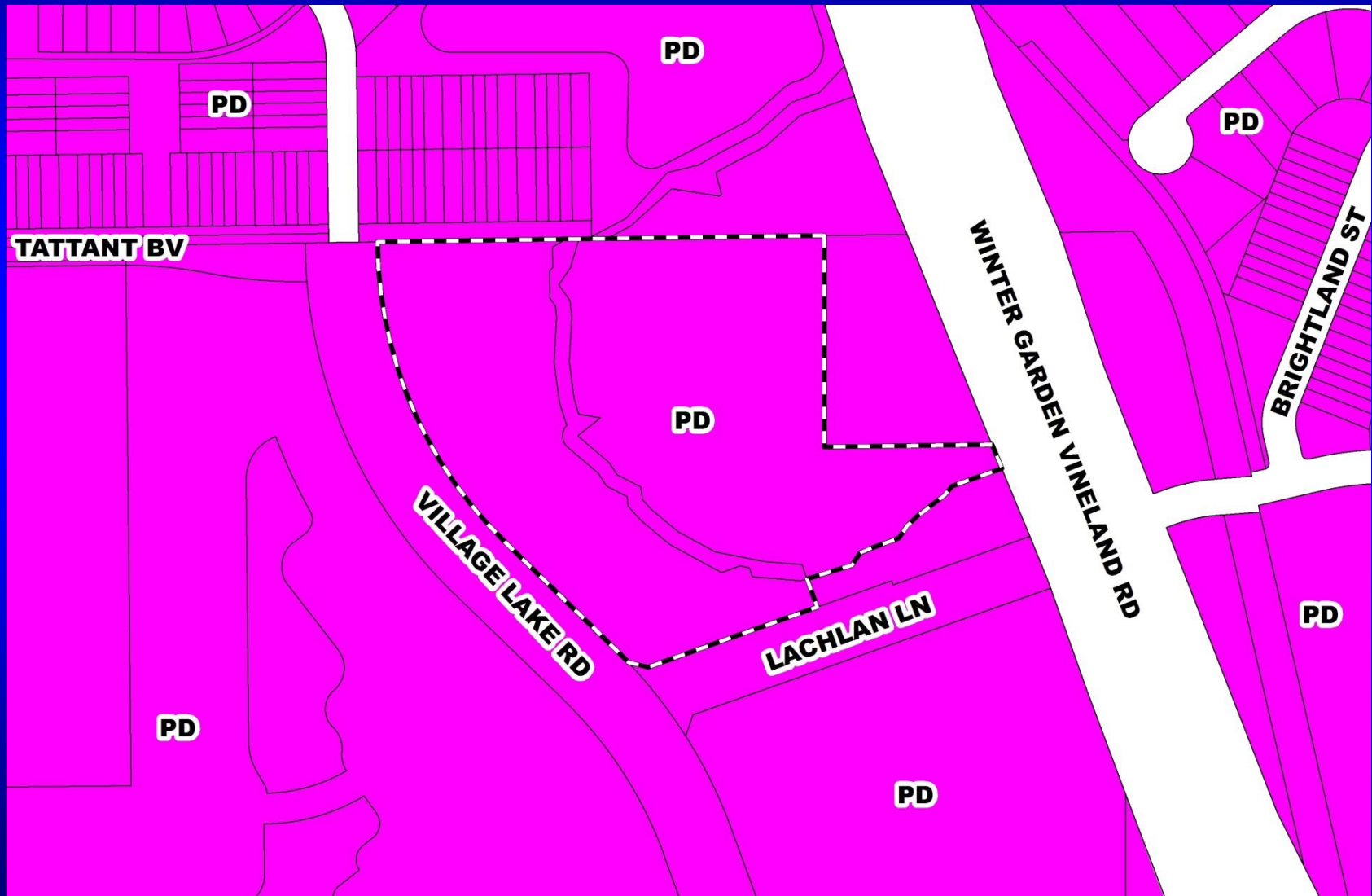
North of Albert's Planned Development / Westside Preliminary Subdivision Plan

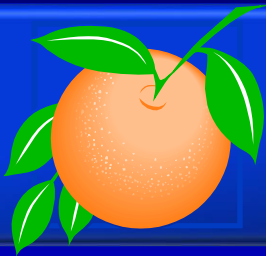
Future Land Use Map





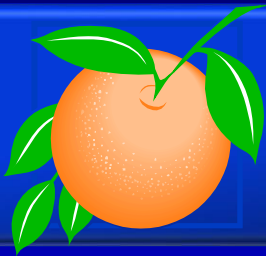
North of Albert's Planned Development / Westside Preliminary Subdivision Plan Zoning Map



