

NOTICE OF PUBLIC HEARING

You are hereby notified that the Planning and Zoning Commission of the City of Maitland, Florida, which also sits as the Local Planning Agency and the Land Development Regulation Commission will hold a public hearing. The hearing will be held at 6:30 P.M., Thursday, November 17, 2016, in the Maitland City Hall Council Chambers, 1776 Independence Lane, Maitland, Florida 32751.

The purpose of the hearing is to take public comment, both written and oral, concerning a petition filed for **ZONING AMENDMENT - PLANNED DEVELOPMENT - OPTION 1**. The application has been filed by Bainbridge Communities Acquisition III, LLC, 12765 W. Forest Hill Boulevard, Suite 1307, Wellington, Florida 33414. The applicant requests to rezone property from Planned Development to Planned Development for the construction of 300 multiple family residential units. The current property owner is Shadow Lake Development LLC, 12791 Forest Hill Boulevard, Suite 5B, Wellington, Florida 33414. The properties are located at 2266 & 2270 Shadow Lane and are generally located west of Keller Road and south Fennell Street. The properties are legally described below.

LEGAL DESCRIPTION:

PARCEL 1:

The Northwest 1/4 of the Northwest 1/4, and the West 1/2 of the Northeast 1/4 of the Northwest 1/4 (less the North 433 feet of the East 460 feet thereof) of Section 34, Township 21 South, Range 29 East; less that portion platted as Twin Lake Estates, recorded in Plat Book X, Page 124, Public Records of Orange County, Florida.

TOGETHER, with a non-exclusive easement over the North 33 feet of the East 460 feet of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 34, Township 21 South, Range 29 East, recorded in Official Records Book 69, Page 689, of the Public Records of Orange County, Florida.

PARCEL 2:

The West 260 feet of the North 433 feet of the East 460 feet of the West 1/2 of the Northeast 1/4 of the Northwest 1/4, Section 34, Township 21 South, Range 29 East, Orange County, Florida.

Contains 48.026 acres more or less.

PARCELS 1 AND 2 TOGETHER BEING FURTHER DESCRIBED AS FOLLOWS (WRITTEN BY SURVEYOR):

A portion of Section 34, Township 21 South, Range 29 East, Orange County, Florida and a Replat of Tract 'C', former Burmese Drive and a portion of Tract 'D' all of 'WINFIELD UNIT 1', as recorded in Plat Book 34, Pages 77 through 81 of the Public Records of Orange County, Florida.

Being more particularly described as follows:

BEGIN at the Southwest corner of aforesaid 'WINFIELD UNIT 1', also being the Southeast corner of 'AVONWOOD' as recorded in Plat Book 'X', Page 136 of aforesaid Public Records of Orange County, Florida; thence run South 89°49'43" East along the Southerly line of said 'WINFIELD UNIT 1', also being the North line of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of aforementioned Section 34 for a distance of 460.68 feet; thence departing said North line run South 03°14'33" East for a distance of 433.77 feet; thence run South 89°49'43" East for a distance of 200.36 feet to a point on the East line of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of aforesaid Section 34; thence run South 03°14'33" East along said East line for a distance of 862.25 feet to a point on the South line of the North 1/2 of said Northwest 1/4 of Section 34; thence departing said East line run South 89°59'21" West along said South line for a distance of 2049.17 feet to a point on the West line of the Northwest 1/4 of said Section 34, also being a point on the Easterly line of 'BRIARCLIFF REPLAT' as recorded in Plat Book 4, Page 83 of aforesaid Public Records of Orange County, Florida; thence run North 00°24'59" West along said West line and said East line for a distance of 1003.67 feet to the Southwest corner of 'TWIN LAKES ESTATES' as recorded in Plat Book 'X' Page 124 of aforesaid Public Records of Orange County, Florida; thence departing said West line and said East line run the following courses and distances along the Southerly line of said 'TWIN LAKES ESTATES'; South 76°31'53" East for a distance of 375.27 feet; thence run North 82°50'10" East for a distance of 64.62 feet; thence run South 56°17'04"

East for a distance of 102.43 feet; thence run North 33°31'33" East for a distance of 115.14 feet; thence run South 89°43'02" East for a distance of 64.91 feet; thence run South 00°20'14" West for a distance of 24.96 feet; thence run South 89°49'51" East for a distance of 180.67 feet; thence run North 00°58'36" West for a distance of 19.74 feet; thence run South 89°50'03" East for a distance of 115.20 feet; thence run South 00°07'07" West for a distance of 9.94 feet; thence run South 89°52'17" East for a distance of 115.02 feet; thence run South 00°12'12" East for a distance of 25.03 feet; thence run South 89°45'57" East for a distance of 170.40 feet; thence run North 00°10'17" East 375.51 feet; thence run South 89°49'43" East for a distance of 97.36 feet to aforesaid POINT OF BEGINNING.

