

ITEM #

SEMINOLE COUNTY GOVERNMENT
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION
AGENDA MEMORANDUM

SUBJECT: Major Amendment to Final Master Plan for Sun Lake PUD
(Mike Urchuk, applicant)
DEPARTMENT: Planning & Development DIVISION: Planning
AUTHORIZED BY: Matt West CONTACT: Jeff Hopper EXT 7431

Agenda Date 9/01/04 Regular Work Session Briefing
Special Hearing – 6:00 Public Hearing – 7:00

MOTION/RECOMMENDATION:

1. Recommend APPROVAL of the requested major amendment to a PUD Final Master Plan for a 9.68-acre site located on the south side of SR 434, 0.2 mile east of US 17-92, (Mike Urchuk, applicant); or
2. Recommend DENIAL of the requested major amendment to a PUD Final Master Plan for a 9.68-acre site located on the south side of SR 434, 0.2 mile east of US 17-92, (Mike Urchuk, applicant); or
3. CONTINUE the item to a time and date certain.

District 2 – Morris

Jeff Hopper-Senior Planner

BACKGROUND:

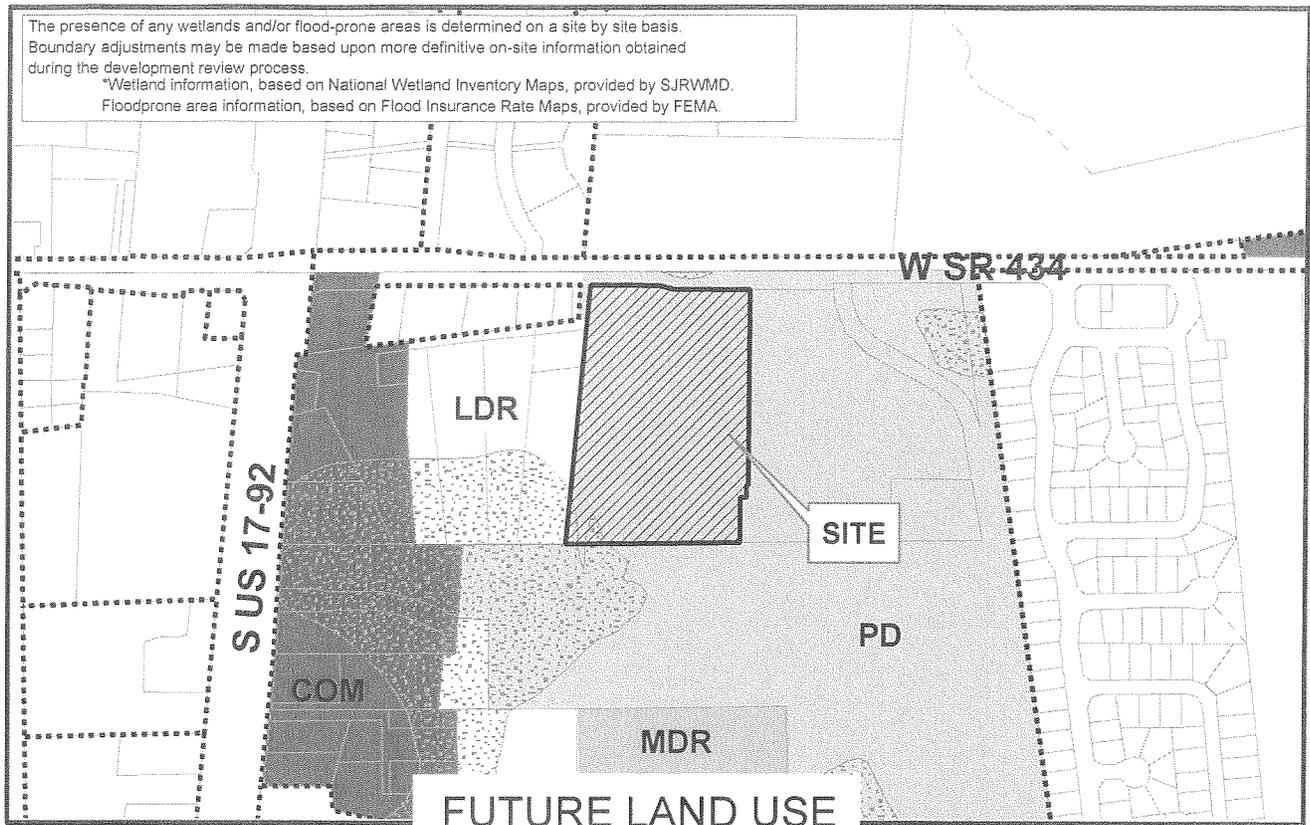
The applicant is proposing a townhouse development on a 9.68 acre site within the boundaries of Sunlake PUD, a development first approved in 1987. Density of the proposed development is 13.6 units per net buildable acre. Existing development within the PUD includes a shopping center fronting on SR 434 and Sunshadow Apartments to the south. The subject property of this application is a portion of Tract "A", originally approved for retail commercial use. The proposed major amendment would place 91 units on the site, with access to SR 434 to be shared with the existing shopping center.

