Interoffice Memorandum

DATE: August 23, 2018

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: September 11, 2018 – Public Hearing
Applicant: Adam Smith, VHB, Inc.
Zanzibar Property Planned Development / Zanzibar Property Phases 1 – 4 Preliminary Subdivision Plan / Tract P-2 Development Plan
Case # CDR-17-01-010

This public hearing is to consider a recommendation from the Development Review Committee's (DRC) meeting of May 9, 2018 to approve a substantial change to the Zanzibar Property Planned Development (PD) / Zanzibar Property Phases 1 – 4 Preliminary Subdivision Plan (PSP) and Tract P-2 Development Plan (DP), to add 248 single-family residential dwelling units in Phases 2, 3, and 4, in addition to the approved 213 units in Phase 1 for a total of 461 units overall, and a 4.17 acre amenity tract P-2.

This item was continued from the July 10, 2018, BCC meeting in order for a community meeting to take place. A community meeting was held on August 13, 2018.

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 Zanzibar Property Planned Development / Zanzibar Property Phases 1 – 4 Preliminary Subdivision Plan & Tract P-2 Development Plan dated "Received October 23, 2017", subject to the conditions listed under the DRC Recommendation in the Staff Report. District 1**

JVW/JS/lme
Attachments

CASE # CDR-17-01-010
Commission District # 1

1. REQUEST

This public hearing is to consider a recommendation from the Development Review Committee's (DRC) meeting of May 9, 2018 to approve a substantial change to the Zanzibar Property Planned Development (PD) / Zanzibar Property Phases 1 – 4 Preliminary Subdivision Plan (PSP) and Tract P-2 Development Plan (DP), to add 248 single-family residential dwelling units in Phases 2, 3, and 4, in addition to the approved 213 units in Phase 1 for a total of 461 units overall, and a 4.17 acre amenity tract P-2.

2. PROJECT ANALYSIS

A. Location:	North of Old YMCA Road / West of County Road 545
B. Parcel ID:	31-23-27-0000-00-004, 31-23-27-0000-00-012
C. Total Acres:	209.41
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:	167
H. Parks:	Summerport Park - 7.4 Miles
I. Proposed Uses:	461 Single-Family Residential Dwelling Units 4.17 acre Amenity Park Tract P-2
J. Site Data:	**Estate Rural District (Parcel 1B):** Maximum Building Height: 45' (3-Stories) Minimum Living Area: 1,500 Square Feet Building Setbacks: 20' Front 25' Rear 10' Side 10' Porch 10' Corner / Side Street / APF Road 50' NHWE

Garden Home Single Family District (Parcel 1C):
Maximum Building Height: 45' (3-Stories)
Minimum Living Area: 1,200 Square Feet
Building Setbacks:
15' Front
20' Rear
5' Side
10' Porch
10' Corner / Side Street / APF Road
50' NHWE

Townhome District (Parcel 1D) Attached:
Maximum Building Height: 55' (4-Stories)
Minimum Living Area: 1,000 Square Feet
Building Setbacks:
15' Front
14' Rear
0' / 7' Side
10' Porch
10' Corner / Side Street / APF Road
50' NHWE

Townhome District (Parcel 1D) Detached:
Maximum Building Height: 45' (3-Stories)
Minimum Living Area: 1,000 Square Feet
Building Setbacks:
15' Front
20' Rear
5' Side
10' Side Street
50' NHWE

K. Fire Station: 34 – 4000 Winter Garden Vineland Road

L. Transportation: Avalon Road (CR 545): A Village H Horizon West Road Network Agreement for C.R. 545 among Orange County and D.R. Horton, Inc.; Avalon Properties, Ltd.; Horizon West Properties; HAP, Inc.; Titan Western Beltway, LLC; Hanover Hickory Nut, LLC; Zanzibar Properties, LLC and Seidel West I, LLC was approved by the BCC on 2/12/2013 and recorded at OR Book/Page 10525/6172. The 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.

3. COMPREHENSIVE PLAN

The property's Future Land Use Map (FLUM) designation is Village (V) (Horizon West Village H). The property includes Estate Rural District, Garden Home Single Family District and Townhome District Special Planning Area designations. The request is consistent with the Comprehensive Plan.