Contains 48.026 acres more or less.

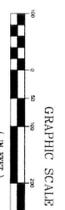
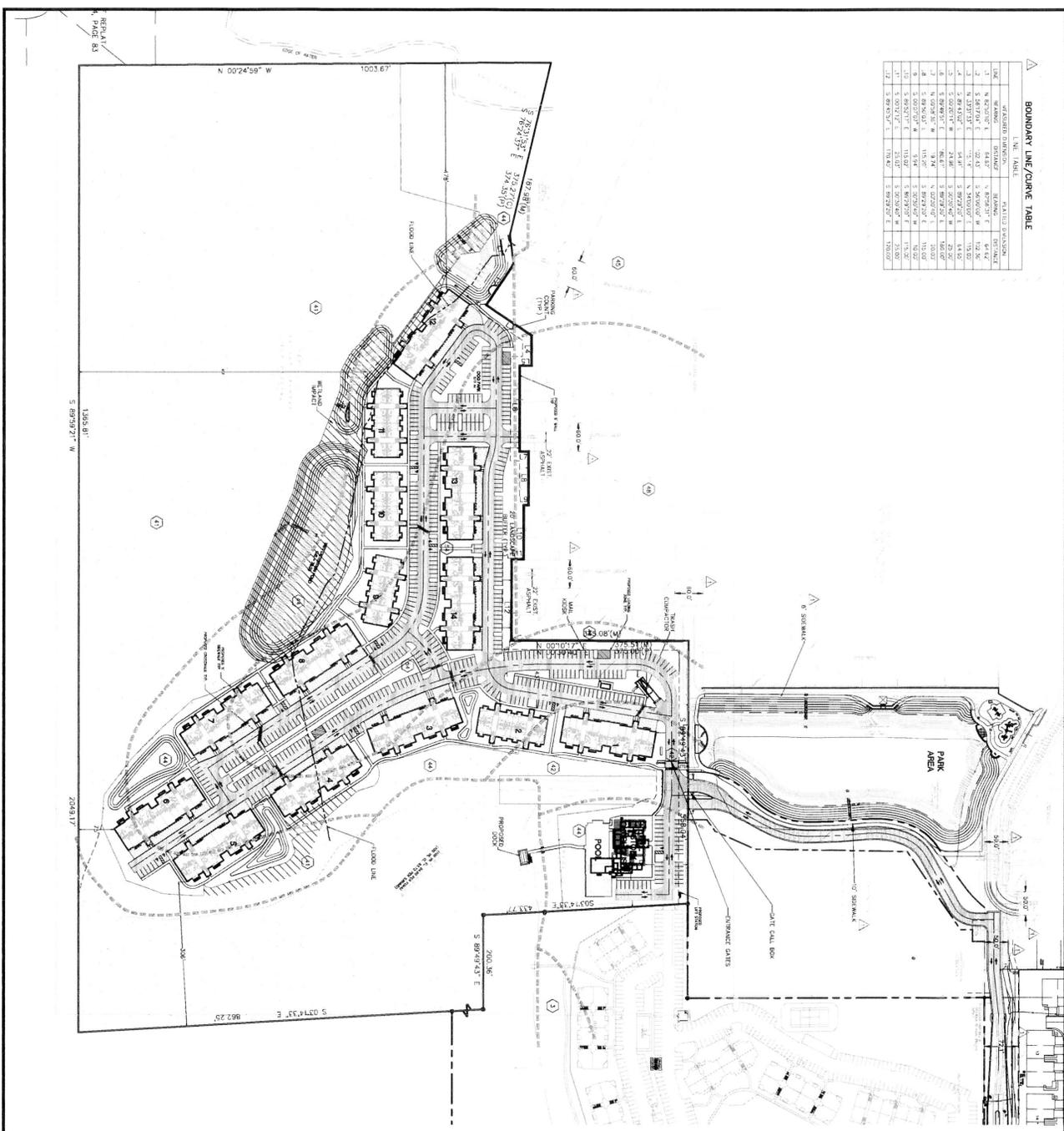
The public is invited to attend the hearing and may comment orally or in writing. Interested parties may examine the application in the office of the Zoning Administrator, Monday-Friday, 8:00 A.M. - 5:00 P.M., 1776 Independence Lane, Maitland, Florida, 32751. Questions concerning the notice of public hearing may be directed to the Community Development Department at (407) 539-6212.