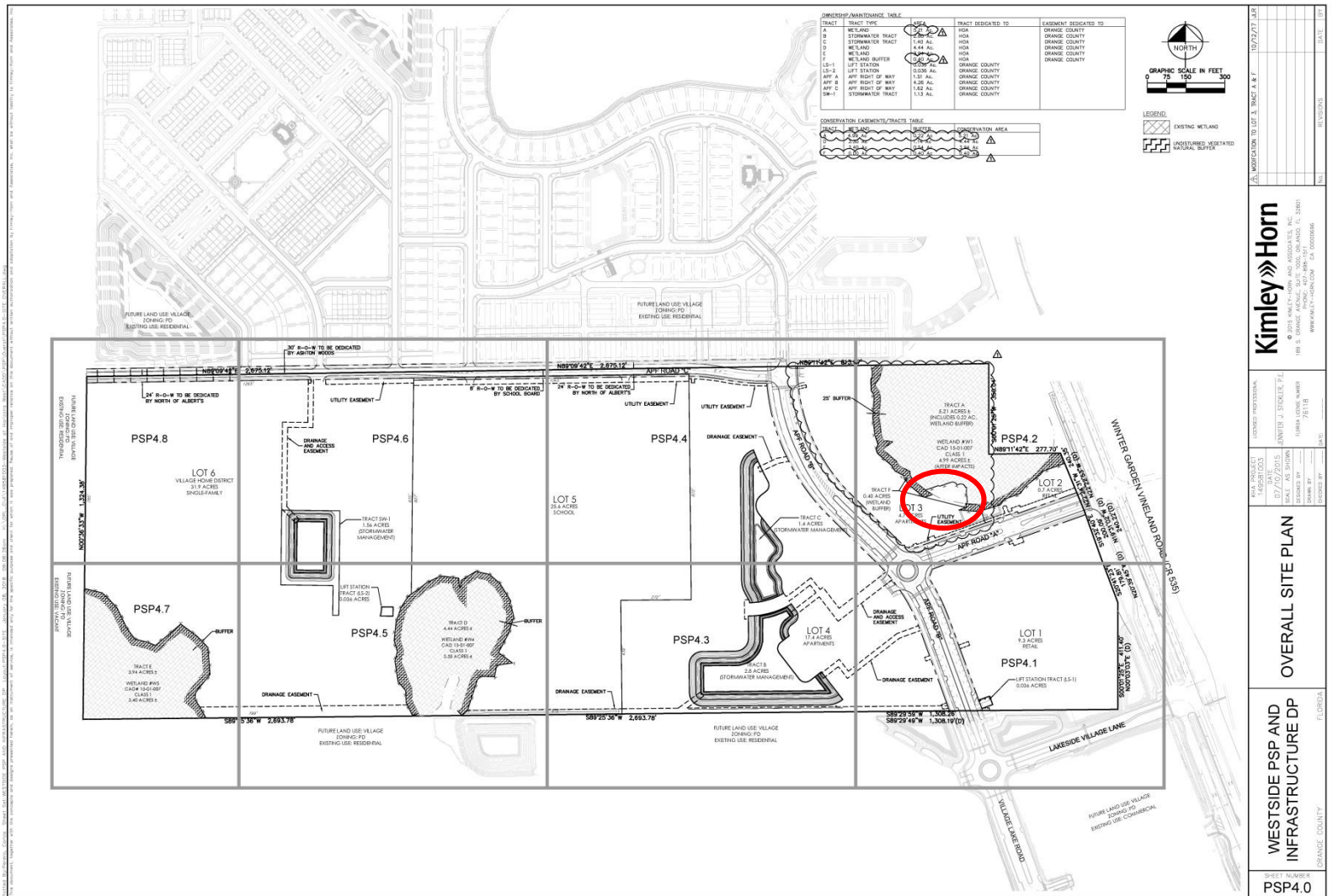


North of Albert's Planned Development / Westside Preliminary Subdivision Plan Aerial Map





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



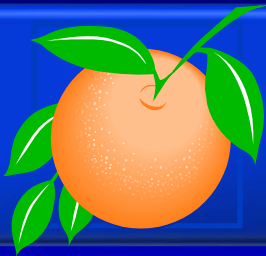
Kimley»Horn

100 S. GRAND AVENUE, SUITE 200, ORANGE, CA 92668
WWW.KIMLEY-HORN.COM CA 00000006

OVERALL SITE PLAN

WESTSIDE PSP AND
INFRASTRUCTURE DP

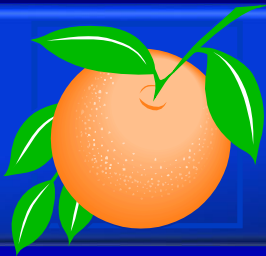
PSP4.0



Action Requested

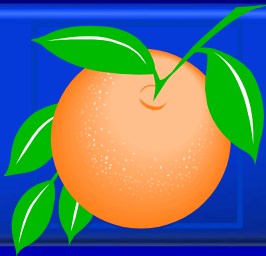
Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the North of Albert's PD / Westside PSP dated "Received January 8, 2018", subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