4. ZONING

PD (Zanzibar Property PD)

5. REQUESTED ACTION:

Approval subject to the following conditions:

1. Development shall conform to the Zanzibar Property PD Land Use Plan; Orange County Board of County Commissioners (BCC) approvals; Phases 1- 4 Preliminary Subdivision Plan and Tract P-2 Development Plan dated "Received October 23, 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 October 23, 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. 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.

8. No activity will be permitted on the site that may disturb, influence, or otherwise interfere with: areas of soil or groundwater contamination, or any remediation activities, or within the hydrological zone of influence of any contaminated area, unless prior approval has been obtained through the Florida Department of Environmental Protection (FDEP) and such approval has been provided to the Environmental Protection Division of Orange County. An owner/operator who exacerbates any existing contamination or does not properly dispose of any excavated contaminated media may become liable for some portion of the contamination pursuant to the provisions in section 376.308, F.S.

9. 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.

10. The applicant / owner has an affirmative obligation to expressly notify potential purchasers, builders, and/or tenants of this development, through an appropriate mechanism, including a conspicuous note on the plat and/or a recorded restrictive covenant, as applicable, that the West Orange & 545 solid waste disposal facilities are located adjacent to the northeast of the project boundary.

11. 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.

12. Prior to commencement of any earth work or construction, if one acre or more of land will be disturbed, the developer shall provide a copy of the completed National Pollutant Discharge Elimination System (NPDES) Notice of Intent (NOI) form for stormwater discharge from construction activities to the Orange County Environmental Protection Division, NPDES Administrator. The original NOI form shall be sent to the Florida Department of Environmental Protection by the developer.

13. 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).

14. Construction plans within this PD shall be consistent with an approved and up-to-date Master Utility Plan (MUP). MUP updates shall be submitted to Orange County Utilities at least thirty (30) days prior to the corresponding construction plan submittal. The updated MUP must be approved prior to construction plan approval.

15. A current Phase One Environmental Site Assessment (ESA) and current title opinion shall be submitted to the County for review as part of any Construction Plan submittal and must be approved prior to Construction Plan approval for any streets and/or tracts anticipated to be dedicated to the County and/or to the perpetual use of the public.

16. 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.

17. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated June 20, 2017, shall apply:

a. The project shall comply with the terms and conditions of that certain Village H Horizon West Road Network Agreement for C.R. 545 recorded at Official Records Book/Page 10525/6172, Public Records of Orange County, Florida, as may be amended.

b. A waiver from Orange County Code Section 38-1253(c) is granted to allow on-street parking in lieu of off-street parking for Tract P-1.

18. Except as amended, modified, and/or superseded, the following BCC Conditions of Approval, dated June 14, 2016 shall apply:

a. 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.

b. 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.

c. 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.

d. 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, including mowing, beyond that provided by the County, shall be the responsibility of the Homeowners' Association.

