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**DEVELOPMENT NOTES**

**APPLICANT:** Maury Carter & Assoc., Inc.  
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 Pat Chisholm

**LEGAL COUNSEL:** Foley Lardner LLP  
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 Orlando, FL 32801  
 Phone: 407/423-7656  
 Fax: 407/648-1743  
 Ellen Avery-Smith, Esq.

**PLANNERS & CIVIL ENGINEER:** Kimley-Horn & Assoc., Inc.  
 3660 Maguire Blvd. Suite 200  
 Orlando, FL 32803  
 Phone: 407/898-1511  
 Fax: 407/894-4791  
 Jay Jackson, P.E.

**SURVEYOR:** Sears Surveying Co.  
 315 N. Ferncreek  
 Orlando, FL 32803  
 Phone: 407/897-6220  
 Fax: 407/897-6219  
 Rob Sears

**TOTAL ACREAGE:** 113+  
**EXISTING VEGETATION:** Cleared

**PROPOSED DEVELOPMENT SUMMARY:**  
**DESIGN STANDARDS:** The Lake Willis Neighborhood Buffering and Design Guidelines will apply to the Phase I and III parcels. All other design standards are per the Orange County Tourist Commercial Design Standards.

**MINIMUM NET LIVING AREA FOR MULTIFAMILY:** 550 sf (under heat and air)

**PERMITTED USES:** All Tourist Commercial uses per (Policy 1.1.3 of the I-Drive Element of the CPP) for Phase II and III parcels.  
 Townhomes/ Multi-family for Phase I parcel.  
 Existing On-Site Billboard pursuant to agreement with Orange County ("Agreement").

**PROHIBITED USES:** Adult Entertainment  
 Bottle Clubs  
 Portable Signs  
 New Billboards  
 Outdoor storage and display of goods and services  
 Sales of autos, motorcycles and mobile homes.  
 Pole Signs and uses listed in CPP Policy 1.1.6 (I-Drive Element)

**PHASING:** See Plan - may be in a different order

**OPEN SPACE:** Per PD District Tourist Commercial standards

**SUPPORT SERVICES:**  
**Water:** Orange County (239,000 GPD) including fire flows  
**Fire:** Orange County (2,000 GPM Minimum)  
**Wastewater:** Orange County (239,000 GPD)  
**Storm water Management:** The project will be designed with a master stormwater system wherein stormwater from the developed parcels and runoff from Wildwood Avenue will be directed into the stormwater system located on the north end of the Phase III Parcel that wraps around the Lake. The stormwater system will be operated and maintained by a Property Owners Association as an amenity. A drainage easement to be granted to Orange County over the master stormwater system and outfall.

**TRAFFIC GENERATION:** 31,189 ADT

**SCHOOL AGE:** 220 (Vested)

**PARKS:** The required 2.5 per 1000 population recreation area will be provided within the Townhome/Multi-family parcel.

**LAND USE EQUIVALENCY MATRIX (1)**

Land Use	Trade Off	Hotel	Timeshare	Shopping Center
Hotel	1 RM	--	1.376 units	136 SF
Timeshare	1 Unit	0.727 rms	--	99 SF
Shopping Center	1,000 SF	7.359 rms	10.128 units	--

(1) There will be no conversion of townhome units.

