

SITE DATA

TOTAL NO. OF ACRES 70.2 AC.
 LAKE 2.8 AC.
 ROAD R.O.W. 8.5 AC.
 TOTAL DEVELOPABLE ACRES 58.9 AC.

EXISTING ZONING R-CE
 PROPOSED ZONING PLANNED DEVELOPMENT (PD)
 EXISTING LAND USE ACTIVITY CENTER MIXED USE

PERFORMANCE STANDARDS

The following table illustrates the estimated traffic, water and sewer generation of the proposed program.

Land Use	Hotel	Timeshare	Commercial	Total
Units/sq.ft.	300 rooms	600 units	208,216 sq.ft.	N/A
Trip Rate	10.19/room	5.3/unit	167.59/1,000 sq. ft.	N/A
Trip	3057	3180	34,895	41,132
Water Rate	175 gpd/room	175 gpd/unit	200 gpd/1,000 sf	N/A
GPD	52,500	105,000	41,600	199,100
Wastewater Rate	150 gpd/room	150 gpd/unit	100 gpd/1,000 sf	N/A
GPD	45,000	90,000	20,800	155,800

Land uses within the Activity Center Mixed Use Parcels may be exchanged based on traffic equivalencies as listed below:

COMMERCIAL USES :PERMITTED AND PROHIBITIAL USES SHALL BE THOSE SPECIFIED IN POLICIES 1.1.3 AND 1.1.6 OF THE INTERNATIONAL DRIVE ACTIVITY CENTER PLAN.

LAND USE CONVERSION TABLE			
Land Use	One Hotel Room	One Timeshare Unit	1,000 sq. ft. of Commercial
Hotel		.52 rooms	16.4 rooms
Timeshare	1.92 units		31.6 units
Commercial	59.6 sq. ft.	31.6 sq. ft.	

The proposed Activity Center Mixed Use parcels are envisioned as a mixed use category. This land use can be subdivided into single-use parcels or contain mixed uses within a parcel or a structure.

BUILDING HEIGHT:
 UP TO 60 FEET IN HEIGHT, MINIMUM 30 FOOT SETBACK. OVER 60 FEET, 1 FOOT ADDITIONAL SETBACK FOR EVERY ADDITIONAL 1 FOOT IN HEIGHT. MAXIMUM HEIGHT: 150 FEET.

FLOOR AREA RATIO / DENSITY:
 COMMERCIAL 0.34 F.A.R.
 OFFICE 1.50 F.A.R.
 HOTEL/TIMESHARE 60 UNITS PER ACRE
 RESIDENTIAL MIN 12 UNITS/AC., MAX 20 UNITS/AC.

SIGNAGE: PER SECTION 31.5 OF THE ORANGE COUNTY SIGN ORDINANCE. NO POLE SIGNS OR BILLBOARDS.

BUFFERS: WILL COMPLY WITH ORANGE COUNTY STANDARDS.

LANDSCAPING:
 ACTIVITY CENTER: WILL COMPLY WITH ORANGE COUNTY STANDARDS CHAPTER 24.

OPEN SPACE:
 ACTIVITY CENTER MIXED USE 25 %

PHASING: MULTI-PHASES, EXACT NUMBER OF PHASES WILL BE DETERMINED AT A LATER DATE.

SETBACKS: WILL COMPLY WITH ORANGE COUNTY PLANNED DEVELOPMENT AND TOURIST COMMERCIAL STANDARDS. ADDITIONAL SETBACKS INCLUDE:
 FROM FENTON STREET: 35 FEET
 FROM PALM PARKWAY (TURKEY LAKE ROAD): 60 FEET

