Valencia Water Control District

Agenda

April 10, 2018

AGENDA

VALENCIA WATER CONTROL DISTRICT NOTICE OF MEETING

OF BOARD OF SUPERVISORS

Please be advised that the Meeting of the Board of Supervisors of Valencia Water Control District will be held on Tuesday, April 10, 2018 at 1:00 P.M. in the Lake Ridge Village Clubhouse, 10630 Larissa Street (Directions listed below). Attached is an Agenda for the meeting.

George S. Flint, GMS-CF, LLC

DIRECTIONS TO MEETING:

From Orlando go West on I-4 to the Beach Line Expressway (528); go east past International Drive to Orangewood Blvd.; Go South on Orangewood Blvd., through 4-way stop at Gateway, turn left on Larissa Street. Proceed to Lake Ridge Village Clubhouse on right.

DISTRIBUTION

James A. Gerard; William Ingle; Ed Neal; Gregory Bales; Debra Donton; David E. Mahler; Stephen F. Broome; Green Briar Village Clubhouse; Lake Ridge Village Clubhouse; Lime Tree Village Clubhouse; Montpelier Village Clubhouse; Parkview Pointe Village Clubhouse; Somerset Village Clubhouse; Deer Creek Village Clubhouse; Wingate Club; Lyle Spector, WHOA; and Tom Johnson, Orangewood HOA; Roy Miller, Waterview HOA; and Ken LaFrance, Windsor Walk.

"Persons are advised that if they decide to appeal any decisions made at these meetings/hearings, they will need a record of the proceedings and for such purpose they may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based, per section 298.0105, Florida Statutes."

"In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation should contact Valencia Water Control District at (407) 841-5524 x 101, not later than forty-eight hours prior to the meeting."

AGENDA

April 10, 2018

VALENCIA WATER CONTROL DISTRICT BOARD OF SUPERVISORS MEETING 1 P.M. LAKE RIDGE VILLAGE CLUBHOUSE 10630 LARISSA STREET WILLIAMSBURG, ORLANDO, FLORIDA 32821

Item

- 1. Call Meeting to Order
- 2. Presentation of Letter of Appreciation for William Tew
- 3. Approval of February 13, 2018 Minutes
- 4. General Fund Financial Reports
- 5. Discussion of Transition of District Director
- 6. Engineer's Report
 - A. Approval of Permit #0502 Aloft and Element Hotel Project
- 7. Attorney's Report
- 8. Director's Report
- 9. Other Business
 - A. Acknowledge Nominations
 - B. Appoint Proxy Agent(s)
 - C. Establish Annual Landowners' Meeting Date Tuesday, June 12, 2018 at 1:00 PM
- 10. Adjournment

MINUTES OF THE MONTHLY MEETING OF THE BOARD OF SUPERVISORS OF VALENCIA WATER CONTROL DISTRICT

February 13, 2018

The monthly meeting of the Board of Supervisors of VALENCIA WATER CONTROL DISTRICT was held at 1:00 P.M. on Tuesday, February 13, 2018, in the Lake Ridge Village Clubhouse, Williamsburg Subdivision in Orlando, Florida. Present were Supervisors James Gerard, William Ingle and Ed Neal. Also in attendance were the following: Stephen F. Broome, District Attorney; William Tew, District Director; David Mahler, District Engineer; Dan Brown, Sthern Environmental and Teresa Viscarra, District Accounts Payable.

ITEM #1

Call Meeting to Order

Mr. Tew called the meeting to order at 1:00 PM.

ITEM #2

Approval of January 9, 2018 Minutes

Mr. Tew stated the next item was the minutes from the January 9, 2018 monthly meeting. He asked if there were any corrections, deletions or additions. There being none,

On MOTION by William Ingle seconded and carried, with all in favor the minutes of the January 9, 2018 Monthly Meeting of the Board of Supervisors were approved.

ITEM #3

General Fund Financial Reports

Mr. Tew stated that everything was in good shape and the budget would be discussed in full at the budget workshop.

The District's financial reports for the period ending 1/31/18 were accepted as distributed.

ITEM #4

Engineer's Report

Mr. Mahler stated that he had several meetings with the Expressway Authority regarding the washout due to the construction along the Beachline. He stated that the area was fixed but they would continue to monitor it since construction was ongoing. He stated that he met with Orange County and FDOT regarding the repair of the washout on 441 and that Orange County wasn't very receptive. He stated that they were also working on the annual inspections.

ITEM #5

Attorney's Report

There being none, next item followed.

ITEM #6

Director's Report

A. Authorization of Establishment of State Board of Administration (SBA) Account

Mr. Tew stated that many special districts have accounts with the State Board to invest reserve funds. He stated that it was a fluid account that could be drawn from easily with a slightly higher interest rate than SunTrust. He stated that the District wouldn't be moving money from it often, it was just to keep some of the reserve funds there and build interest.

Mr. Gerard asked how much had to be deposited into the account as a start-up.

Mr. Tew stated that there was no minimum amount needed to open the account.

On MOTION by Mr. Gerard, seconded and carried with all in favor, District staff was authorized to open an account with the State Board of Administration and move funds from the Operating and Reserve accounts.

Washout on 441

Mr. Tew stated that after Mr. Mahler met with Orange County and FDOT regarding the repair of the washout on 441, FDOT agreed to repair it as long as the District agreed to a Writ of Entry or Construction Easement. He requested authorization from the Board for either document to be reviewed and approved by Counsel and executed by the Director to get the work underway.

On MOTION by Mr. Gerard, seconded and carried, with all in favor, for a Writ of Entry or Construction Easement between the District and FDOT to be reviewed and approved by District Counsel and the District Director was authorized to execute the final document.