STAFF RECOMMENDATION:

Due to significant unresolved technical issues raised by the Development Review Committee (DRC), staff recommends that the request be CONTINUED to the October 6 meeting.

Reviewed by: 
Co Atty: _____
DFS: _____
OTHER: _____
DCM: _____
CM: _____
File No. Z2004-034

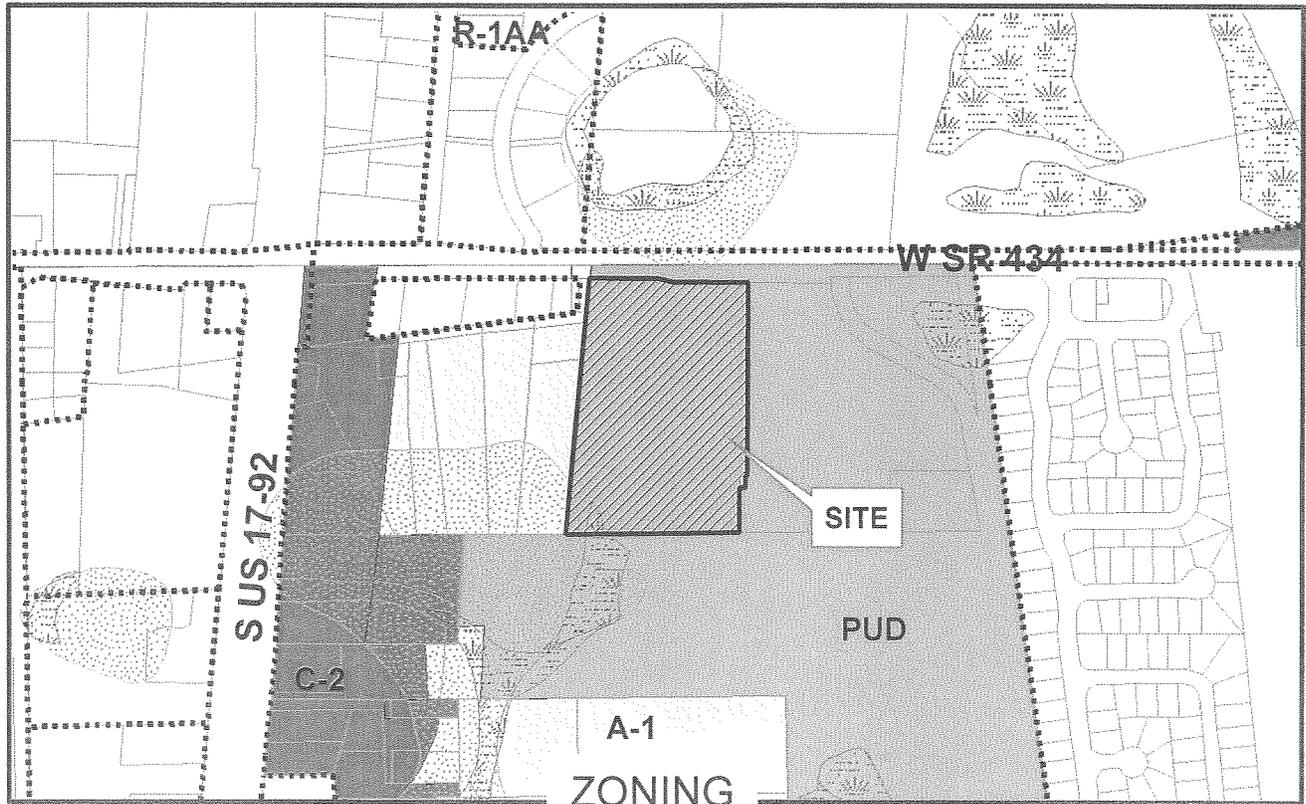
The presence of any wetlands and/or flood-prone areas is determined on a site by site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process.
 *Wetland information, based on National Wetland Inventory Maps, provided by SJRWMD.
 Floodprone area information, based on Flood Insurance Rate Maps, provided by FEMA.