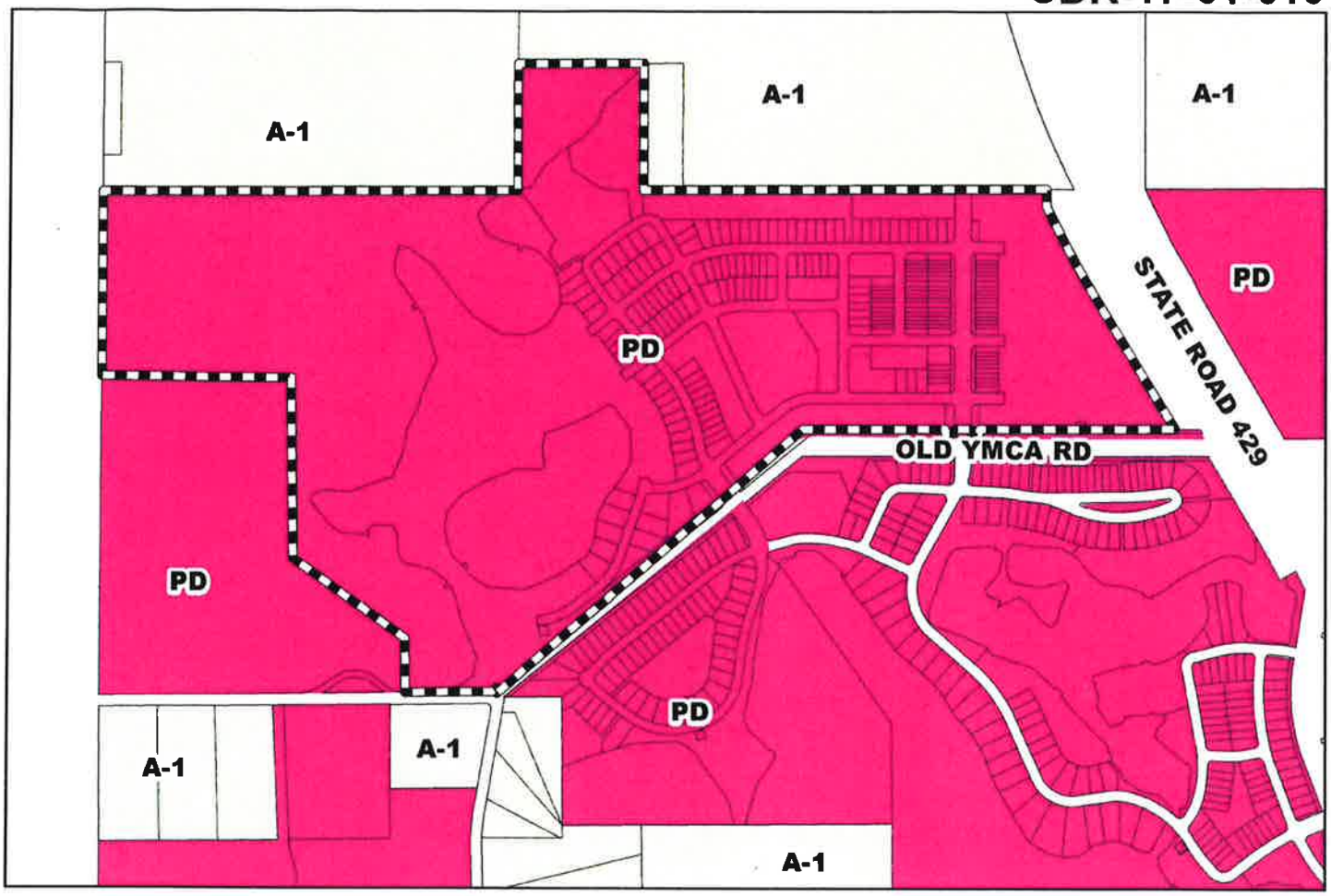
e. Prior to Certificate of Completion for the first phase of the subdivision, reconstruction of Old YMCA Road shall be substantially complete and open to traffic. Full depth reconstruction of Old YMCA Road shall be required.

f. 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.

g. A waiver from section 34-152(c) is granted to allow lots to front a mew. Legal access to these lots shall be through a platted ingress/egress easement in lieu of 20 feet fee simple as required by code.

h. A waiver from Sec. 38-1384(g)(1) is granted to allow townhome units on ends of buildings to utilize three (3) foot setback from alley easement with an additional "on-street" parking space provided in lieu of an "off-street" space.

CDR-17-01-010



Subject Parcel

Subject Property

Zoning Map

ZONING: PD (Planned Development District)

APPLICANT: Adam Smith,
VHB, Inc.

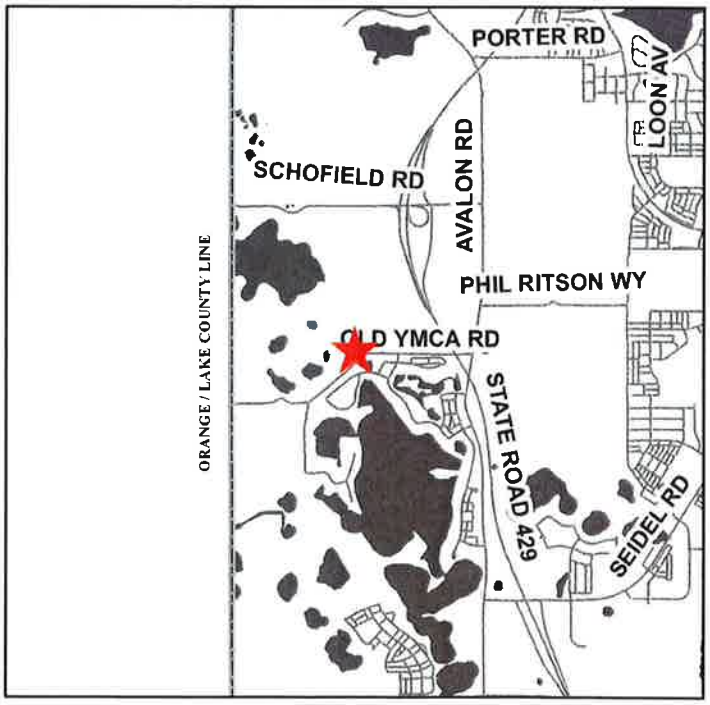
LOCATION: North od Old YMCA Road /
West of C.R. 545