ITEM #7

Other Business

There being none,

ITEM #8	Adjournment
The meeting adjourned at 1:09 P.M.	
	Stephen F. Broome, Secretary
	Stephen F. Broome, Secretary
James A. Gerard	
William Von Ingle	
Ed Neal	
Greg Bales	
Debra Donton	

2:28 PM 04/03/18 Accrual Basis

Valencia Water Control District Balance Sheet

As of March 31, 2018

	Mar 31, 18
ASSETS	
Current Assets	
Checking/Savings	
101200 · SunTrust Bank - Checking	323,394.47
101210 · Suntrust-Money Market Account 101400 · Cash- Reserves	100,397.57
	150,242.45
101500 · Cash - Operating 102000 · Cash on hand	50,080.81 100.00
Total Checking/Savings	624,215.30
Total Current Assets	624,215.30
Fixed Assets	
164000 · Land	700,120.00
164190 · Structures	656,605,00
164290 · Canals	2,888,690.00
164590 · Ponds	1,245,537,00
166190 · Equipment & Office furniture	12,767.28
199000 · Accumulated Depreciation	-4,741,594.98
Total Fixed Assets	762,124.30
TOTAL ASSETS	1,386,339.60
LIABILITIES & EQUITY Liabilities	
Current Liabilities	
Accounts Payable	
202001 · Accounts payable	-1,051.68
Total Accounts Payable	-1,051.68
Other Current Liabilities 217300 · FUTA/SUTA payable	38.70
Total Other Current Liabilities	38.70
Total Current Liabilities	-1,012.98
Total Liabilities	-1,012.98
Fault	
Equity 271000 · Fund balance-unreserved 271020 · Fund balance-unreserved-002	260,981.08 4,900.00
271100 · Fund Balance - Reserved 271130 · Canals & Pond Maintenance	18,356.42
Total 271100 · Fund Balance -Reserved	18,356.42
280100 · Net Assets Capitalized	866,157.39
Net Income	236,857.69
Total Equity	1,387,352.58
TOTAL LIABILITIES & EQUITY	1,386,339.60

2:29 PM 04/03/18 Accrual Basis

Valencia Water Control District Profit & Loss Budget vs. Actual October 2017 through March 2018

	Oct '17 - Mar 18	Budget	\$ Over Budget
Ordinary Income/Expense	, , , , , , , , , , , , , , , , , , , ,		
income	440.047.00	000 004 00	110 555 00
319100 · Drainage tax assessment	448,647.20 391.34	329,091.30	119,555.90
361001 · Interest earnings - GF	391.34	0.00	391.34
Total Income	449,038.54	329,091,30	119,947.24
Gross Profit	449,038.54	329,091.30	119,947.24
Expense			
511200 · Supervisor Compensation	800.00	1,250.00	-450.00
512000 · Employee Salarles	27,000.00	27,000.00	0.00
521000 · FICA taxes	2,085.50	2,074.98	- 9.48
524000 - Workers' compensation	500.00	600.00	-100.00
525000 · Fula/Suta Unemployment Tx	25,20	159.52	-134.32
531100 · Management Fees	16,000.02	18,000,02	0.00
531200 · Engineering services	12,600.00	12,600.00	0.00
531300 · Legal services	6,000.00	6,000.00	0,00
531600 · Website Creation/Maintenance	300.00	300.00	0.00
531700 · Report Preparation - NPDES	19,065.30	7,250.02	11,815,28
532200 · Auditing	0.00	5,000.00	-5,000.00
534100 · Aquatic weed control	10.825.00	15,000.00	-4,375.00
534200 · Canal & retention pond	62,274.54	80,000,02	-17,725,48
534300 · Mowing	16.992.18	40,000.00	-23,007.82
534400 · Water quality monitoring	8,227,50	10,000.02	-1,772.52
534500 - Janitorial	655,00	1,000.02	-345.02
540000 · Traval & per dlem	108.07	100.02	8.05
541100 · Freight	0.00	100.02	-100.02
541200 - Postage	129.86	250.02	-120.16
541500 · Internet	723.69	750.00	-26.31
543000 · Utility services	131.65	500.02	-368.37
544000 · Office Lease	6,310.08	6,330,00	-19.92
	200.00	250.00	-50.00
544300 · Meeting Room Rental 545000 · Insurance	11.500.00		
	475.00	12,650.00 500.02	-1,150.00
546300 · R&M - office			-25.02
546400 · R&M - security gates & signs	337.50	500.02	-162.52
547000 · Printing & binding	144.60	250.02	-105.42
549300 · Other chgs-miscellaneous	28.00	200.02	-172.02
549400 · Other chgs-NPDES	1,875.00	2,000.02	-125.02
549500 · Other chga-legal advertising	318.00	600.00	-282.00
549600 · Other chgs- Banking Fees	0.00	150.00	-150.00
549800 · Contingency	0.00	400.02	-400.02
549900 · Other Chrgs-OC Prop. Appr. Fee	5,388.00	5,408.00	-22.00
551000 · Office Supplies	108.16	500.02	-391.86
552100 · Operating supplies	0.00	500.02	-500.02
554000 · Pubs, subscrips & members	1,175.00	2,150.00	-975.00
Total Expense	212,080.85	258,322.84	-46,241.99
Net Ordinary Income	236,957.69	70,768.46	166,189.23
et Income	236,957.69	70,768.46	166,189.23