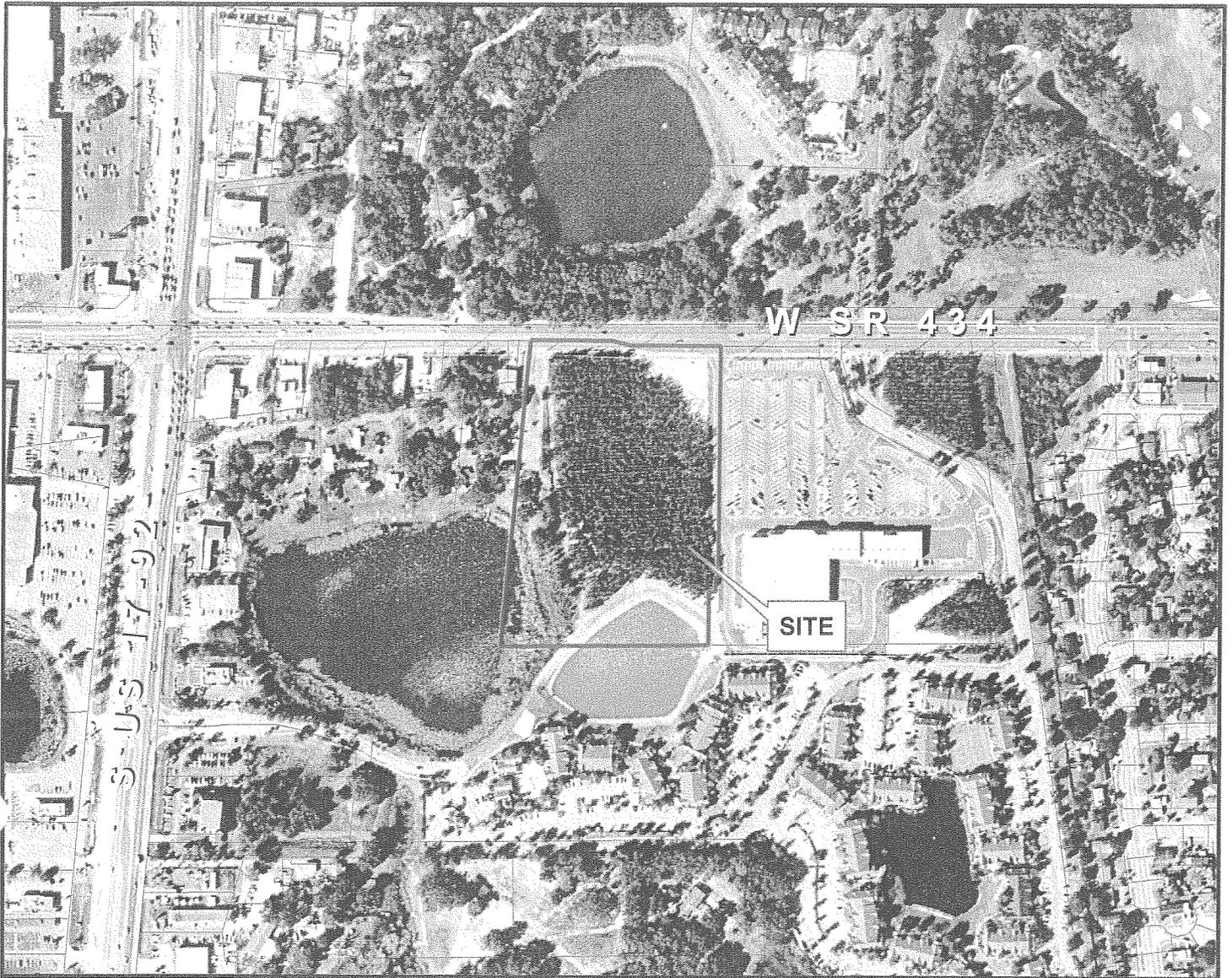
Site
 Municipality
 LDR
 MDR
 PD
 COM
 CONS

Applicant: Legacy Investments LLC
 Physical STR: 04-21-30-525-0000-0040
 Gross Acres: 9.68 BCC District: 2
 Existing Use: Vacant
 Special Notes: None

	Amend/Rezone#	From	To
FLU	--	--	--
Zoning	Z2004-034	PUD	PUD



Site
 Municipality
 A-1
 R-1AA
 C-2
 PUD
 FP-1
 W-1



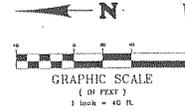
Rezone No: Z2004-034
From: PUD To: PUD

-  Parcel
-  Subject Property



February 1999 Color Aerials

SUNSHADOW COMMERCIAL SUBDIVISION
PLAT BOOK 55, PAGES 29-31



RECEIVED
AUG 04 2024

SITE DATA

PROJECT SITE AREA: 421,684.01 SF (9.68 AC)
CURRENT FUTURE LAND USE DESIGNATION: SE (SUBURBAN ESTATES)
PROPOSED FUTURE LAND USE DESIGNATION: LDR (LOW DENSITY RESIDENTIAL)
CURRENT ZONING: A-1 (AGRICULTURE)
PROPOSED ZONING: PUD
PROPOSED # OF LOTS: 91
MAX. BLDG. SF: 14,000 SF
PROPOSED GUEST PARKING: 7 SPACES

SETBACKS
FRONT: 20 FEET
SIDE: 5 FEET
SIDE STREET: 20 FEET
REAR: 20 FEET

COMMON USABLE OPEN SPACE CALCULATION

GROSS SITE AREA	9.68 AC
EXTERNAL RAW DEDICATIONS	-0.00 AC
PRIVATE RAW	-1.76 AC
RESIDENTIAL LOTS	-3.99 AC
EXIST. DETENTION AREAS (AMMENTIZED 100%)	-0.00 AC
REQUIRED BUFFER AREAS	-0.58 AC
TRANSMISSION LINE EASEMENTS	-0.00 AC
LIFT STATION EASEMENT	-0.00 AC
CROSS-ACCESS PARKING PAVILION	-0.96 AC
USABLE OPEN SPACE	2.42 AC = 25%