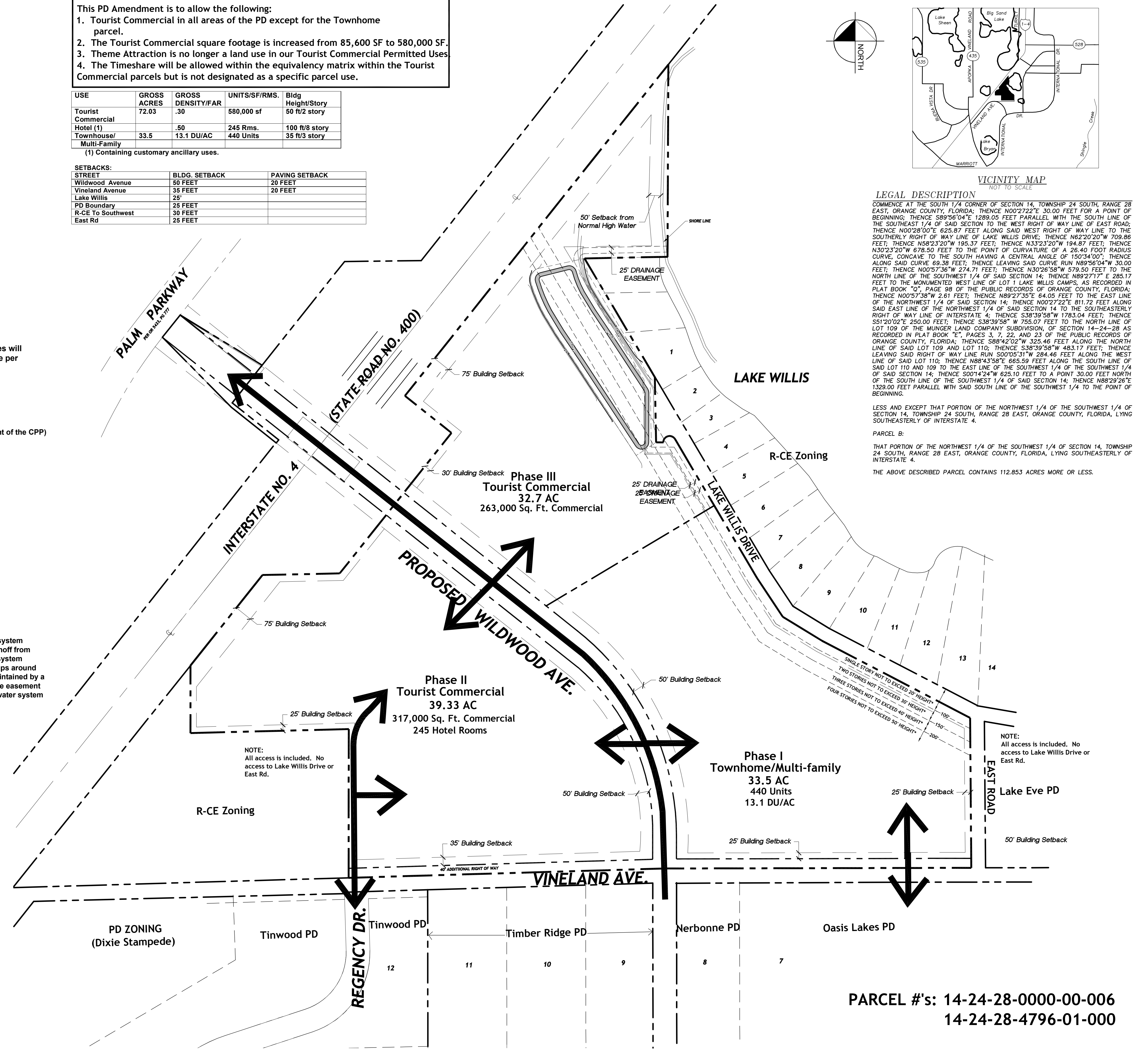
This PD Amendment is to allow the following:  
 1. Tourist Commercial in all areas of the PD except for the Townhome parcel.  
 2. The Tourist Commercial square footage is increased from 85,600 SF to 580,000 SF.  
 3. Theme Attraction is no longer a land use in our Tourist Commercial Permitted Uses  
 4. The Timeshare will be allowed within the equivalency matrix within the Tourist Commercial parcels but is not designated as a specific parcel use.

USE	GROSS ACRES	GROSS DENSITY/FAR	UNITS/SF/RMS.	Bldg Height/Story
Tourist Commercial	72.03	.30	580,000 sf	50 ft/2 story
Hotel (1)		.50	245 Rms.	100 ft/8 story
Townhouse/ Multi-Family	33.5	13.1 DU/AC	440 Units	35 ft/3 story

(1) Containing customary ancillary uses.