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

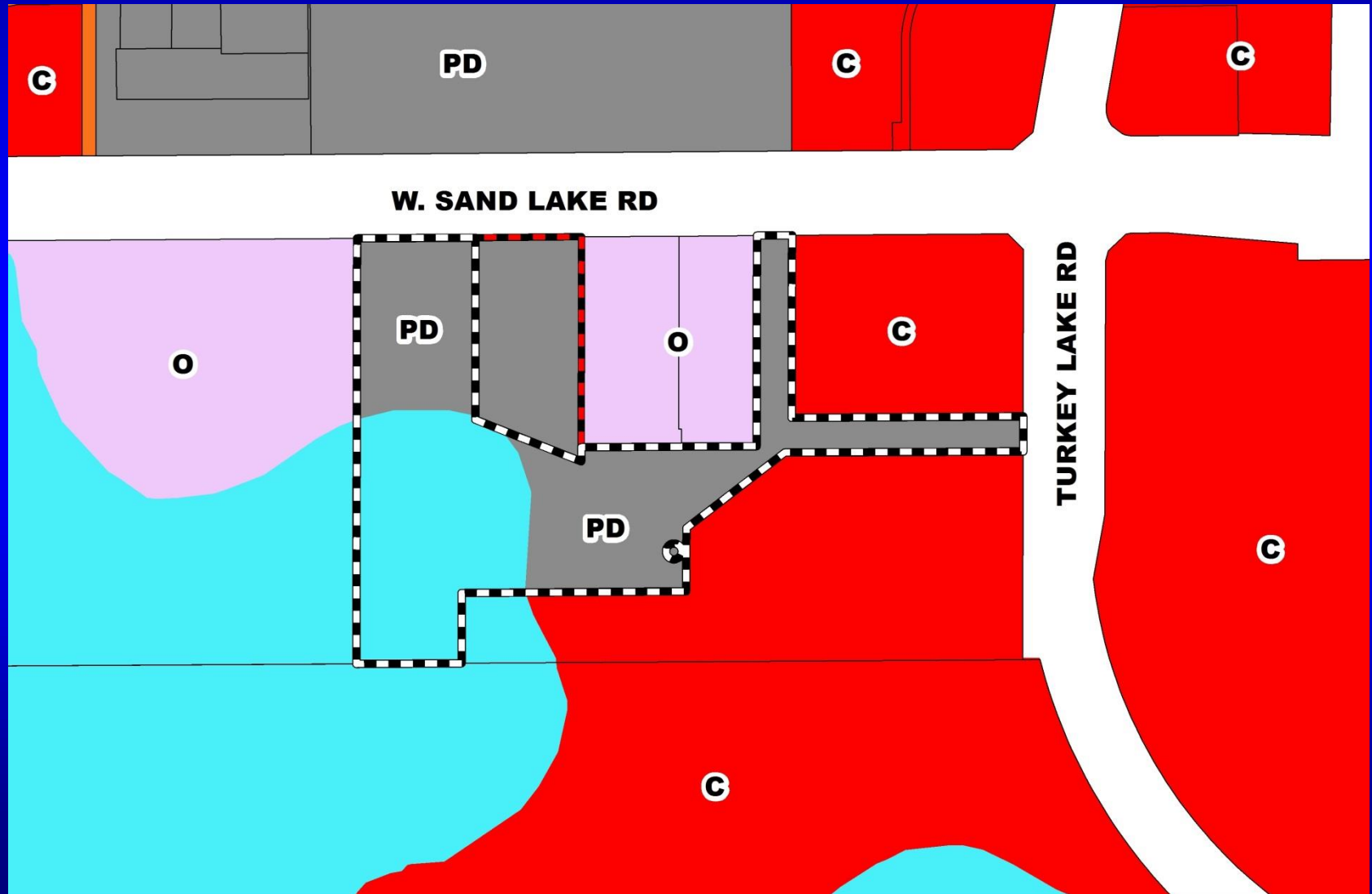
Case:	CDR-18-01-026
Project Name:	Pizzuti at Sand Lake PD
Applicant:	Momtaz Barq, Terra-Max Engineering, Inc.
District:	1
Acreage:	5.71 gross acres (<i>overall PD</i>) 4.69 gross acres (<i>affected parcel only</i>)
Location:	7212 W. Sand Lake Road; or generally on the south side of W. Sand Lake Road, 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.