NET BUILDABLE ACREAGE CALCULATION

GROSS SITE AREA	9.68 AC
EXTERNAL RAW DEDICATIONS	-0.00 AC
PRIVATE ROAD RAW	-1.76 AC
EXIST. DETENTION AREAS	-1.25 AC
CROSS-ACCESS EASEMENT	-1.16 AC
NET BUILDABLE AREA	5.51 AC

NOTES

- NO RIGHT OF WAY VACATING RESTRICTED.
- NO SHRUB LINE VEGETATION ALTERATION PROPOSED.
- OPEN AREAS AND DRAINAGE EASEMENTS SHALL BE MAINTAINED BY HOMEOWNERS ASSOCIATION (H.O.A.) SPECIFICALLY DEDICATED TO SEMINOLE COUNTY.
- DRAINAGE RETENTION POND(S) SHALL BE MAINTAINED BY HOMEOWNERS ASSOCIATION.
- NO MATERIAL FROM A BORROW OPERATION IS PLANNED FOR EXPORT OFF SITE.
- DETAIL FOR PEDESTRIAN TRAIL FEATURES ARE PROVIDED ON LANDSCAPE PLAN.
- PARK AMENITIES SHALL INCLUDE LOT, PICNIC TABLES, AND PAVILION; SEE LANDSCAPE PLAN.
- ALL PROPOSED STREETS WILL BE PRIVATELY OWNED.
- ALL STREET SIGNAGE IS REQUIRED TO BE INSTALLED PRIOR TO OCCUPANCY OF ANY STRUCTURE.

LEGEND

- (B1) PROPOSED BUILDING NUMBER
- 25 PROPOSED UNIT NUMBER

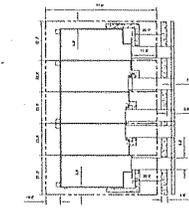
CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE—CALL OF FLORIDA, INC. @ 1-800-432-4770 FOR LOCATION OF ALL UTILITIES. AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION.

Seminole County
Approved for construction

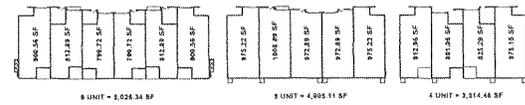
This approval is subject to specific conformance to the Seminole County Land Development Code and any special requirements of the Board of County Commissioners. It shall be the responsibility of the developer to correct any defects in the plans or the facility as constructed which results in a failure to meet applicable code requirements. Administrative acceptance of the developer's plans does not constitute a waiver of any code requirements, nor does it relieve the developer of responsibility to meet those requirements. This specific approval is valid for a period of one year from the date below.

Approved:
Seminole County Development Review Department
Date:

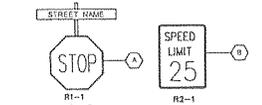
LOT 58 BLOCK D
D.R. MITCHELL'S SURVEY OF
THE LEVY GRANT ON LAKE JESSUP
PLAT BOOK 1, PAGE 5



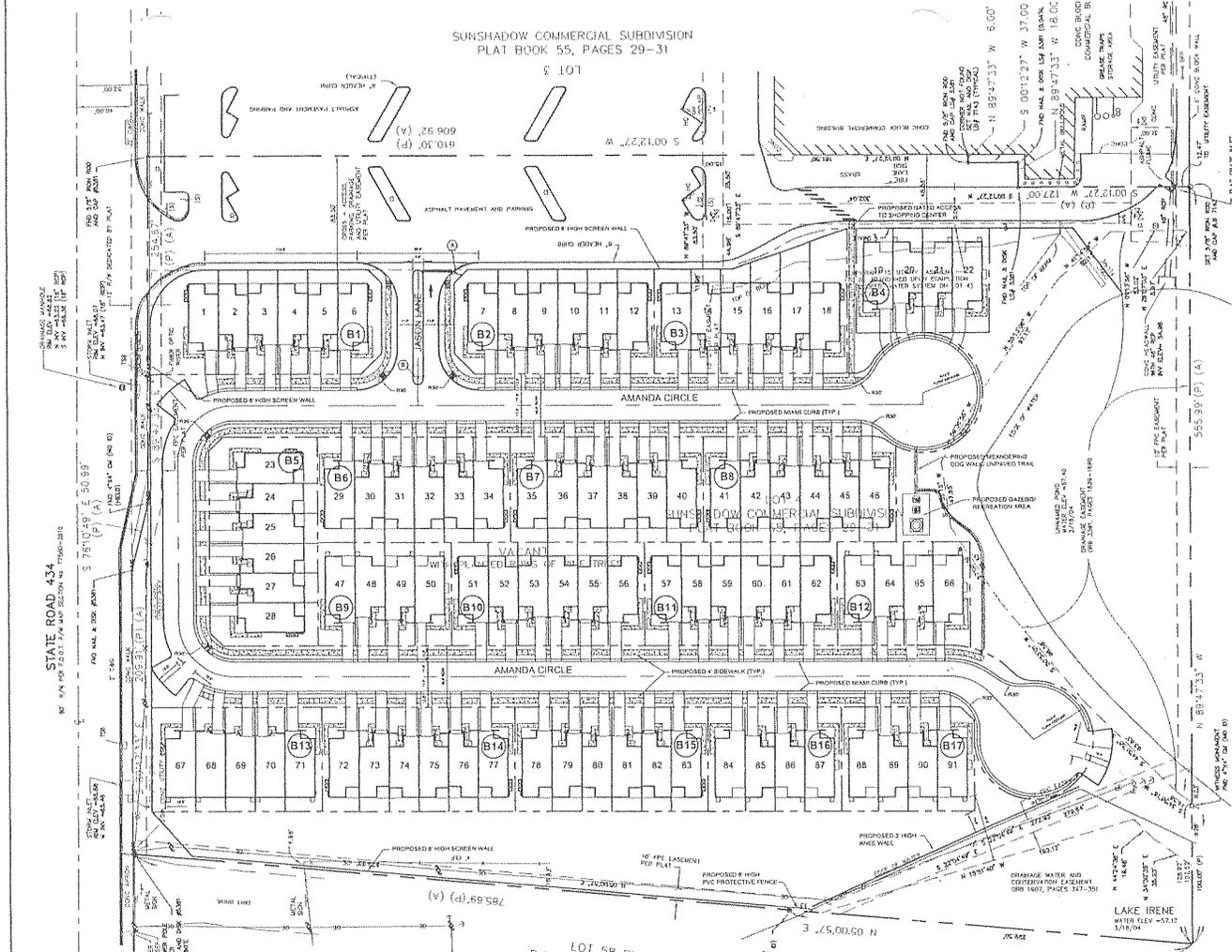
TYPICAL LOT DETAIL
N.T.S.