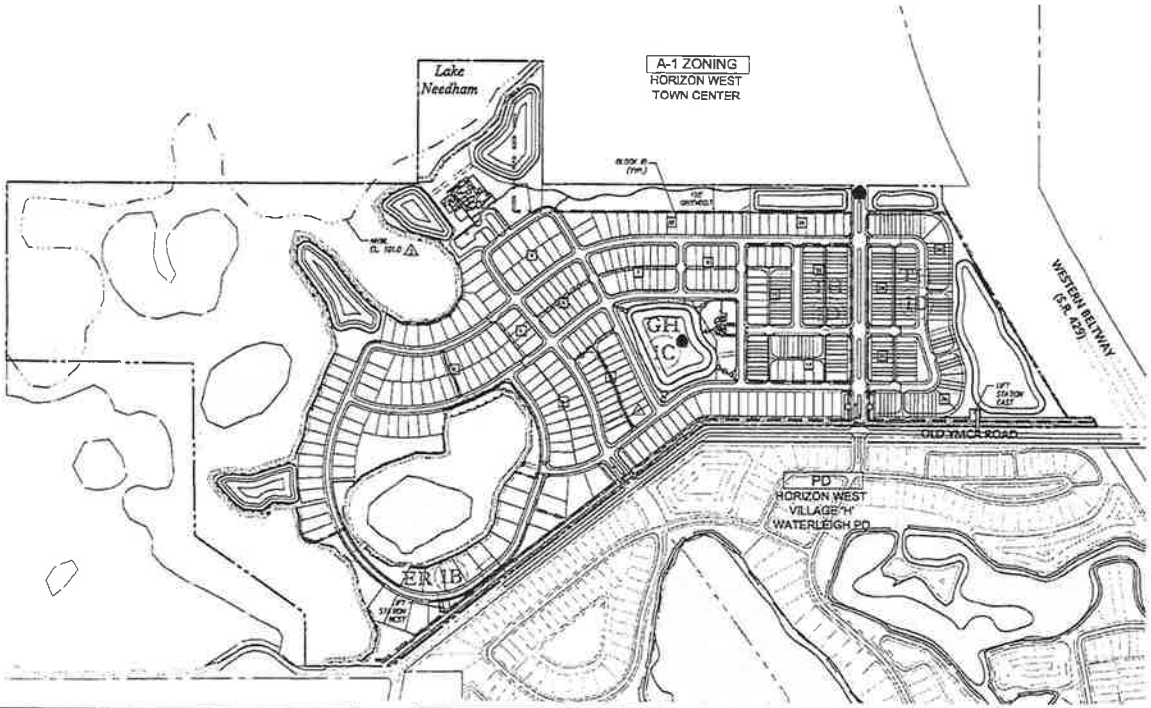
TRACT SIZE: 209.41 gross acres

DISTRICT: 1

S/T/R: 31/23/27

1 inch = 892 feet





Lot Size Chart

Parcel #	Type	Min. Area Required (Sq. Ft.)	Avg. Lot Area Provided (Sq. Ft.)	Lot Count
Parcel 10	Estate Rural District	14,520	15,283	16
Parcel 10	Zanzibar Home District	4,000 SQFT ≤ 40'	5,834	257
		5,500 SQFT > 40'	7,340	
Parcel 10	Townhome District	1,800	2,870	160