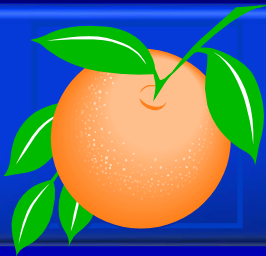


Pizzuti at Sand Lake

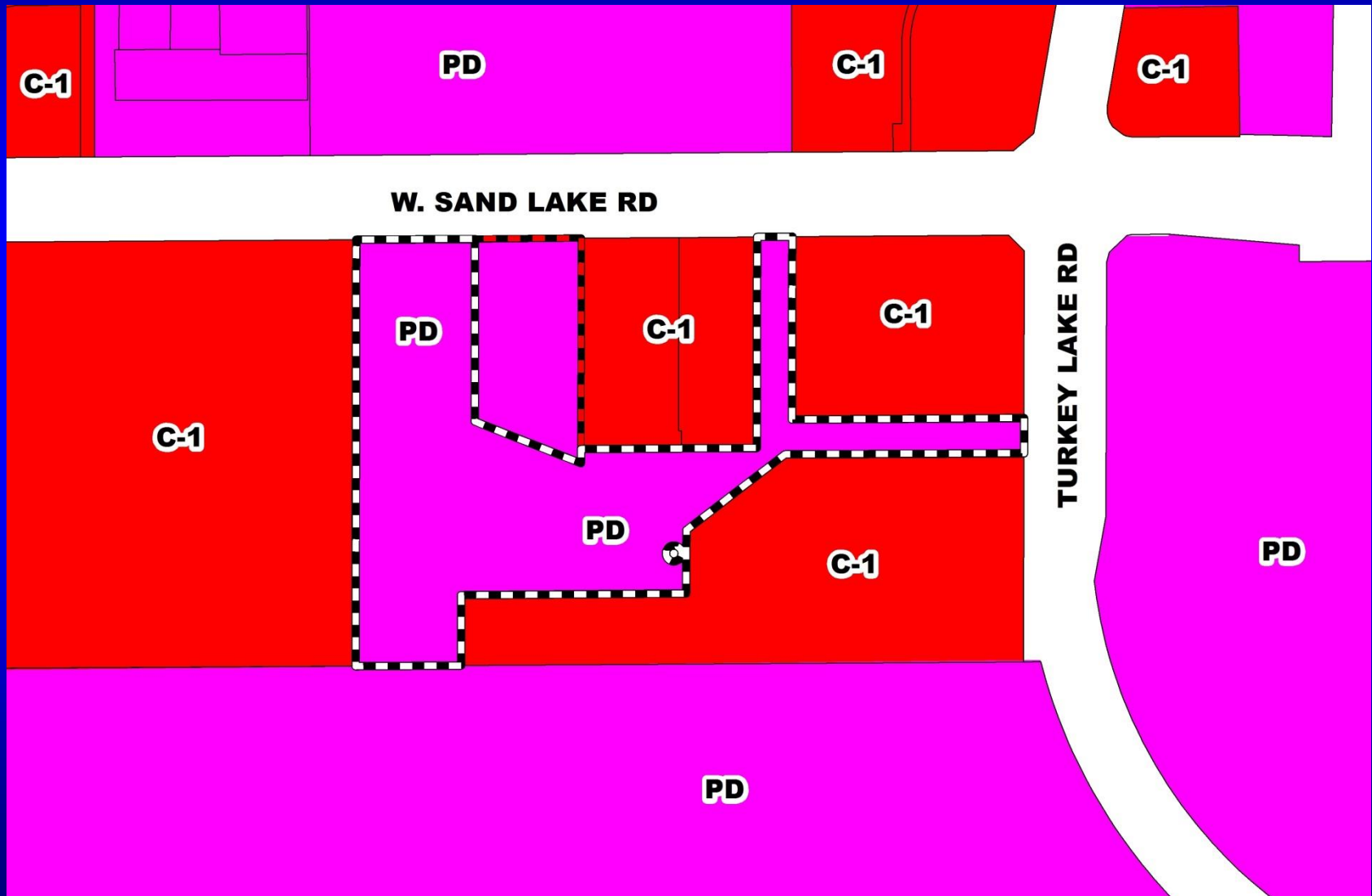
Planned Development / Land Use Plan (PD/LUP)

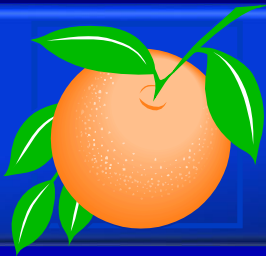
Future Land Use Map





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





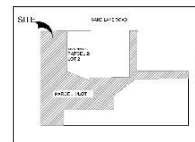
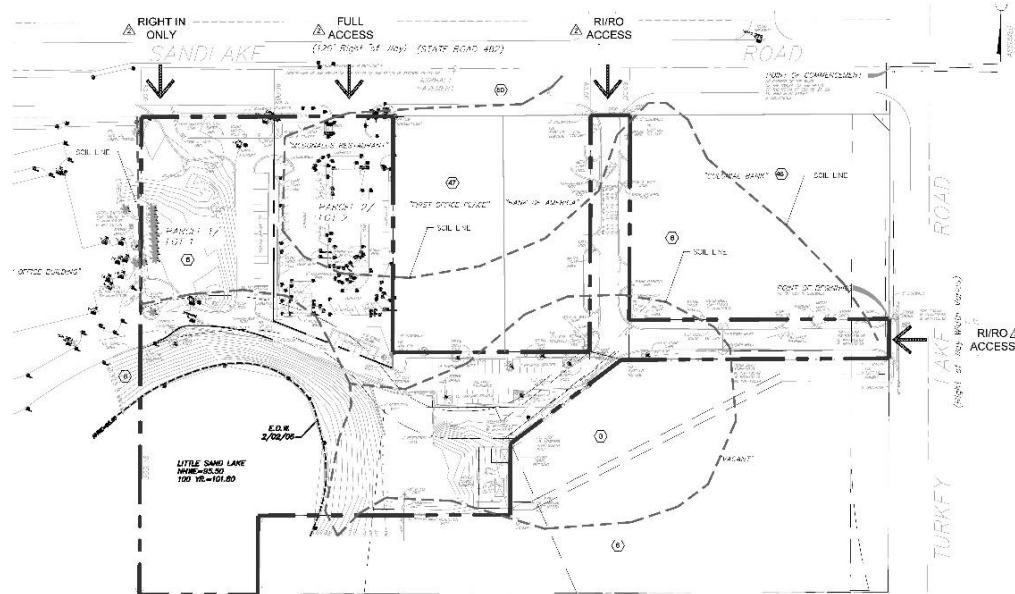
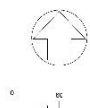
Pizzuti at Sand Lake Planned Development / Land Use Plan (PD/LUP) Aerial Map