TYPICAL UNIT AREAS
N.T.S.



TRAFFIC CONTROL SIGNAGE
N.T.S.



STATE ROAD 434
8' W/4' R/W 100' E.O.L. TYP. W/4' R/W SECTION 10 - PROPOSED

No.	Date	Revision	Approved	No.	Date	Revision	Approved	Designed by:	J.C.C.	504	Scale:	1" = 40'
								Checked by: <td>J.C.C. <td>504 <td>Date:</td> <td>JUN 20 2024</td> </td></td>	J.C.C. <td>504 <td>Date:</td> <td>JUN 20 2024</td> </td>	504 <td>Date:</td> <td>JUN 20 2024</td>	Date:	JUN 20 2024
								Approved by: <td>J.E.M. <td>504 <td>Job No.:</td> <td>011603</td> </td></td>	J.E.M. <td>504 <td>Job No.:</td> <td>011603</td> </td>	504 <td>Job No.:</td> <td>011603</td>	Job No.:	011603
											File:	SDP

Amber Lakes Townhomes
SEMINOLE COUNTY, FLORIDA



JAMES S. MCKELNAP, PE
80185

OVERALL SITE PLAN

Sheet No.
C-3

SUN LAKE PUD AMENDMENT

REQUEST INFORMATION	
APPLICANT	Mike Urchuk / CPH Engineers Inc.
PROPERTY OWNER	Legacy Investments LLC
REQUEST	Major Modification to PUD Final Master Plan
HEARING DATE (S)	P&Z: Sept. 1, 2004 BCC: Oct. 12, 2004
PARCEL NUMBERS	04-21-30-525-0000-0040
LOCATION	South side of SR 434, 0.2 mile east of US 17-92
FUTURE LAND USE	Planned Development (PD)
FILE NUMBER	Z2004-034
COMMISSION DISTRICT	2 – Morris

OVERVIEW

Zoning Request: The applicant is proposing a townhouse development on a 9.68 acre site within the boundaries of Sunlake PUD, a development first approved in 1987. Density of the proposed development is 13.6 units per net buildable acre. Existing development within the PUD includes a shopping center fronting on SR 434 and Sunshadow Apartments to the south. The subject property of this application is a portion of Tract "A", originally approved for retail commercial use. The proposed major amendment would place 91 units on the site, with access to SR 434 to be shared with the existing shopping center.

Access into the site would be through an existing entrance to the Winn Dixie site on SR 434. The subject property includes an 80-foot strip of the commercial parking lot, although the shopping center would retain a cross-access easement over this strip for the purpose of parking, drainage and utilities.

As evaluated by the Development Review Committee (DRC), this project still has a number of unresolved issues potentially affecting the design of the site. These include:

- Wetland boundaries and required upland buffers associated with Lake Irene at the southwest corner of the site have not been shown on the site plan.
- A building setback of 50 feet is required from the ordinary high water mark of Lake Irene. This elevation is not shown on the site plan.
- Internal streets require wider pavement width and longer radii on curves.
- Additional information is needed as to how the project will comply with the Code requirement of 25% usable common open space.
- Guest parking is inadequate, resulting in parking on the right-of-way and the potential to obstruct emergency vehicles.

In addition to these concerns, the Seminole County School Board has recently made objections to the conversion of nonresidential land to residential development due to

overcrowding in school facilities. School impacts specific to this project will be presented at the hearing, if available.