Any person who desires to appeal any decision made at this meeting or hearing will need a record of the proceedings and, for this purpose, may need to ensure that a verbatim record of the proceedings is made which includes testimony and evidence upon which the appeal is to be based. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's office (407) 539-6219 48 hours in advance of the meeting.

Jacqueline Holt
Zoning Administrator/Planner III

BOUNDARY LINE/CURVE TABLE

LINE NO.	BEARING	DISTANCE	CHORD BEARING	CHORD DISTANCE
1	S 89°24'58" W	1003.67	S 89°24'58" W	1003.67
2	S 89°24'58" W	1003.67	S 89°24'58" W	1003.67
3	S 89°24'58" W	1003.67	S 89°24'58" W	1003.67
4	S 89°24'58" W	1003.67	S 89°24'58" W	1003.67
5	S 89°24'58" W	1003.67	S 89°24'58" W	1003.67
6	S 89°24'58" W	1003.67	S 89°24'58" W	1003.67
7	S 89°24'58" W	1003.67	S 89°24'58" W	1003.67
8	S 89°24'58" W	1003.67	S 89°24'58" W	1003.67
9	S 89°24'58" W	1003.67	S 89°24'58" W	1003.67
10	S 89°24'58" W	1003.67	S 89°24'58" W	1003.67
11	S 89°24'58" W	1003.67	S 89°24'58" W	1003.67
12	S 89°24'58" W	1003.67	S 89°24'58" W	1003.67



SITE DATA:

1. SITE AREA - 54,817 AC.
2. EXISTING ZONING FD
3. EXISTING LAND USE (VACANT)
4. PROPOSED SITE, 500 APARTMENT UNITS
5. PROPOSED GROSS DENSITY = 500 DU/4830 AC. = 5.28 DU/AC
6. PROPOSED GROSS AREA WITHIN THE BUILDING ARE EXCLUDED FOR RESERVATION
7. MAXIMUM ALLOWED APARTMENT AREA = 75K
8. PROPOSED F.A.R. = 34.500 BY 4830/230.500 SF = 0.22
9. SUBJECT TO CHANGE AT SITE PLAN REVIEW
10. MAXIMUM ALLOWED APARTMENT AREA = 140
11. REQUIRED OPEN SPACE = 20% = 11,460 AC
12. PROPOSED OPEN SPACE = 20% = 11,460 AC
13. TOTAL SITE DEVELOPMENT SITE AREA
14. TOTAL SITE AREA = 53.81 AC
15. ROAD/DRIVEWAY = 5.57 AC
16. DEVELOPMENT (NET) = 27.09 AC (INCLUDING INCLUDES LAKE SHADOWS)
17. LAKE ENTRY AREA = 6.08 AC (NET DEVELOP AREA)
18. TOTAL SITE AREA AT SITE PLAN REVIEW = 55.47 AC
19. SERVICED
20. ADJACENT RESERVATION = 5.07 AC
21. LAKE VIEW = 50 FT
22. MAXIMUM ALLOWED DENSITY AREA PER ACRE = 500 SF
23. MAXIMUM ALLOWED DENSITY AREA PER ACRE = 500 SF
24. THE PROJECT IS BEING REVIEWED BY THE PLANNING AND ZONING BOARD OF THE CITY OF MAIAND. THE PROJECT WILL BE REVIEWED BY THE PLANNING AND ZONING BOARD OF THE CITY OF MAIAND. THE PROJECT WILL BE REVIEWED BY THE PLANNING AND ZONING BOARD OF THE CITY OF MAIAND.
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PRE VS. POST-DEVELOPMENT AREAS

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SOILS LEGEND

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<p>DATE: _____</p> <p>REVISIONS:</p>	<p>ENGINEER IN CHARGE:</p> <p>DAVID A. STONES P.E. #66527</p> <p>EXPIRES DATE OF AUTHORIZATION: 03/31/2022</p>	<p>THE BAINBRIDGE COMPANIES, LLC</p> <p>1063 WILLY STREET SUITE 2000</p> <p>WILMINGTON, DE 19802-5206</p> <p>(302) 991-1111</p>	<p>OVERALL SITE PLAN</p> <p>FOR</p> <p>SHADOW LAKE</p> <p>CITY OF MAIAND, FLORIDA</p>	<p>MADDEN</p> <p>CIVIL ENGINEERS</p> <p>431 E. BURGESS AVENUE</p> <p>WILMINGTON, DELAWARE 19802</p> <p>(302) 739-8200</p>
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11/20/21 10:08 AM 13366 01.dwg Oct 17, 2016 2:22:01 pm