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

TerraMax
engineering
TERRA-MAX ENGINEERING, INC.
1107 S. HAWESSEE ROAD, SUITE 211
ORLANDO, FLORIDA 32835
TEL: (407) 516-5232 FAX: (407) 516-2963



PIZZUTI SAND LAKE P.D.
LOT KEY
NOT TO SCALE

- SOILS (PERIOD)**
- (1) BULKHEAD
 - (2) FARMERS
 - (3) TOWNERS FINE SAND
 - (4) SAND-HEAVILY FINE SAND
 - (5) OTHER

- UTILITIES**
- ELECTRIC**
ELECTRICITY
WASTEWATER
CITY OF ORLANDO - J.L. 115
- WATERS**
ORLANDO - J.L. 115
- RECLAIMED WATER**
CITY OF ORLANDO - J.L. 115
- STORMWATER**
CITY OF ORLANDO - J.L. 115

CONCRETE
CURRENT USE
FUTURE LAND USE
FUTURE ZONE

SITE AND PROJECT DATA

GENERAL NOTES
1. ALL DIMENSIONS ARE IN FEET.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

PROPOSED ACCESS

PROPOSED ACCESS

PROPOSED ACCESS

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**PIZZUTI PD
SAND LAKE**

7212 W. SAND LAKE ROAD
ORANGE COUNTY, FLORIDA

SEAL
MONTAY RERO, P.P.

FE #04024
TerraMax Engineering COA #20002

LAND USE PLAN

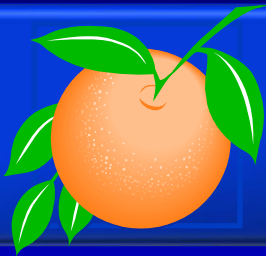
LUP-2

LAND USE PLAN

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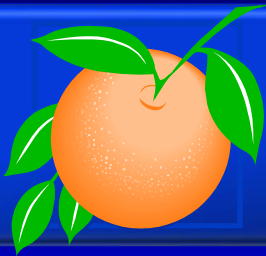
LAND USE PLAN



Action Requested

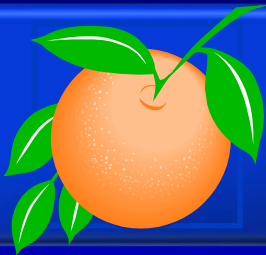
Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Pizzuti at Sand Use Planned Development / Land Use Plan (PD/LUP) dated “Received April 13, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

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.

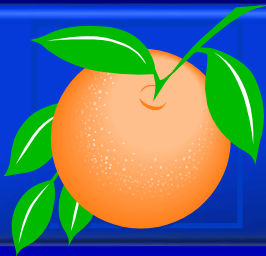


Windermere Springs

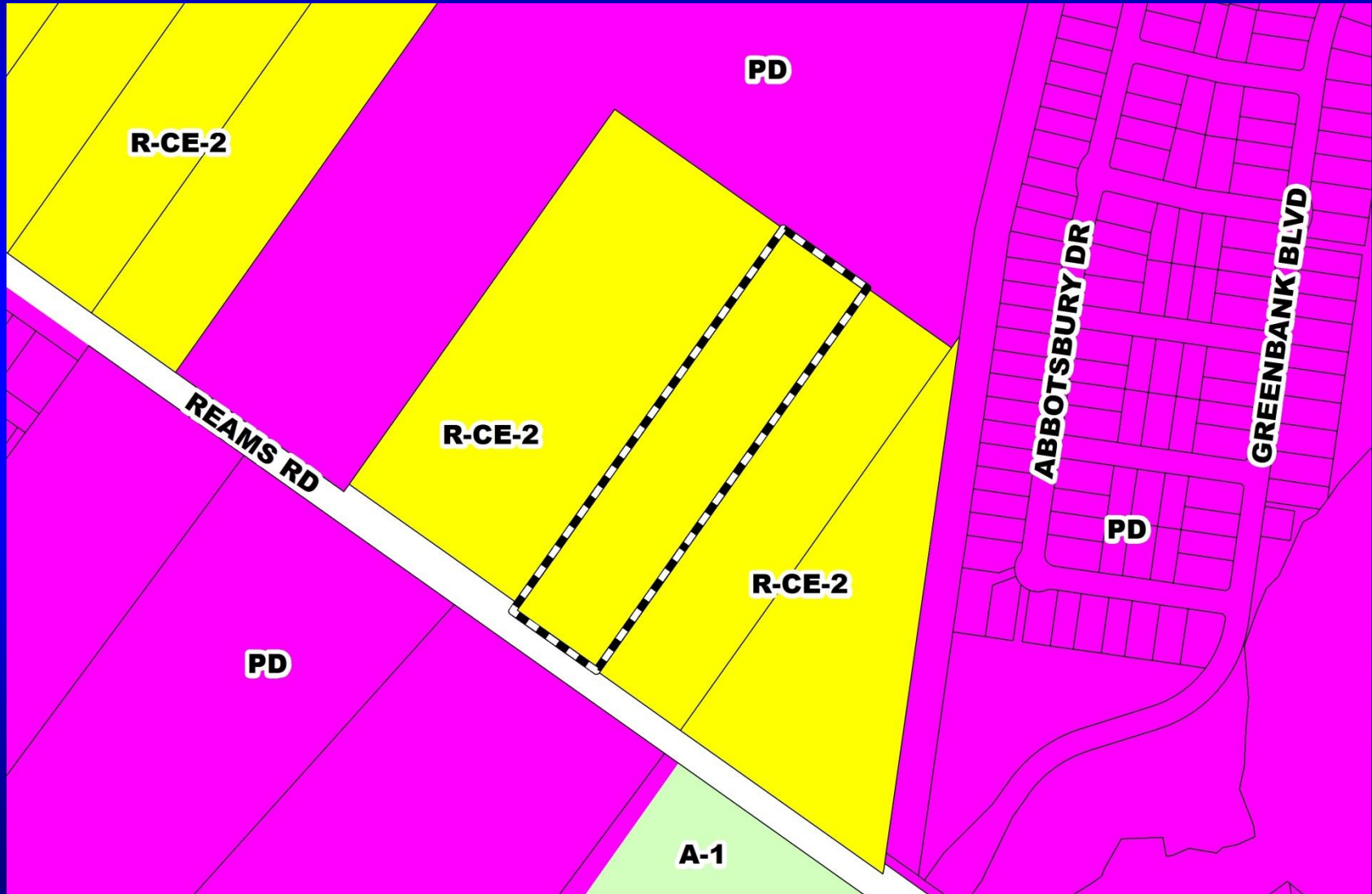
Planned Development / Land Use Plan (PD/LUP)