PD 25 FEET

WATER SERVICE: ORANGE COUNTY

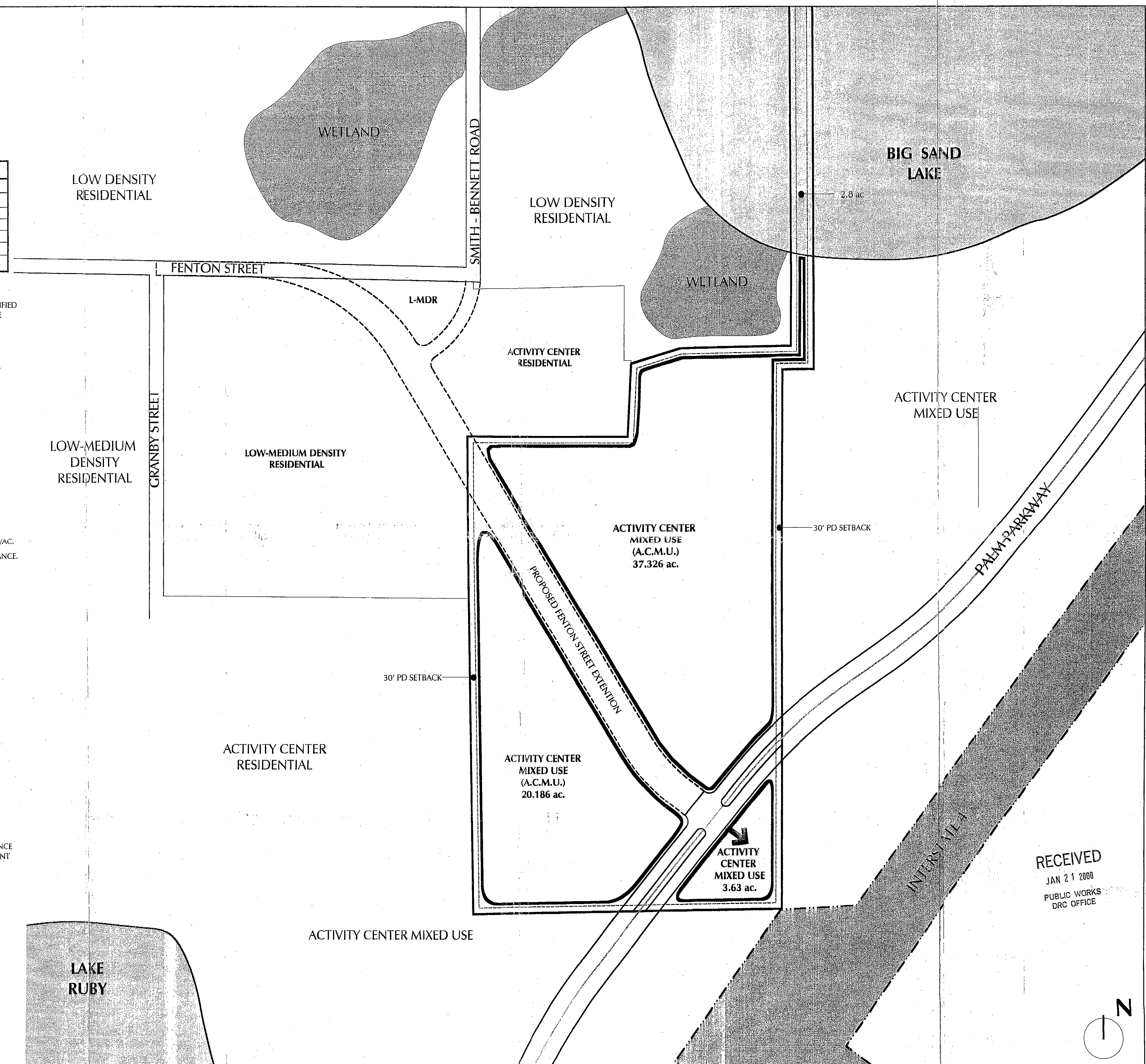
WASTEWATER: ORANGE COUNTY

FIREFLOW: WILL COMPLY WITH ORANGE COUNTY STANDARDS.

STORMWATER: IN ACCORDANCE WITH ORANGE COUNTY AND SOUTH FLORIDA WATER MANAGEMENT REQUIREMENTS.

ACCESS: ACCESS ALONG FENTON STREET EXTENSION IN ACCORDANCE WITH THE ACTIVITY CENTER TURKEY LAKE ROAD AGREEMENT WHICH PROVIDES FOR THE FOLLOWING:
 1. THE HANNAH SMITH PROPERTY SHALL BE SERVED BY NOT LESS THAN FIVE SERVICE MEDIAN OPENINGS IN SEGMENT B.
 2. EACH FULL SERVICE MEDIAN OPENING SHALL BE NOT LESS THAN 660 FEET FROM ANY OTHER FULL SERVICE MEDIAN OPENING; PROVIDED, HOWEVER, THE COUNTY ENGINEER SHALL HAVE THE AUTHORITY TO ALLOW LESS DISTANCE BETWEEN FULL SERVICE MEDIAN OPENINGS THAN PROVIDED HEREIN, AS MAY BE NECESSITATED BY SITE DESIGN OR GOOD ENGINEERING PRACTICES AS DETERMINED BY THE COUNTY ENGINEER.
 3. RIGHT-IN/ RIGHT-OUT ACCESS POINTS SHALL NOT BE LESS THAN 330 FEET FROM ANY OTHER RIGHT-IN/ RIGHT-OUT ACCESS CUT OF FULL SERVICE MEDIAN OPENING; PROVIDED, HOWEVER, THE COUNTY ENGINEER SHALL HAVE THE AUTHORITY TO ALLOW LESS DISTANCE BETWEEN ANY RIGHT-IN/ RIGHT-OUT ACCESS POINTS OR FULL SERVICE MEDIAN OPENINGS THAN PROVIDED HEREIN, AS MAY BE NECESSITATED BY SITE DESIGN OR GOOD ENGINEERING PRACTICES AS DETERMINED BY THE COUNTY ENGINEER.

NOTE: FINAL WETLAND DETERMINATION WILL BE PROVIDED UPON SUBMITTAL OF A PRELIMINARY SUBDIVISION PLAN.

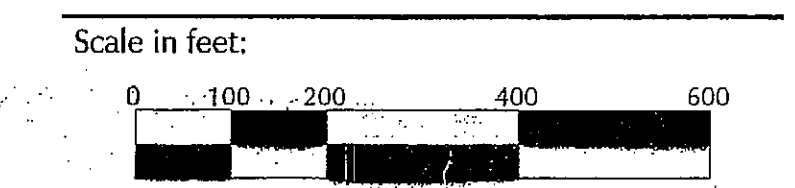


LAND USE PLAN
HANNAH SMITH PROPERTY

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RECEIVED
 JAN 21 2000
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 DRC OFFICE



Job number:	97147.17
File name:	LandUsePlan DEC99.mcd
Date:	December 9, 1998
Drawn by:	tdc
Checked by:	NCF
Revisions:	Aug 17, 1999 Dec 1, 1999 Jan 21, 1999 Dec 20, 1999 July 8, 1999 Jan 20, 2000