**SETBACKS:**

STREET	BLDG. SETBACK	PAVING SETBACK
Wildwood Avenue	50 FEET	20 FEET
Vineland Avenue	35 FEET	20 FEET
Lake Willis	25'	
PD Boundary	25 FEET	
R-CE To Southwest East Rd	30 FEET	
	25 FEET	



**LEGAL DESCRIPTION**  
 COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE N00°27'22"E 30.00 FEET FOR A POINT OF BEGINNING; THENCE S89°56'04"E 1289.05 FEET PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION TO THE WEST RIGHT OF WAY LINE OF EAST ROAD; THENCE N00°28'00"E 625.87 FEET ALONG SAID WEST RIGHT OF WAY LINE TO THE SOUTHERLY RIGHT OF WAY LINE OF LAKE WILLIS DRIVE; THENCE N62°20'20"W 709.86 FEET; THENCE N58°23'20"W 195.37 FEET; THENCE N33°23'20"W 194.87 FEET; THENCE N30°23'20"W 678.50 FEET TO THE POINT OF CURVATURE OF A 26.40 FOOT RADIUS CURVE, CONCAVE TO THE SOUTH HAVING A CENTRAL ANGLE OF 150°34'00"; THENCE ALONG SAID CURVE 89.38 FEET; THENCE LEAVING SAID CURVE RUN N89°56'04"W 30.00 FEET; THENCE N00°57'38"W 274.71 FEET; THENCE N30°28'58"W 579.50 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 14; THENCE N89°27'17"E 285.17 FEET TO THE MONUMENTED WEST LINE OF LOT 1 LAKE WILLIS CAMPS, AS RECORDED IN PLAT BOOK "C", PAGE 98 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N00°57'38"W 2.81 FEET; THENCE N89°27'35"E 64.05 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 14; THENCE N00°27'22"E 811.72 FEET ALONG SAID EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 14 TO THE SOUTHEASTLY RIGHT OF WAY LINE OF INTERSTATE 4; THENCE S38°39'58"W 1783.04 FEET; THENCE S51°20'02"E 250.00 FEET; THENCE S38°39'58"W 755.07 FEET TO THE NORTH LINE OF LOT 109 OF THE MUNGER LAND COMPANY SUBDIVISION, OF SECTION 14-24-28 AS RECORDED IN PLAT BOOK "E", PAGES 3, 7, 22, AND 23 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S88°42'02"W 325.46 FEET ALONG THE NORTH LINE OF SAID LOT 109 AND LOT 110; THENCE S38°39'58"W 483.17 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE RUN S00°05'31"W 284.46 FEET ALONG THE WEST LINE OF SAID LOT 110; THENCE N88°43'58"E 685.59 FEET ALONG THE SOUTH LINE OF SAID LOT 110 AND 109 TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14; THENCE S00°14'24"W 625.10 FEET TO A POINT 30.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 14; THENCE N88°29'26"E 1329.00 FEET PARALLEL WITH SAID SOUTH LINE OF THE SOUTHWEST 1/4 TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LYING SOUTHEASTERLY OF INTERSTATE 4.

PARCEL B:  
 THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LYING SOUTHEASTERLY OF INTERSTATE 4.

THE ABOVE DESCRIBED PARCEL CONTAINS 112.853 ACRES MORE OR LESS.

<b>PD AMENDMENT</b> <b>VINELAND POINTE PD</b>	<b>MAURY L. CARTER &amp; ASSOC., INC.</b> COUNTY FLORIDA
SCALE: 1"=200' DESIGNED BY: JU DRAWN BY: FW CHECKED BY: JU	DESIGN ENGINEER: <b>Jay Jackson P.E.</b> FLORIDA REGISTRATION NUMBER: 54247
<b>PARCEL #'s: 14-24-28-0000-00-006</b> <b>14-24-28-4796-01-000</b>	
DATE: 11/21/05 PROJECT NO.: 049423000 SHEET NUMBER: 1 OF 1	