Valencia Water Control District Profit & Loss

October 2017 through March 2018

	Oct 17	Nov 17	Dec 17	Jan 18	Feb 18	Mar 18	TOTAL
Ordinary Income/Expense							
Income							
319100 · Drainage tax assessment	0.00	32,838.77	281,705.85	61,906.88	44,242.19	27,953.51	448,647.2
361001 - Interest earnings - GF	10.63	9.71	11.97	14.38	32.02	312.63	391.3
Total Income	10.63	32,848.48	281,717.82	61,921.26	44,274.21	28,266.14	449,038.5
Gross Profit	10.63	32,848.48	281,717.82	61,921.26	44,274.21	28,266.14	449,038.5
Expense							
511200 · Supervisor Compensation	150,00	0.00	250.00	250.00	150.00	0.00	800.0
512000 · Employee Salaries	4,500,00	4,500.00	4,500.00	4,500.00	4,500,00	4,500.00	27,000.0
521000 · FICA taxes	344,25	344.25	344.25	344.25	344.25	344.25	2,065.5
524000 - Workers' compensation	0.00	0.00	500.00	0.00	0.00	0.00	500.0
525000 · Futa/Suta Unemployment Tx	4.50	4.50	4.50	9.00	2.60	0.10	25.2
531100 · Management Fees	2,666.67	2,666.67	2,666,67	2,666.67	2,666.67	2,666.67	16,000.0
531200 · Engineering services	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	12,600.0
531300 · Legal services	1,000.00	1,000.00	1,000.00	1,000.00	1,000,00	1,000.00	6,000.0
531600 · Website Creation/Maintenance	50.00	50,00	50.00	50.00	50.00	50,00	300.0
531700 · Report Preparation - NPDES	5,106.25	6,927.50	7,031.55	0.00	0.00	0.00	19,065.3
534100 · Aquatic weed control	2,125.00	2,125.00	2,125.00	2,125.00	2,125.00	0.00	10,625.0
534200 · Canal & retention pond	22,773.49	1,500.00	7,264.00	14,336.30	2.343.40	14,057.35	62,274.5
534200 · Canal & retention pond	13.196.04	3,796.14	0.00	0.00	0.00	0.00	16,992,1
	0.00	3,796.14	1.645.50	1.645.50	1,645.50	0.00	8,227.5
564400 · Water quality monitoring		131.00	131.00	131.00	131.00	0.00	•
534500 · Janitorial	131.00		0.00			0.00	655.0
540000 · Travel & per diem	0.00	0.00		106.07	0.00		108.0
541200 · Postage	14.83	27.14	11.01	21.52	23.23	32.13	129.8
541500 · Internet	120.40	120.40	120.40	120.63	120.93	120.93	723.6
543000 · Utility services	43.32	41.18	47.15	0.00	0.00	0.00	131.6
544000 · Office Lease	1,051.68	1,051.68	1,051.68	1,051.68	1,051.68	1,051.68	6,310.0
544300 - Meeting Room Renial	50.00	0.00	50.00	50.00	50.00	0.00	200.0
545000 · Insurance	11,500.00	0.00	0.00	0.00	0.00	0.00	11,500.0
546300 - R&M - office	385.00	45.00	0.00	0.00	45.00	0.00	475.0
546400 · R&M - security gates & signs	0.00	0.00	337.50	0.00	0.00	0.00	337.5
547000 · Printing & binding	10.80	54.90	4.20	23.85	28.65	22.20	144.6
549300 - Other chgs-miscellaneous	0.00	7.00	0.00	14.00	7.00	0.00	28.0
549400 - Other chgs-NPDES	0.00	0.00	1,875.00	0.00	0.00	0.00	1,875.0
549500 · Other chgs-legal advertising	0.00	0.00	148.00	0.00	170.00	0.00	318.0
549900 · Other Chrgs-OC Prop. Appr. Fee	5,386.00	0.00	0.00	0.00	0.00	0.00	5,386.0
551000 · Office Supplies	21.23	21.92	0.69	21.47	21.65	21.20	108.1
554000 · Pubs, subscrips & members	1,175.00	0.00	0.00	0.00	0.00	0.00	1,175.0
Total Expense	73,905.46	29,805.28	33,258.10	30,568.94	18,576.56	25,966.51	212,080.8
let Ordinary income	-73,894.83	3,043.20	248,459.72	31,352.32	25,697.65	2,299.63	236,957.6
Income	-73.894.83	3,043.20	248,459.72	31,352.32	25,697.65	2,299.63	236,957.6

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VALENCIA WATER CONTROL DISTRICT

135 W. CENTRAL BLVD., SUITE 320, ORLANDO, FL 32801 PHONE: 407-841-5524 x 101 - FAX: 407-839-1526

April 10, 2018

AD1 Urban SW, LLC Attn: Alex Fridzon, Treasurer & CFO 1955 Harrison Street Suite 200 Hollywood, FL 33020

Subject: Permit #0502

Dear Mr. Fridzon:

AD1 Urban SW, LLC, is hereby granted a construction permit to construct a commercial tourist multi-brand hotel structure in the Orangewood PUD. Approval is granted in accordance with approved plans and hydraulic calculations and the following **GENERAL AND SPECIFIC CONDITIONS:**

GENERAL CONDITIONS:

- 1. That the District or their agents may at any time make such inspections as they may deem necessary to ensure that the construction or work is performed in accordance with the conditions of this permit.
- 2. That the permittee will maintain the work authorized herein during construction and thereafter in good condition in accordance with the approved plans.
- 3. That the permittee shall comply promptly with any lawful regulations, conditions, or instructions affecting the structure or work authorized herein if and when issued by the U.S. Environmental Protection Agency, the South Florida Water Management District and the Florida Department of Environmental Protection and/or any county or city environmental protection agency having jurisdiction to abate or prevent water pollution, including thermal or radiation pollution. Such regulations, conditions, or instructions in effect or hereafter prescribed by the federal, state, county and city agencies have hereby made a condition of this permit.
- 4. It is understood and agreed that the rights and privileges herein set out are granted only to the extent of the District's right, title and interest in the land to be entered upon and used by the permittee, and the permittee will at all times, assume all risk and indemnify, defend and save harmless Valencia Water Control District from and against any and all

- loss, damage, cost or expense arising in any manner on account of the exercise or attempted exercises by the permittee of the aforesaid rights and privileges.
- 5. The permittee and/or their agents will use every measure to prevent the run-off of turbid water into the District's facilities including, but not limited to, the use of temporary ponds, silt barriers, chemical additives and temporary grassing during construction.
- 6. If discharge of water by permittee should at any time raise the level of pollutants in the District's water management facility to the point where the District is in violation of a statute or regulation, permittee will either: (a) immediately cease such discharge, (b) remove pollutants from the water before discharging into District facilities, and pay all costs which the District must incur in order to reduce pollution in the District's facilities to acceptable levels.
- 7. That all the provisions of this permit shall be binding on any assignee or successor in interest of the permittee.
- 8. That any modification, suspension or revocation of this permit shall not be the basis for a claim for damages against Valencia Water Control District.
- 9. The Valencia Water Control District agrees that the issuance of this permit allows the passage of water through their canals but in so doing does not assume any responsibility for damage to any persons or property.
- 10. That the engineer of record certify that the facilities as constructed comply with the submitted hydraulic calculations and approved drawings.
- 11. That the permittee agrees not to modify or alter the constructed facilities at any future time without the express consent of the District.
- 12. This permit is valid for 3 years from date of approval or runs concurrently with the SFWMD permit, if required, whichever expires first.
- 13. That this permit must be executed within 30 days of Board approval or must be brought back to the Board for reconsideration.