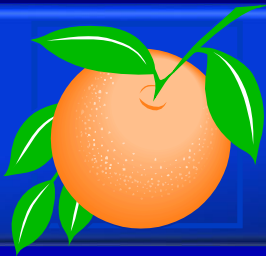
Future Land Use Map





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

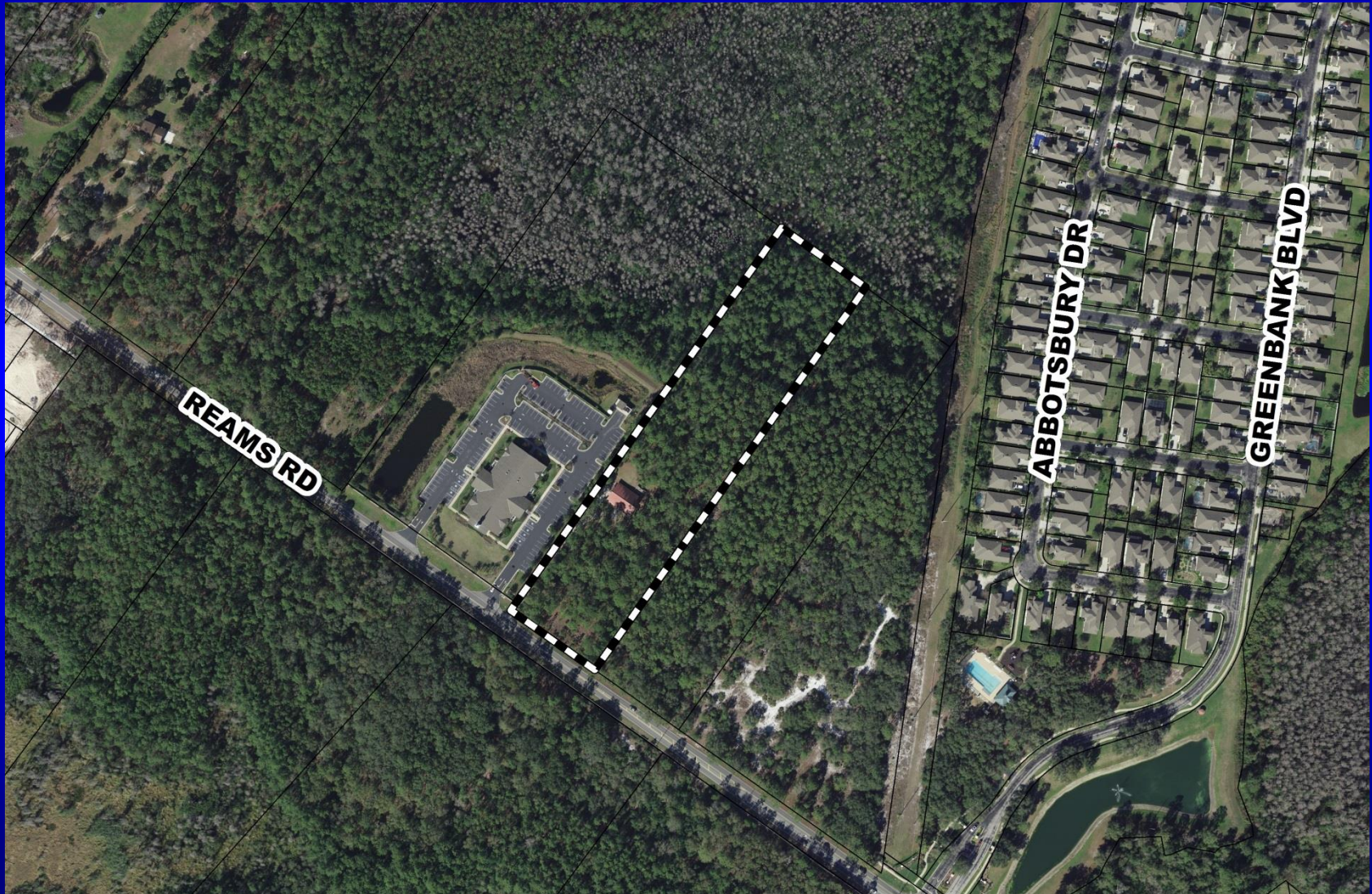




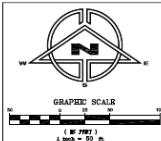
Windermere Springs

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 required in accordance with Chapter 38, Article 35.
10. Maximum Building Separation: Minimum building separation of fifty-five (55) feet shall be required 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) (220-11-03-04)
 - UNDISTURBED VEGETATIVE NATURAL BUFFER (22' MINIMUM-50' AVERAGE)
 - PD BOUNDARY

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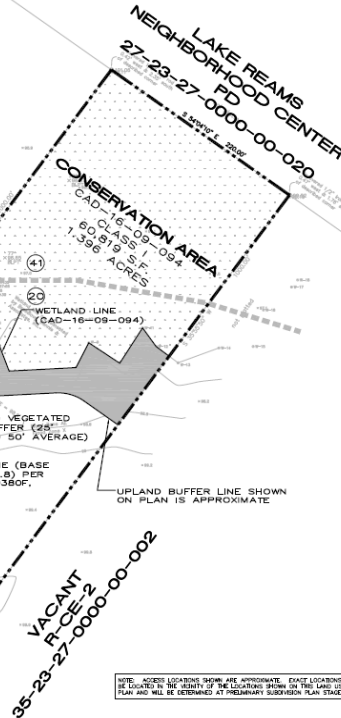
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NOTE: ACCESS LOCATIONS SHOWN ARE APPROXIMATE. EXACT LOCATIONS WILL BE DETERMINED AT PRELIMINARY SUBDIVISION PLAN STAGE.

DEVELOPMENT NOTES:

1. DEVELOPER: WINDERMERE SPRINGS, LLC, 13017 REAMS ROAD, WINDERMERE, FL 34986, (407) 479-2665.