Planning staff has no particular objections to the concept of the proposed development. However, the request for a major PUD amendment is coupled with a revision to the approved Final Master Plan for Sunlake. This necessitates a level of detail in the site plan which indicates compliance with all applicable requirements of the PUD and the Land Development Code. The applicant's request for approval at this time may be premature.

Existing Land Uses: The existing zoning designations and land uses are as follows:

	Existing Zoning	Future Land Use	Existing Use
North	City of Winter Springs	City of Winter Springs	vacant
South	PUD	PD	apartment complex
East	PUD	PD	shopping center
West	A-1	LDR	single family

For more detailed information regarding zoning and land use, please refer to the attached map.

SITE ANALYSIS

Facilities and Services:

1. Adequate facilities and services must be available concurrent with the impacts of development. If required by the concurrency review, additional facilities and services will be identified.
2. The proposed amendment is consistent with the adopted future land use designations assigned to the property, and does not alter the options or long range strategies for facility improvements or capacity additions included in the Support Documentation to the Seminole County Comprehensive Plan.
3. The site is within the Seminole County water and sewer service area.

Compliance with Environmental Regulations: At this time there are concerns as to the location of wetlands adjacent to Lake Irene, and compliance with the required 25-foot undisturbed buffer adjacent to these wetlands.

Compatibility with surrounding development: Adjoining properties to the east and south are a shopping center and apartment complex located within the existing Sunlake PUD. The primary concern is with regard to the Low Density Residential (LDR) property to the west, lying outside the development. Compatibility will be achieved through adequate buffering, setbacks and other design elements as implemented through the amended Final Master Plan and Developer's Commitment Agreement.

STAFF RECOMMENDATIONS:

Due to significant unresolved technical issues raised by the Development Review Committee (DRC), staff recommends that the request be CONTINUED to the October 6 meeting.

SUNLAKE
Planned Unit Development
Commitments, Classifications and District Description

ADDENDUM #1

On October 12, 2004, the Board of County Commissioners of Seminole County issued this Addendum to the "Sunlake Planned Unit Development Commitments, Classifications and District Description" (the "PUD") amending such PUD. Any aspects of that PUD not specifically amended herein or by Addendum #1 shall remain in effect as set forth in that PUD.

B. STATEMENT OF BASIC FACTS

Total Acreage:	56.744 acres
Total Commercial	24.2 <u>11.52</u> acres
Total Dwelling Units	384 <u>475</u>
<u>Gross Density Tract A Townhomes</u>	<u>9.4 units/acre</u>
<u>Net Density Tract A Townhomes</u>	<u>13.64 units/acre</u>
<u>Gross Density Tract B</u>	10.80 units/acre
<u>Net Density Tract B</u>	12.80 units/acre

C. BUILDING PARAMETERS

1. Multifamily
 - a) Building separation shall be 20 feet.
 - b) Front, side and rear yard setbacks shall conform with Article XI for R-3 and R-3A Multifamily Dwelling Districts, Seminole County Land Development Code.
 - c) Unit mix shall not exceed 50% two and three bedroom

2. Retail Commercial & Shopping Center

Building parameters shall conform to Article XXIV for C-1 Retail Commercial District, Seminole County Land Development Code.

3. Tract A Townhomes
 - a) Required setbacks shall be:

	<u>20' front</u>
	<u>5' side</u>
	<u>20' side street</u>
	<u>20' rear</u>

 - b) Maximum building size: 14,000 s.f.

LAND USE TABLE

TRACT	ACRES	PERCENT OF SITE	LAND USE
Tract A-1	1.82	3	Retail/Commercial
Tract A (Commercial portion)	49.38 <u>9.7</u>	38 <u>19</u>	Shopping Center
Tract A (Townhome portion)	<u>9.68</u>	<u>19</u>	<u>Townhouse Units</u>
Tract B	35.544	59	Multifamily/Apts.
TOTAL	56.744	100	
Perimeter Buffer	2.63	5	50' Buffer
Lakes	2.15	4	Lakes Hodge & Irene
Wetlands	3.67	6	Seminole County Jurisdiction

Done and Ordered this 12th day of October, 2004.

By: _____
 Daryl G. McLain
 Chairman
 Seminole County Board of County Commissioners

OWNER'S CONSENT AND COVENANT

COMES NOW, the Owner, Suncor Properties Inc., on behalf of itself, its agents, successors, assigns and transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this second addendum.

ATTEST:

OWNER: Suncor Properties Inc.

By: _____
Title: _____

By: _____
Robert Horian
President

Date: _____
(corporate seal)

Acknowledgement

STATE OF }
COUNTY OF }

The foregoing instrument was acknowledged before me this _____ day of _____, 2004, by Robert Horian, the President of Suncor Properties Inc., who is personally known to me or who has produced his Driver's License as identification and did take an oath.

Notary Public
Print Name:
My Commission expires:

SUNLAKE PUD

APPROVED BY BCC ON JUNE 9, 1987

DEVELOPER'S AGREEMENT

A. Legal Description

See attached Exhibit.