END OF GENERAL CONDITIONS

SPECIFIC CONDITIONS

1. That drawings C0.0, C1.0, C1.1, C1.2, C2.0, C2.1, C3.0, C4.0, C5.0, C6.0, C6.1, C7.0, C7.1, C8.0, LSP-01, E001 and E002 titled Aloft & Element Hotel, Orange County, Florida (Orlando) as recommended for approval by the District Engineer on 3/27/18, become part of this permit.

Attest:	Signature:
	AD1 Urban SW, LLC
	Title:
Attest:	Granted by:
	Valencia Water Control District
	By:
	On this day of April, 2018



March 27, 2018

Board of Directors Valencia Water Control District 10365 Orangewood Boulevard Orlando, Florida 32821

RE:

Aloft and Element Hotel Project

VWCD Permit No.0502 CPH Project No. 6816.06

Dear Honorable Board Members:

We have completed our review of the above referenced project submitted by KPMFranklin on March 13, 2018. T Based on our review, we have no objection to the Board approving this permit.

Sincerely,

CPH, INC

David E. Mahler, P.E. District Engineer

Cc:

Robert M. Moon, P.E., KPMFranklin

GMS file

Permit N	0		
(Assigned	by	V.W.C	.D.)

PERMIT APPLICATION Valencia Water Control District c/o CPH, Inc. 1117 E. Robinson Street Orlando, FL 32801

VWCD Office: (407) 841-5524 X 101 CPH, Inc. (407) 425-0452

(1)	PROPOSED USE:	Commerical Tourist	- Multibrand Hotel St	ructure	
(2)	LOCATION OF WO	PRK: Block: 0 Townsh	Lot: 33 nip: 24 Rang	Subdivision:627 ge:29	<u>'7</u>
(3)	DISTRICT WORKS		nit issuance to approve to ermit for the Orangewo		nprovements are
(4)	OWNER OF PROP Name: Alex Fridzon of Address: 1955 Harris	f AD1 Urban SW. LLC		one #: 954-434-5001 Treasurer & CFO Florida	33020
	/ (ddi 000	(Street)	(City)	(State)	(Zip)
(5)	APPLICATION OTH Name: Robert Moon Address: 6300 Haz		Serv	#: 407-994-4441 ing as: Civil Enginee Florida	r Consultant - Authorized Ag
	Addi 633.	(Street)	(City)	(State)	(Zip)
(0)		sary. If land is pla arcel ID No: 18-24-29		Lot and Subdivision cres.	
(7)	CONSTRUCTION S Calendar days of pe				
(8)	This application, including and complete de of the District and for be issued. It is agreewith the permit to be	escription of work por which permit is to eed that all work or	proposed or use des nerewith applied. It	sired of the above de shall be a part of an	escribed facilities y permit that may
	Submitted this 8th	Autho	rized Agent	8. Alay M	h,
	Signature of Proper	ty Owner (Officer-	of Corporation):		
	Print Name of Prope	Authorized Age erty Owner (Offico	nt F): Robert Moon, P.E		

Owner/Applicant Signature Authorization

Project Name: Aloft & Element Hotel Project
Application and/or Permit # (if available): Modification to Permit No. 48-00052-S-13 (App. No. TBD)
I hereby designate and authorize the agent listed below to act on my behalf, or on behalf of my corporation, as the agent in the processing of this application for the permit and/or proprietary authorization indicated above; and to furnish on request supplemental information in support of this application. In addition, I authorize the below-listed agent to bind me, or my corporation, to perform any requirement which may be necessary to procure the permit or authorization.
I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S. and 18 U.S.C Section 1001.
Printed Name of Authorized Agent: Robert Moon, P.E.
Signature of Authorized Agent:
Date: 01/29/2018
Typed/Printed Name of Owner/Applicant: Alex Fridzon
Corporate Title if Applicable: Treasurer & CFO - AD1 Urban SW, LLC.
Signature of Owner/Applicant:
Date: _01/29/2018

GOLON INGRADIA LIGALIA	TA NIGH H (MINCH
AD1 ALOFT & ELEMENT HOTEL	
COVER SHEET	WIRE SPORTED GRANT COMPANIES







PLAN SHEET

Know what's below.

ORANGE COUNTY, FLORIDA (ORLANDO) PID: 18-24-29-6277-00-033 SITE CONSTRUCTION PLANS FOR ALOFT & ELEMENT, HOTEL

SITE & PROJECT SUMMARY

AERIAL MAP Q ***

THE OWNER PROPOSES TO DEVELOP THE EXISTING VACANT PROPERTY WITH THE MODIFIED OF ASNOLE HOUSE STREATURE, EXPONENCES HOW TO SERVANTE HOST EN EMBORS THE SOUTHWROWEND TO HOUSE STREATURE, FOR THE WAY OFFICE WHAT WILL DO BESIDES AS ELEBERT HOTE. THESE PLASS MICLIDE THE PROPOSED SITE MAYOURIER'S TO ACCOMMODATE THE CONSTRUCTION OF THIS STRUCTURE.

THE GALLECT PARCE, IS ZINED PO AND IS CLARBOINT VACANT WITH IND STRUCTURES ON TREES ON BITE. A INCLUDED WAND DIVEN ALLOWING ROSESCHEES BY ON A CHARLE, I CAGON PAROTINA FAON INSTEAMINATION IN TOWN. THE MAND IN A SEE MAND THE DESIGNATION STRUCTURE THAN IN A DIPRIORI MAND THAN A TOWN CHARLESTED THE COMMENTATION TO COMMENTATION OF SITE CONCEINCUTION PROPRISED WHITH THESE PAINS.

THE EXISTING STORMWATER SYSTEM CONSISTS OF DIRECT SHEET FLOW ADROES THE PARCEL AND AN MANUSCROOMED SECONDARY COLLECTION SYSTEM THE REPROPOSED INFORMATION TO ACCINCTION SYSTEM WILL. BERLENDYST TO ACCINCTION TO THE PROPOSED IMPROPRIENTS. THE SIBLECT PROPERTY IS PART OF A SHADLE DRAINAGE BASH WHICH IS PART OF THE THE OBJANGEM CENTER MAKETS PROMADIGE BASH. THE POLYLITION ABATISHENT VIOLUEL AND DISCHARGE BATE CAMERENTY COMPIGATED IN AN EXISTING MAKETS DRY RETENTION FOND CICATED PRECITY SUTHER OFF RETENTION FOND CICATED PROPERTY.