* BASED UPON WAIVER GRANTED WITH PSP/ANS USE PLAN

Block Size Chart

Block ID *	Perimeter (Ft.)
1	1,902
2	1,771
3	2,407
4	1,118
5	1,242
7	1,282
8	878
11	1,761
14	1,124
16	1,335
17	1,260
21	1,651
22	2,194
23	1,317
24	1,858
25	1,725
Maximum Average	≤ 2,445
Provided Average	± 604

Open Space Table

Open Space #	Acres
OS-1	0.17
OS-2	0.13
OS-3	0.13
OS-4	0.19
OS-5	0.19
OS-6	0.79
OS-7	0.11
OS-8	0.12
OS-9	2.80
OS-10	0.88
OS-11	0.11
OS-12	0.29
OS-13	0.89
OS-14	0.88
OS-15A	0.47
OS-15B	0.37
OS-16	0.83
OS-17	0.50
OS-18	0.17
OS-19	0.35
OS-20	0.89
OS-21	0.38
OS-22	0.29
OS-23	0.38
OS-24	0.14
OS-25	0.24
OS-26	0.25
OS-27	0.84
OS-28	0.25
Total	15.42

Wetland Buffer

Buffer #	Acres
WB-1	9.24
WB-2	9.30
WB-3	9.95
WB-4	7.33
WB-5	3.39
WB-6	3.43
WB-7	9.54
WB-8	5.98
Total	58.2

Trip Allocation Chart

Phase	Units	Unit Type	Trip Factor	Trips
1	160	Single Family	10	1600
	80	Townhome	7.32	586
2	80	Single Family	10	800
	80	Townhome	7.32	586
3	80	Single Family	10	800
	80	Townhome	7.32	586
4	80	Single Family	10	800
	80	Townhome	7.32	586
5	80	Single Family	10	800
Total	720			6,944

Unit Count Table

Phase	70' Lot	60' Lot	50.1' Lot	40' Lot	Townhome	Total Lots
1	0	0	0	160	80	240
2	0	0	0	0	80	80
3	0	0	0	80	80	160
4	0	0	0	80	80	160
5	0	0	0	80	0	80
Total	0	0	0	400	320	720

TOWNBOME OPEN SPACE CALCULATIONS:

TH DEVELOPMENT ACRES	REQUIRED (17.5%) OPEN SPACE ACRES	OPEN SPACE TRACTS PROVIDED
13.15	2.29	OS-1 0.17 ac.
		OS-2 0.13 ac.
		OS-3 0.11 ac.
		OS-4 0.19 ac.
		OS-5 0.19 ac.
		OS-6 0.79 ac.
		OS-7 0.11 ac.
		OS-8 0.12 ac.
		OS-15 0.84 ac.
		OS-26 0.25 ac.
		OS-28 0.84 ac.
		Bldg 2 1.14 ac.
		PROVIDED 2.94 ac.

GENERAL SITE DATA:

GENERAL:

ZONING	PD
TOTAL NUMBER OF UNITS PER PARCEL ID	
TOTAL GROSS ACRES	274.41 AC
WETLAND ACREAGE	15.48 AC
TOTAL UPLAND ACREAGE	258.93 AC
IMPACTED WETLAND ACREAGE	2.39 AC
TOTAL DEVELOPABLE ACRES	13.68 AC
TOTAL OPEN SPACE PROVIDED	15.42 AC
PRESERVED PUBLIC PARK/OPEN SPACE	5.98 AC
R/W WITHIN PARCEL BOUNDARY	4.07 AC
EXISTING CANAL R/W	41.98 AC
NET ACREAGE	180.48 AC

SITE / LOT DATA:

	Parcel 10 (Estate Rural District)	Parcel 10 (Zanzibar Home District)	Parcel 10 (Townhome District)
PRODUCT TYPE	Estate Family	Zanzibar Family	Townhome
MINIMUM LOT WIDTH	70'	40'	20'
MIN. LOT AREA	14,520 SF	4,000 SF	1,800 SF
MAX. BUILDING HEIGHT	45 FT (3 STORIES)	45 FT (3 STORIES)	45 FT (3 STORIES)
MIN. LOT DEPTH	110'	100'	90'
MIN. LOT DEPTH (CORNER LOT)	110'	100'	90'
MAX. LOT COVERAGE	50%	70%	70%
MIN. LIVING AREA	1,800 S.F. (1st)	1,000 S.F. (1st)	1,000 S.F. (1st)
MIN. SETBACKS			
Front	30' (1st)	10' (1st)	10' (1st)
	30' (2nd)	20' (2nd)	20' (2nd)
Side	7' (1st)	5' (1st)	5' (1st)
	7' (2nd)	5' (2nd)	5' (2nd)
Rear	10'	10' (1st)	10' (1st)
		20' (2nd)	20' (2nd)
Side Corner	15' (1st)	10' (1st)	10' (1st)
	15' (2nd)	20' (2nd)	20' (2nd)
MAX. UNITS PER BUILDING	N/A	8	8
MIN. BUILDING SEPARATION	10'	10'	10'