B. Statement of Basic Facts

Total Acreage:	56.744 acres
Total Commercial:	21.2 acres
Total Dwelling Units:	384
Gross Density:	10.80 U/AC
Net Density:	12.80 U/A

C. Building Parameters

Building Parameters - The Sunlake PUD is designed as a self-contained community using creative site planning concepts. The development is a mixed use commercial and multifamily project. The first phase of the development will be the 384 multifamily units, with the retail commercial shopping center following as Phase II.

The following are the limitations of structures:

1. Multifamily

- a) Building separation shall be 20 feet.
- b) Front side and rear yard setbacks shall conform with Article XI for R-3 and 3-A Multifamily Dwelling Districts, Seminole County Land Development Code.
- c) Unit mix shall not exceed 50% two and three bedroom.

2. Retail Commercial & Shopping Center

Building parameter shall conform to Article XXIV for C-1 Retail Commercial District, Seminole County Land Development Code.

D. Maximum Building

Maximum building height will conform with the Seminole County Land Development code for R-3, R-3A and commercial development. But in no case will exceed 35 feet in height.

E. Street Design

All roads will be private streets and will be maintained by the developer until they are taken over by the Property Owners Association.

E. Street Design (Cont'd)

1. Definitions:

a) Roadway/Utility Tracts: As used herein, the designated tracts of commonly owned, Property Owners Association property, in which paved traffic access roads are located. Additional unpaved area flanking the paved surfaces are intended to be approximately equally spaced on each side of the paved surface and will make up the area within the roadway/utility tracts designated width.

b) Interior drives and parking areas within the multifamily tract will be owned and maintained by the multifamily property owner.

2. All paved surfaces and curbing will be designed and constructed to normal Seminole County specifications. This includes necessary subbase, base and surface composition. Pavement widths will be as follows:

a) Main spine road between U.S. Highway 17-92 and State Road 434 - 28 feet total. 12 foot driving lanes with 2 foot Miami curbs.

b) Interior streets and parking drives - 24 feet total. 10 foot driving lanes with 2 foot Miami curbs.

3. Roadway/Utility Tracts will be as follows:

a) Main spine road - 50 feet.

b) Interior paved drives - as required to accommodate improvements.

F. On-Site Pedestrian Walkways

1. Developer shall provide 5 foot wide concrete sidewalks parallel to one side of the roadway/utility tracts on the main spine road. Such sidewalks will be installed as construction of dwelling units impact this road.

2. On interior paved areas within multifamily units, a 4 foot wide paved concrete sidewalk will be provided for interior pedestrian circulation. This sidewalk will be installed in conjunction with the construction of the multifamily units.

G. Off-Site Pedestrian Sidewalks

1. The developer will install, during construction of the commercial tracts, a 5 foot wide sidewalk along the south side of State Road 434 for the frontage of the P.U.D.

2. The developer will install a 5 foot wide sidewalk along the entrance property on U.S. Highway 17-92.

H. Impact Conditions

1. The developer will contribute a school impact fee of \$200.00 per multifamily unit.
2. The developer will contribute a fire impact fee of \$50.00 per dwelling unit, and \$78.00 per thousand square feet of commercial building.
3. The developer will contribute a law enforcement impact fee of \$50.00 per dwelling unit and 5 cents per square foot for commercial building.
4. The developer will contribute to the Library and Parks Fund an impact fee of \$25.00 for Library and \$25.00 for Parks for each dwelling unit.
5. Master plan commitment's the developer will pay Road Impact Fees pursuant to Ordinance 87-04. The fees paid will be for any building permits issued prior to April 9, 1988 pursuant to Resolution 85-R-182. For any building permits issued after April 9, 1988 pursuant to Ordinance 87-04 or its successor in effect at time of building permit.
6. It is understood that the above specified impact fees have no bearing on other utility service fees or service agreements.

I. Off-Site Road Impact Commitments

1. Developer will construct the main spine road to U.S. Highway 17-92. This will align with the Handy City median opening. Proper turn lanes will be constructed with this improvement. Construction of the U.S. Highway 17-92 connection will begin at the commencement of the multifamily units and be completed prior to the first certificate of occupancy of these units.
2. Developer will design and construct dual east and westbound left turn lanes on State Road 434 at U.S. Highway 17-92, traffic impact fee credits shall apply for these improvements. Developer is also responsible for any signal modifications at this intersection. This improvement is required to be complete prior to Certificate of Occupancy of the shopping center Tract "A".
3. Developer to construct required turn lanes at all entrances on State Road 434, and provide for a 50 foot half right-of-way on State Road 434. This construction will commence with the connection of the spine road to State Road 434 during the construction of the shopping center Tract "A".

4. The developer will share 50% in the cost for signalization at the intersection of State Road 434 and the main spine road.
5. Signalization will be constructed at the intersection of U.S. Highway 17-92 when warranted. Developer of Sunlake is responsible for 100% of the cost of the signal at U.S. Highway 17-92 and the main spine road. Should the signal not be warranted within one year from completion of residential unit and the final Certificate of Occupancy of 80% of the commercial buildings, then this commitment will expire.