THE EXISTING SOILS ARE MOSTLY SAYTRIA FINE SAND WITH A SAMIL STRIP OF BASSINGER FINE (DEPRESSIONAL, SCS TYPE BIO AND D RESPECTIVELY. AN EXISTING PRIVATE SANITARY SEMER IS LOCATED ALONG THE WEST ACCESS ROAD.

AN EXISTING PUBLIC FORCE MAIN AND RECLAINED WATER MAIN ARE LOCATED ALONG THE EAST AN EXISTING WATER SERVICE MAIN IS LOCATED ALONG THE WEST ACCESS ROAD.

ONE (1) TWO-WAY ACCESS ROAD FROM CENTRAL FLORIDA PARKWAY AT THE MORTH OF THE PROPERTY.

minimum periméter landscape is present, unpayed areas are poorly soddi And Landscaped, ONE (1) TWO-WAY ACCESS ROAD FROM I SIDE OF THE PROPERTY. 26 24 20' N 81' 27 15' W NONE EXISTING. PARKING:

LANGITUDE:

THE PROPOSED HOTEL WILL ENCOMPASS 262 UNITS AND WILL BE LOCATED ALONG THE WESTEDN SIDE OF THE ROPERTY. THE PRODESTY SHE POST OF STANDING SET FORTH IN ANTICE XI OF ROWERS OF THE ORNANDS. SET FORTH IN ANTICE XI OF ROWERS OF THE ORNANDS COUNTY LAND DEVELOWEN'T GODE. PARENES WAL PROVIDED TO ACCOMMICDATE THE OVERBALL ROCKE COUNT OF THE PROPOSED HOTEL. THE THE PROJECT PARENES WILL PERK IT THE REPENSO HOURS, BA ADDITION, THE PROJECT WILL UTLUZE PUBLIC TRANSPORTATION AND SHUTTLE SERVICES.

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THE IRRIGATION SUPPLY WILL BE PROVIDED BY CONNECTION TO THE EDISTING 16" RECLAM MAIN LOCATES ALONG THE NORTHEAST CORNES OF THE SUBJECTION PROPERTY

ARCHITECT CUMCI & PETERSON ISCS PROSPECT AVENUE PRUMOD, R. 22814 07) 661-6100 SURVEYOR OWNER / DEVELOPER ADT URBAN SW, LLC. TAKSHARREON STREET, STE, 200 HOLLYWOOD, PL 33820 (954) 434-5001 NOTA FRANKLING NATIONAL DRIVE 6300 NAZELTINE NATIONAL DRIVE 81.UF 61 G GELANDO, FL 32822 (407) 410.0624 FDFFACIDA CUMBILITANTS, INC. 1075 LEE ROAD WANTER PARK PL (407) 740-6112 CIVIL ENGINEER GEOTECHNICAL

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C1.13	BOUNDARY, TOPOGRAPHIC, & TREE SURVEY
C1.2	DEMOLITION & EROSION CONTROL PLAN
620	OVERALL SITE PLAN
173	SITE PLAN
C3.0	GRADING & DRAINAGE PLAN
67.0	SITE UTRITY PLAN
C\$:0	PIRE TRUCK MANEUVERABILITY PLAN
0.60	GENERAL DETAILS
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C7.1	OCU DETAILS
0.80	GENERAL NOTES
LSP-01	LANDSCAPE PLAN
E001	LIGHTING FIXTURE SPECIFICATIONS
E003	SITE PHOTOMETRIC PLAN