* WHERE APPLICABLE, SEE PSP/ANS FOR ADDITIONAL INFORMATION

NOTES:

PHASING:

MISCELLANEOUS:

WATER	ORANGE COUNTY UTILITIES
WASTEWATER RECLAIMED SERVICE	ORANGE COUNTY UTILITIES
ELECTRIC SERVICE	DUKE ENERGY
FIRE PROTECTION	ORANGE COUNTY
SCHOOL AGE POPULATION	197 (SF UNITS)
AVERAGE DAILY TRAFFIC	5810
P.M. PEAK HOUR TRIPS	701

SIGNAGE:

LIGHTING:

GARBAGE PICKUP:

WETLANDS:

1. CONSERVATION AREA DETERMINATION #07-10.1065 WAS ISSUED BY ORANGE COUNTY ON MARCH 26, 2008.
2. ONLY THOSE IMPACTS APPROVED BY THE ACOE UNDER SAJ-2007-2263 (NW-RMS) DATED JANUARY 28, 2008 AS MODIFIED ON FEBRUARY 25, 2009 ARE AUTHORIZED.
3. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF A PERMIT FOR THE CONSTRUCTION OF A BOAT DOCK. PROPERTIES NOT ADJOINED TO POND/WETLAND OR CONSTRUCTION INCLUDING A BOAT DOCK. ANY PERSON OR ENTITY DESIRING TO CONSTRUCT A BOAT DOCK SHALL FIRST APPLY FOR A PERMIT UNDER TO THE INSTALLATION A DOCK SHALL REQUIRE ADDITIONAL PERMITTING UNDER CHAPTER 15, ARTICLE IX, DOCK CONSTRUCTION AND BOAT RAMP SHALL REQUIRE ADDITIONAL PERMITTING UNDER CHAPTER 15, ARTICLE IX, DOCK CONSTRUCTION AND BOAT RAMP SHALL REQUIRE ADDITIONAL PERMITTING UNDER CHAPTER 15, ARTICLE IX, DOCK CONSTRUCTION AND BOAT RAMP SHALL BE SUBMITTED TO THE ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION (EPD).
4. [illegible]

FIRE:

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]

LANDSCAPE:

OWNERSHIP/MAINTENANCE:

ROADWAYS	PUBLIC	TO BE OWNED AND MAINTAINED BY ORANGE COUNTY
ALLEYS	PRIVATE	TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION
STORMWATER FACILITY	PUBLIC	TO BE OWNED AND MAINTAINED BY ORANGE COUNTY WITH USE AGREEMENT TO ALLOW HOA THE ABILITY TO MAINTAIN FOR AESTHETIC PURPOSES
PUBLIC EASEMENTS	PRIVATE	TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION, UNLESS OTHERWISE NOTED
DRAINAGE EASEMENTS	PUBLIC	TO BE OWNED AND MAINTAINED BY ORANGE COUNTY
UTILITY EASEMENTS	PUBLIC	TO BE OWNED AND MAINTAINED BY ORANGE COUNTY
ANY STORM WATER RECLAIMED WATER & POTABLE WATER SYSTEM	PUBLIC	TO BE OWNED AND MAINTAINED BY ORANGE COUNTY UTILITIES
[illegible]	PUBLIC	TO BE OWNED AND MAINTAINED BY ORANGE COUNTY UTILITIES
[illegible]	PRIVATE	TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION
OPEN SPACE TRACTS	PRIVATE	TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION
6' SIDEWALK	PUBLIC	TO BE OWNED AND MAINTAINED BY ORANGE COUNTY
10' MULTI-USE PATH	PUBLIC	TO BE OWNED AND MAINTAINED BY THE HOA
WETLAND & BUFFER AREAS WITHIN HOA AREAS	PRIVATE	TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION WITH CONSERVATION EASEMENT TO BE GRANTED TO ORANGE COUNTY
STORMWATER MAIN, DRAINAGE EASEMENTS	PRIVATE	TO BE OWNED AND MAINTAINED BY LOT OWNER WITH MAINTENANCE RIGHTS TO HOMEOWNERS ASSOCIATION
LANDSCAPE BUFFER TRACTS	PRIVATE	TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION

APF CALCULATIONS:

NET DEVELOPABLE ACRES	APF ACREAGE	APF FLEX PROVIDED	APF ITEMS WITH PROVIDED	DIFFERENCE
180.48	90.24	4.50	1.80	5.94

PUBLIC OPEN SPACE CALCULATIONS:

TOTAL DEVELOPABLE ACRES	MAXIMUM PUBLIC OPEN SPACE REQUIRED	TOTAL PUBLIC OPEN SPACE PROVIDED	GROUP A	GROUP B	GROUP C	GROUP D
180.48	9.02	Pond #1 1.47 AC Pond #2 0.84 AC Pond #3 2.63 AC Pond #4 1.84 AC Pond #5 1.84 AC TOTAL PROVIDED 8.84 AC			Town Homes	Public Neighborhood Parks
		Pond #6 4.57 AC			Townhomes	
		TOTAL PROVIDED 13.41 AC				

NOTE: PUBLIC OPEN SPACE REQUIRED TO BE MET BY [illegible]

OPEN SPACE CALCULATIONS:

Conservation Tract	Feature	Area (ac)
Tract C-1	W-3 (CAD ID: 1139)	4.99
	WB-1	0.64
	Total	5.63
Tract C-2	W-3 (CAD ID: 1139)	11.00
	WB-7	0.54
	WB-8	0.98
	Total	12.54
Tract C-3	W-3 (CAD ID: 1139)	13.43
	Upland Island	6.85
	WB-2	8.30
	WB-3	8.96
	WB-4	7.03
	WB-5	3.39
	WB-6	3.43
	Total	62.39

Note: Conservation Tracts are currently platted (Document No. 20070111458)

vhb.com
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Legend

- PROJECT BOUNDARY
- DISTRICT BOUNDARY
- PRESERVED WETLAND/ TDR SENDING AREA/
- WETLAND TO BE REMOVED
- UPLAND BUFFER/ CONSERVATION EASEMENT
- Property (Land Use) — ADJACENT ZONING / ADJACENT FUTURE LAND USE
- 1 — BLOCK ID

N

300 0 300 600
SCALE IN FEET

Zanzibar PD - Phases 1-4
Horizon West Village H

Orange County, Florida

No.	Revision	Date
11	Revised per County comments	10/19/2017
10	Revised per County comments	08/18/2017
9	Revised per County comments	08/16/2017
8	Change Determination for Phasing	07/11/2017
7	Revised per County comments	04/21/2017
6	Change Determination	01/13/2017
5	Change Determination	10/12/2016