J. Buffers and Perimeter Impact

1. A 50 foot buffer, that will be used for walls and Landscaping will be established along the east and south boundaries of the project.
2. No building may be erected closer than 35 feet to any project boundary, a 100 foot building setback is required along the east and south boundaries.
3. The developer will install a 6 foot high masonry wall along the eastern and southern boundaries of the Sunlake PUD. The southern wall shall terminate at the east side of Lake Hodge mean water high elevation and continue from the west side of the Lake Hodge mean high water line to the east side of the Lake Irene mean high water line.
4. Landscaping plans will be submitted for screening specified sections of the PUD as part of the site plan review process or at the time of final platting. Such plans will be subject to review and approval by Semicole County.
5. A 6 foot masonry wall will be constructed by the commercial user along the southerly boundary of the commercial tract.
6. Existing trees 6" or larger in diameter within the east 50 foot buffer area will be retained.

T. *BERNIE WITH THE KIMMENS CORP. COMMITTED TO PLANTING 5' 4" OAK TREES ADJACENT TO FRAW PHILLIPS PROPERTY, COMMITMENT MADE ON 5-10-89*

K. Recreational Areas and Common Space

1. The developer will create an amenity package consisting of recreational facilities, a pool with cabana and tennis courts. These facilities will be installed and completed with the construction of the multifamily units. Maintenance of these facilities will be the responsibility of the multifamily project owners. Completion of the recreation facilities will be accomplished prior to the certificate of occupancy of the 192nd multifamily unit.

L. Seminole County Services

1. Seminole County will provide all necessary and usual community services to the development, including but not limited to, fire protection, police protection, and availability of primary and secondary educational facilities. Such provisions are subject to the limitations and restrictions imposed by the Sunlake Property Owners Association, Inc. and its governing Declaration of Covenants and Restrictions to provide for its own maintenance of all common areas and road systems.
2. Sewer capacity to be provided by Seminole County - contingent upon execution of utility agreement and payment of connection fees.

Water capacity to be provided through a wholesale agreement with the City of Casselberry - contingent upon execution of necessary agreements and payment of connection fees.

4M. Drainage

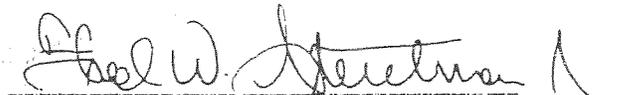
Drainage improvements will utilize existing depressions and proposed lakes to provide storage for the additional run-off volume generated by post development conditions, based on the design storm. Any fill placed below the 100 year flood elevation will be subject to review & approval by the County Engineer.

N. OTHER COMMITMENTS

1. Unless a particular item is specifically covered or permitted in this agreement, the applicable portion of the Seminole County Land Development Code shall prevail.
2. Whenever the term "developer" is used herein, same shall be taken and construed to mean "Kimmis Property Corporation". All obligations, liabilities and responsibilities incurred by or imposed upon the developer by this commitment shall be assumed by and enforced against any successor-in-interest of Kimmis Property Corporation as the overall Developer of the Planned Unit Development, or any portion thereof.

Dated this 11 day of June, 1987.


KIMMIS PROPERTY CORPORATION


CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY

ECONOMIC JUSTIFICATION
FOR
SUNLAKE PUD

The subject property is located just a quarter mile east of Highway 17-92 on the south side of State Road 434. In excess of 63,000 cars pass daily at this major intersection. The area has experienced profound growth in recent years. In 1980, the population was 19,757 in a two mile radius of the site and 63,033 for a four mile radius. The 1987 population projections are 28,073 for a two mile radius and 85,532 for four miles. Many of the new households are locating east of the site and currently have no grocery stores immediately available to them without crossing Highway 17-92.

We have been in contact with several major grocery store chains and they have a definitive interest in the property. We also anticipate placing a theater in the center. The property's configuration, with its 1100+ feet of frontage, will provide the center an excellent market window. The residential portion of the PUD will encompass 384 apartment units which will be another source of patronage for the shopping center.

It is anticipated that the center will fill a void in the immediate trade area and should prove to be very successful.

#0367k

LAND USE TABLE

TRACT	ACRES	PER-CENT OF SITE	LAND USE
Tract A-1	1.82	3	Retail/Commercial
Tract A	19.38	38	Shopping Center
Tract B	35.544	59	Multi-Family/Apts.
TOTAL	56.744	100	
Perimeter Buffer	2.63	5	50' Buffer
Lakes	2.15	4	Lakes Hodge & Irene
Wetlands	3.67	6	Seminole County Jurisdiction

Parcel B:

Land Area - 30.0 Acres (Net)

Land Use - 384 Apartment Units

Density - 12.8 Units Per Acre

Building Coverage - 160,000 Sq. Ft. -
3.7 Acres - 11%

Pavement Coverage - 242,300 Sq. Ft. -
5.6 Acres - 16%

Open Space - 1,051,732 Sq. Ft. -
24.1 Acres - 72%

The open space includes lakes, wetlands, buffers, common yard areas and recreation areas.

Recreation facilities to include swimming pools, tennis and racquetball courts. Also, the lakes and wetlands will be utilized as passive recreational areas.

#0367k