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PLAT OF SURVEY

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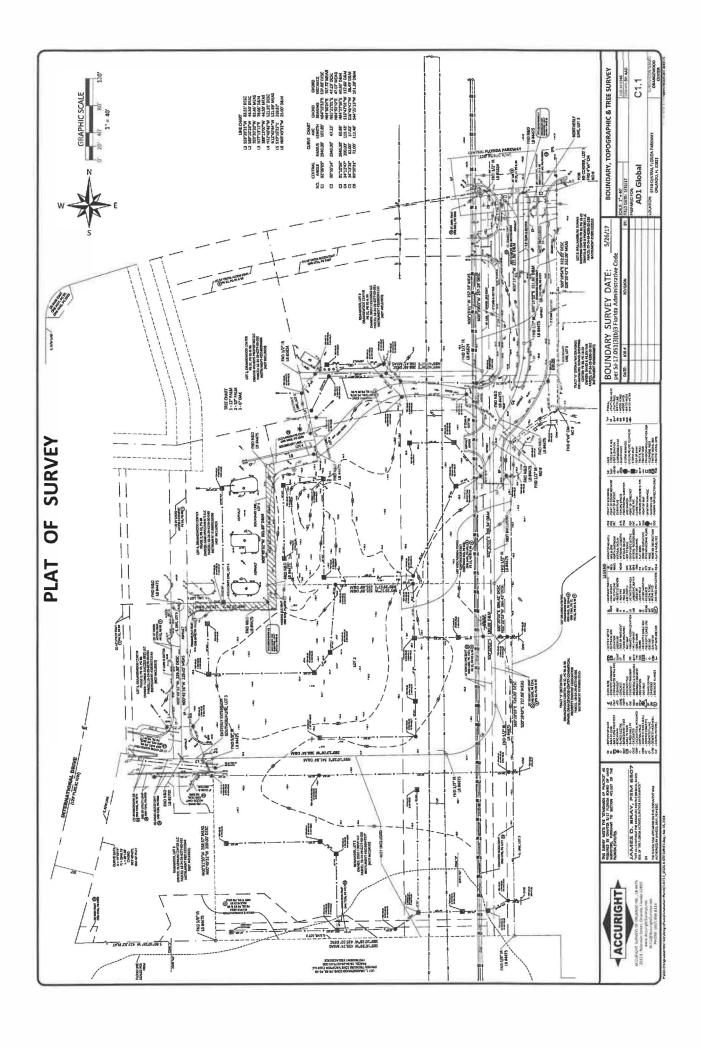
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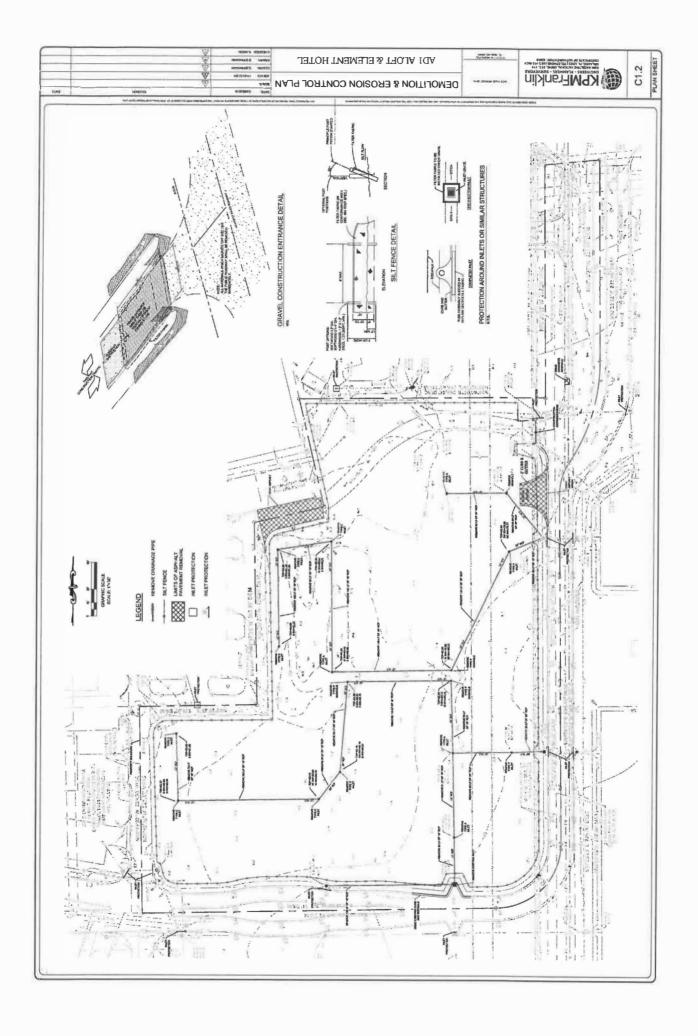
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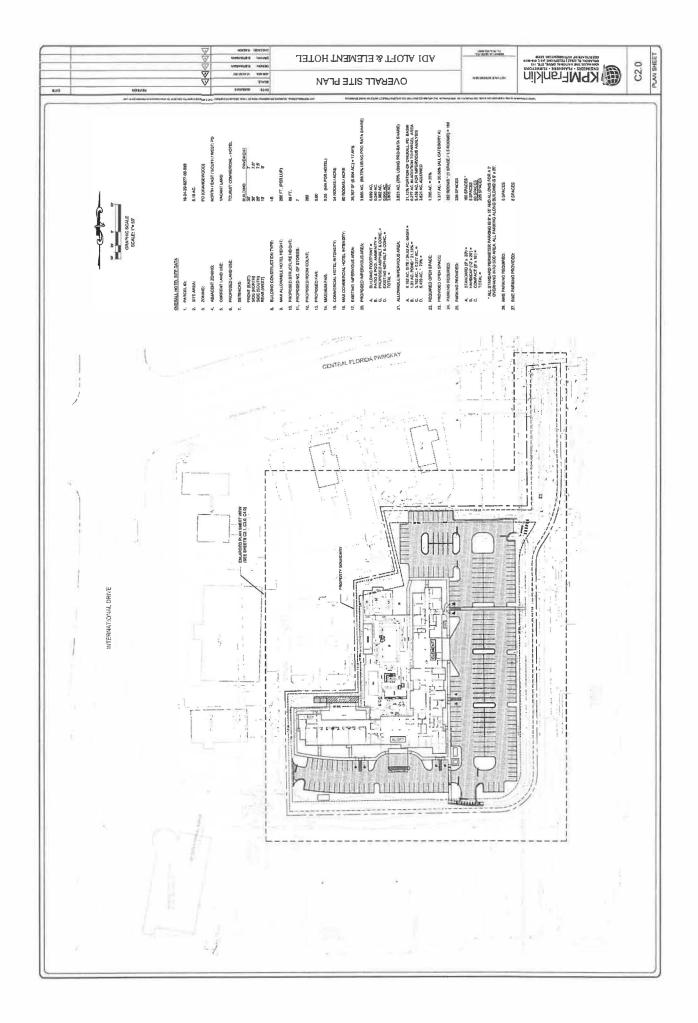