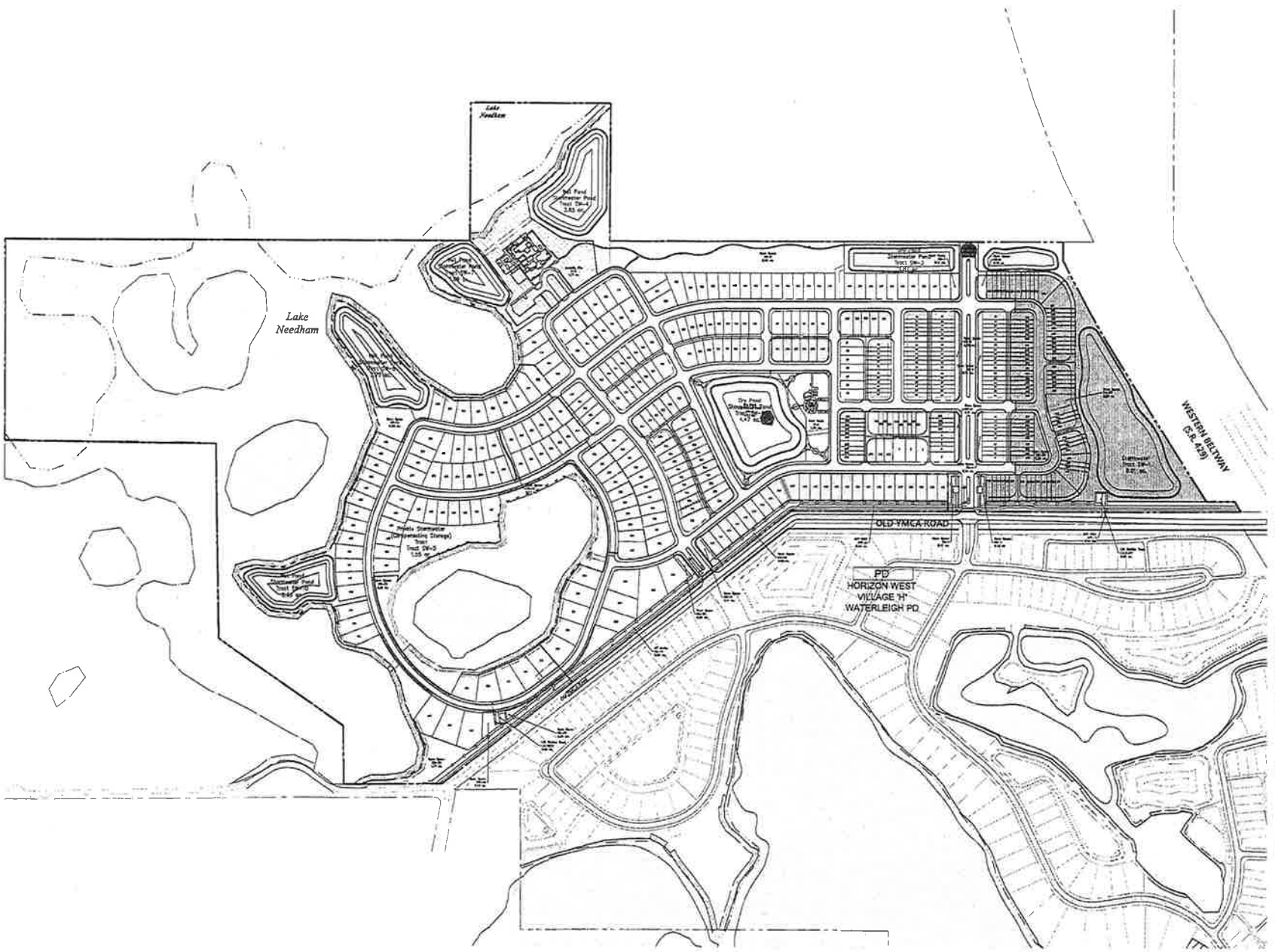
Designed by RAS | Drawn by RAS | Checked by | Scale 1" = 300'

Issued for: Preliminary Subdivision Plan — July 8, 2015
Vertical Datum NAVD88

Drawing Title: Master Site Plan

Sheet: C-4

Project Number: 62262.00



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- PROJECT BOUNDARY
- PHASE BOUNDARY
- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- AMENITY PHASE

N

300 0 300 600
SCALE IN FEET

Zanzibar PD - Phases 1-4
Horizon West Village H

Orange County, Florida

No.	Revision	Date
11	Revised per County comments	10/18/2017
10	Revised per County comments	09/18/2017
9	Revised per County comments	08/22/2017
8	Orange Determination for Phasing	07/11/2017
7	Revised per County comments	04/21/2017
6	Orange Determination	01/13/2017
5	Orange Determination	10/13/2016

Designed by: RAS | Checked by: RAS | Scale: 1" = 300'

Issued for: Preliminary Subdivision Plan | Date: July 8, 2015

Vertical Datum NAVD88

Drawing Title: **Phasing Plan**

Drawing Number: **C-4A**

Sheet # of

Project Number: 62262.00
I:\62262.00-PSP-PHASE.DWG





Zanzibar Property PD / Zanzibar Property Phases 1-4 PSP & Tract P-2 DP

Parcels | Subject Property | Jurisdiction | Hydrology

N
W E
S

1 : 9,600
1 in : 800 ft