2. PROJECT ACREAGE (GROSS): 5.000 ACRES. DEVELOPABLE ACREAGE: 3.854 ACRES *. DEVELOPABLE ACREAGE (NET): 3.014 ACRES **. EXISTING ZONING: R-15C-1. PROPOSED ZONING: PD WITH WILDLIFE HOME DISTRICT USES. PHASING: ALL DEVELOPMENT SHALL HAVE SUFFICIENT INFRASTRUCTURE TO COME ONLINE. PROPOSED USE: 21 SINGLE-FAMILY ATTACHED UNITS. 3. BUILDING SETBACKS: SEE DEVELOPMENT STANDARDS TABLE ON THIS PLAN SHEET. 4. EXISTING VEGETATION: WOODED LOT WITH EXISTING SINGLE FAMILY RESIDENCE WITH WETLANDS ON NORTH SIDE OF PROPERTY. 5. EXISTING ADJACENT ZONING: SEE PLAN. 6. UTILITIES: WATER: ORANGE COUNTY UTILITIES. SEWER: ORANGE COUNTY UTILITIES. 7. PROPOSED MAXIMUM BUILDING HEIGHT: THREE STORIES AND 45 FEET. 8. SCHOOL/STUDENT GENERATION: 0 (SEE TABLE ON THIS PLAN SHEET). 9. PARCEL ID NUMBERS: 20-23-27-0000-00-003. 10. IN ACCORDANCE WITH SECTION 38-137(7) ANY VARIATION FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE SCC ARE INVALID. 11. THERE IS A PORTION OF THIS SITE LOCATED WITHIN THE 100-YEAR FLOOD ZONE (ZONE AE) ACCORDING TO FIRM PANEL 12085C0380F, DATED 9-25-2009. THE REMAINDER OF THE PROPERTY LIES WITHIN ZONE X (AREA DETERMINED TO BE OUTSIDE 100-YEAR FLOODPLAIN). 12. EXISTING SITE USES AS PER 2004-2008 ORANGE COUNTY ZONING CODE:

MAP LOCATION	SOIL TYPE
1	BAKESMAN FINE SAND
2	WINDERMERE FINE SAND
3	POWELL FINE SAND
4	SANDHILL-HORTON-BANDER
5	ZOLPO FINE SAND
13. SERVICE TO COMPLY WITH CHAPTER 38.5 OF THE ORANGE COUNTY CODE: BUILDINGS, FLOOD ZONE AND OUTSIDE STORAGE/STORAGE ARE PROHIBITED.
14. STORMWATER MANAGEMENT DESIGN SHALL BE DESIGNED TO COMPLY WITH ORANGE COUNTY SUBSTANDARD REGULATIONS AND REQUIREMENTS OF THE WATER MANAGEMENT DISTRICT.
15. LOTTING SHALL COMPLY WITH CHAPTER 8, ARTICLE XIV OF THE ORANGE COUNTY CODE.
16. PROJECT SHALL COMPLY WITH THE WILDLIFE HOME DISTRICT DESIGN STANDARDS IN ACCORDANCE WITH CHAPTER 38, ARTICLE XV, SECTION 8, SECTION 38-138 OF THE ORANGE COUNTY CODE.
17. 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.
18. FUTURE LAND USE: WILDLIFE-HOMESWITHIN WITH THE WILDLIFE R MAP IS ACCORDANCE WITH CHAPTER 38, ARTICLE XV, SECTION 8, SECTION 38-138 OF THE ORANGE COUNTY CODE.
19. CONSERVATION AREA DETERMINATION (220-11-03-04) HAS BEEN COMPLETED. THE CERTIFIED SURVEY OF THE ORANGE COUNTY CONSERVATION AREA BOUNDARY WAS APPROVED ON 11/14/16.
20. PROPOSED TRIP GENERATION:

DESCRIPTION	TRIP RATE	QUANTITY	TRIP RATE	QUANTITY	TRIP RATE	QUANTITY
TOWNHOUSE	1.0	21	1.0	21	1.0	21
21. DEVELOPMENT OF THE SUBJECT PROPERTY SHALL COMPLY WITH ALL STATE AND FEDERAL REGULATIONS AND REQUIREMENTS OF THE SPECIES OF SPECIAL CONCERN.
22. ACCESSORY UNBUILDING UNITS ARE PROPOSED AT A MAXIMUM DENSITY OF ONE PER LOT.
23. THE EXISTING STRUCTURES SHALL BE DEMOLISHED OR, ALTERNATIVELY, SHOWN ON THE PIP AND BROUGHT INTO COMPLIANCE WITH COUNTY AND FEDERAL BUILDING CODE REQUIREMENTS APPLICABLE TO THE STRUCTURES REMAINING IN PLACE TO MEET APPROVAL.
24. ALL ACCESSORIES REGARDING WETLANDS AND BUFFERS ARE BASED ON 220-11-03-04. UPLAND BUFFER IS INCLUDED IN THE NET ACREAGE BUT IS NOT BUILDABLE.
25. EXISTING UPLAND OPENSPACES AND LAND FOR ADJACENT PUBLIC FACILITIES (OFF) AND LESS ESTIMATED STORMWATER MANAGEMENT AREAS AND REQUIRED WILDLIFE HOME DISTRICT USES. AREAS ARE SUBJECT TO FINAL PRELIMINARY SUBDIVISION 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-APT PARK AND OPEN SPACE ACREAGE (7.98)	APT	NET DEVELOPABLE ACREAGE	NON-RESIDENTIAL SQ. FT.	PROPOSED DWELLING UNITS (S.U.)	PROPOSED NET DENSITY (S.U./ACRE)	SAP DENSITY (S.U./ACRE)	MINIMUM DENSITY (S.U./ACRE)	MINIMUM D.U. PER SAP (S.U.)	TOTAL D.U. PER SAP (S.U.)	TRF*
VILLAGE HOME DISTRICT	3.854	0.365	0.274	0.101	3.614	0	21	7,267	6	5	15	17,484	4

ADJACENT PUBLIC FACILITIES EXCLUDING JOINT-USE APT NOW BIOWATER POND

RIGHT-OF-WAY DEDICATION (DEANS ROAD)	0.101
TOTAL APT ACRES	0.101
TOTAL UPLAND ACRES	3.854
WETLANDS	1.366
NATURAL WATER BODIES	0
TOTAL GROSS ACRES	0.600

TRANSFER OF DEVELOPMENT RIGHTS

SOURCE	ACRES	TRIP RATE/ ACRE	AVAILABLE TRIP CREDITS
21 APT WETLANDS	1.366	2.5	3.4
OFF SITE TRANSFER	1	4.0	4.0
TOT CREDITS AVAILABLE			4.0
TOT CREDITS REMAINING			0.0

ADJACENT PUBLIC FACILITIES SUMMARY

RIGHT-OF-WAY DEDICATION (DEANS ROAD)	0.101
TOTAL APT ACRES PROVIDED	0.101
REQUIRED APT RATIO/NET DEVELOPABLE ACRES	6.501
NET DEVELOPABLE ACRES IN PD	3.814
TOTAL APT ACRES REQUIRED	0.486
TOTAL APT ACRES PROVIDED	0.101

SCHOOL DEMAND

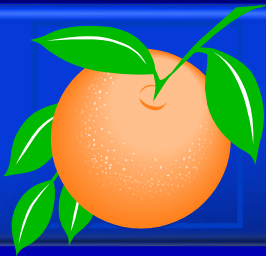
LAND USE DISTRICT	PROPOSED S/F	STUDENT POPULATION PER S/F REGULATIONS
VILLAGE HOME DISTRICT	21	74
TOTAL	21	7

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	0.935
TOTAL	3.854	0.274	0.935

* REMAINING REQUIRED APT SHALL BE TRANSFERRED FROM "NORTH OF ADJUTS" PLANNED DEVELOPMENT PURSUANT TO 220-11-03-04.

* 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