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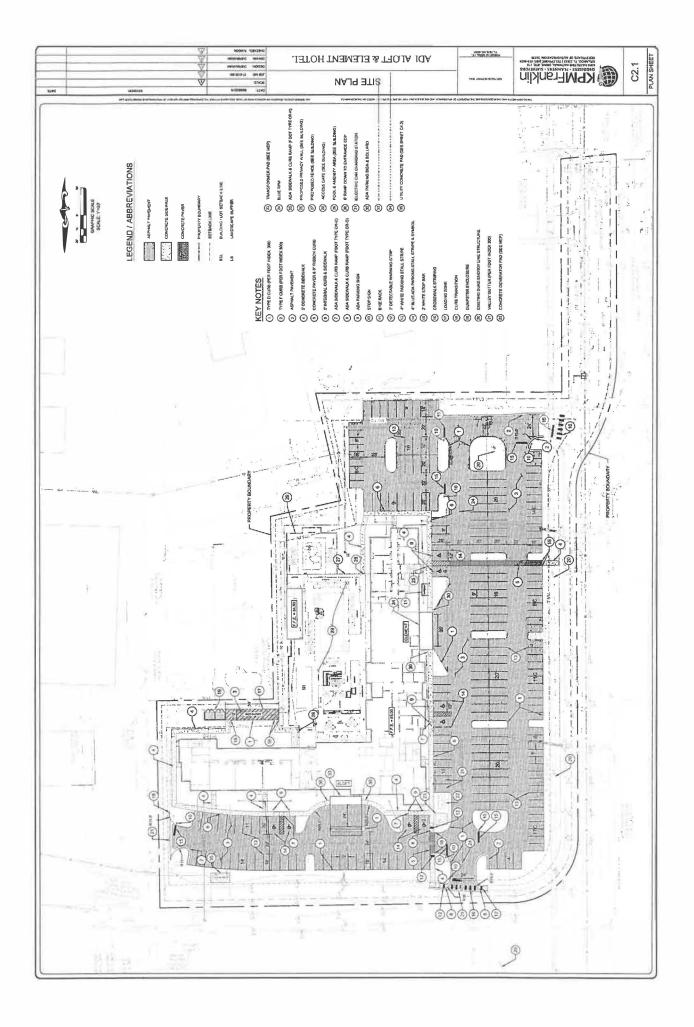
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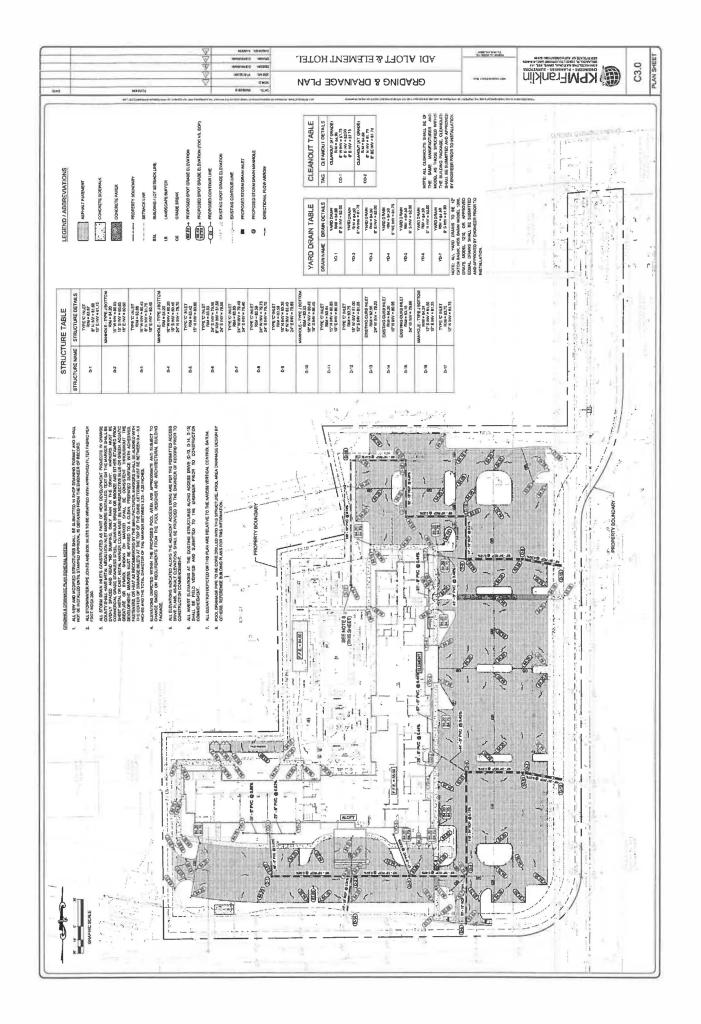
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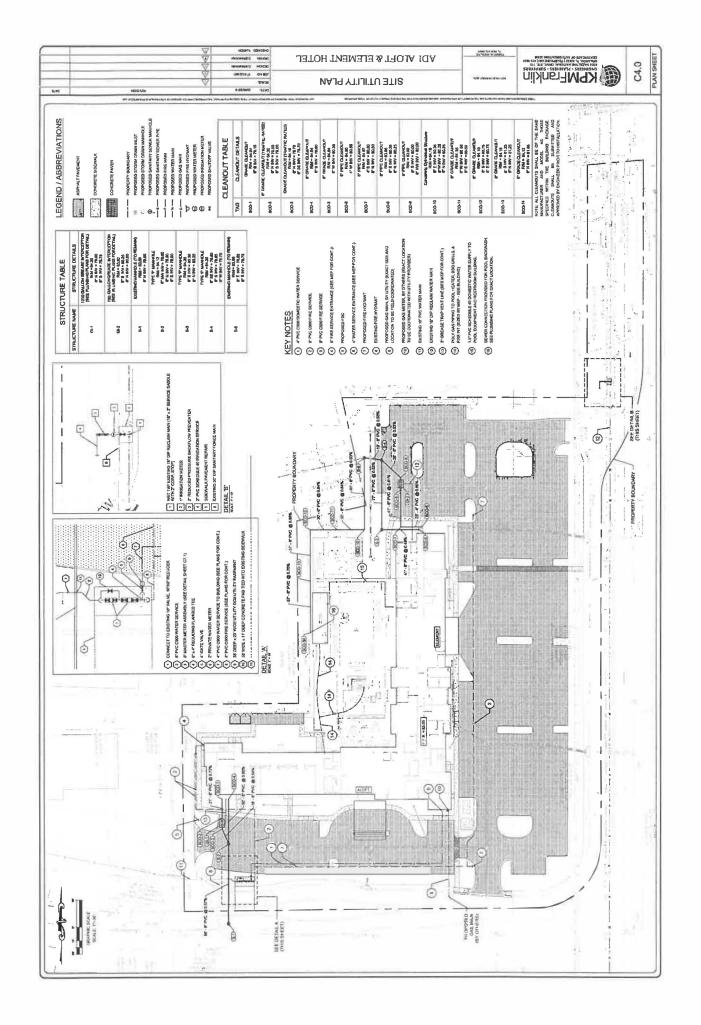


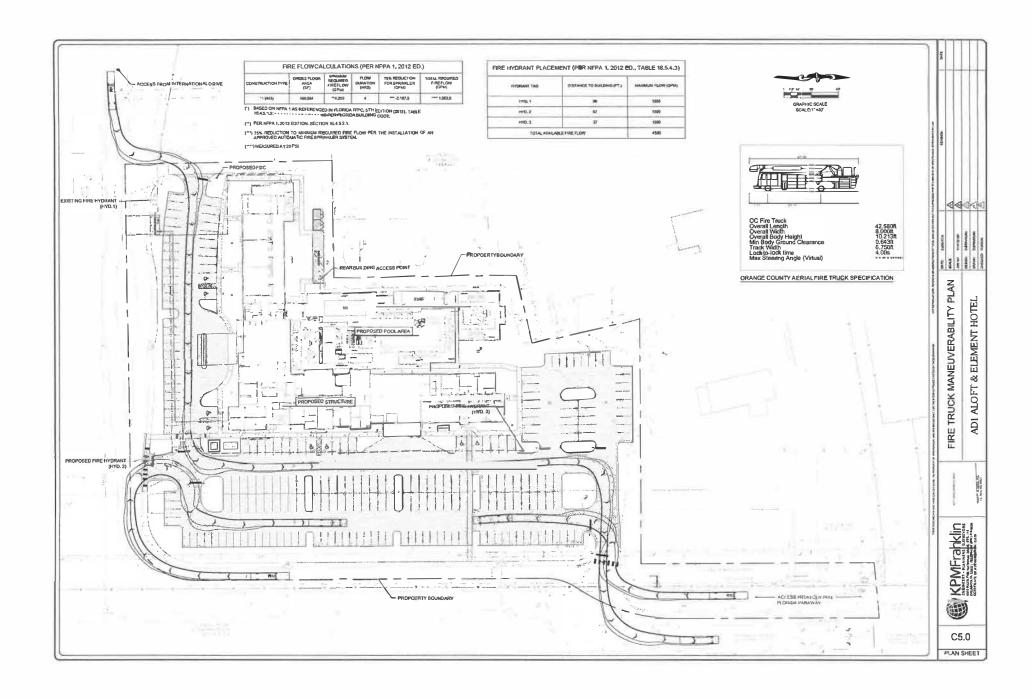


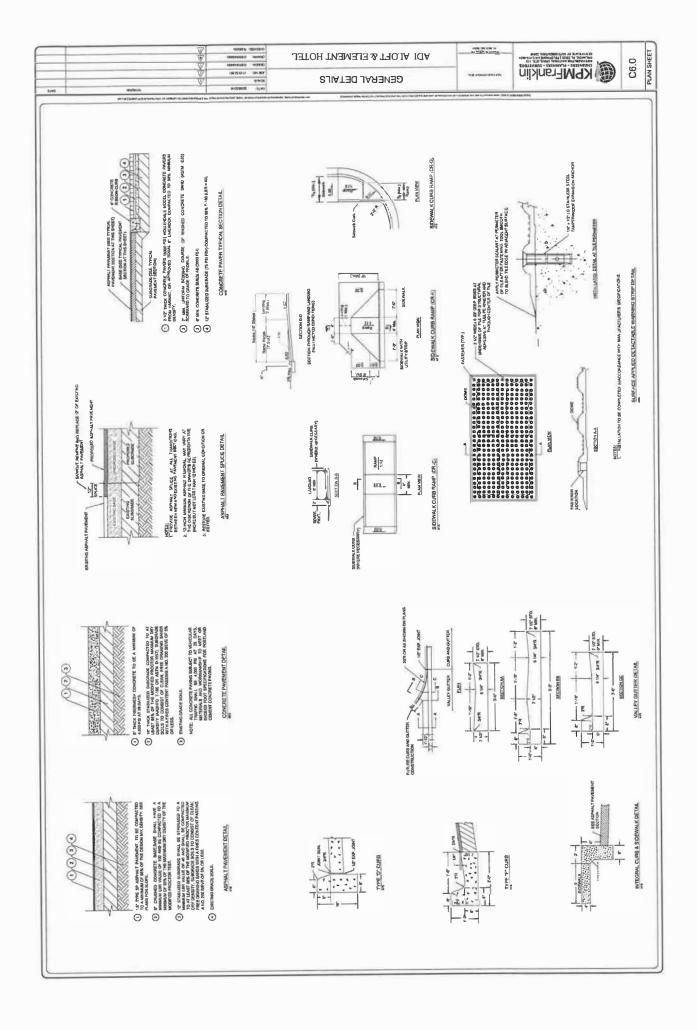


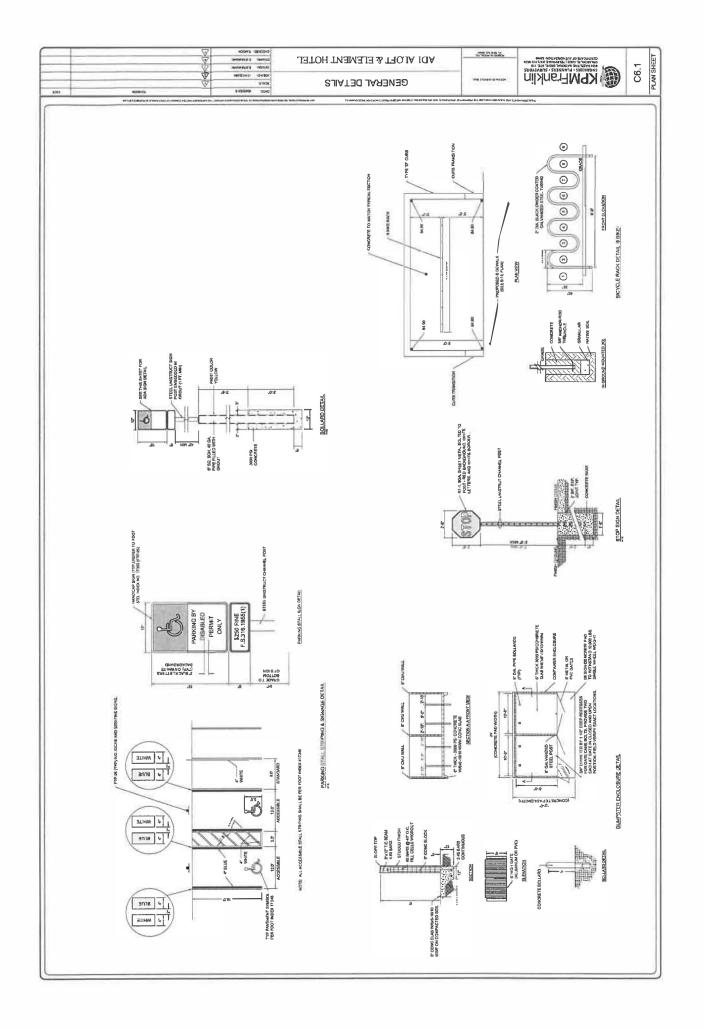


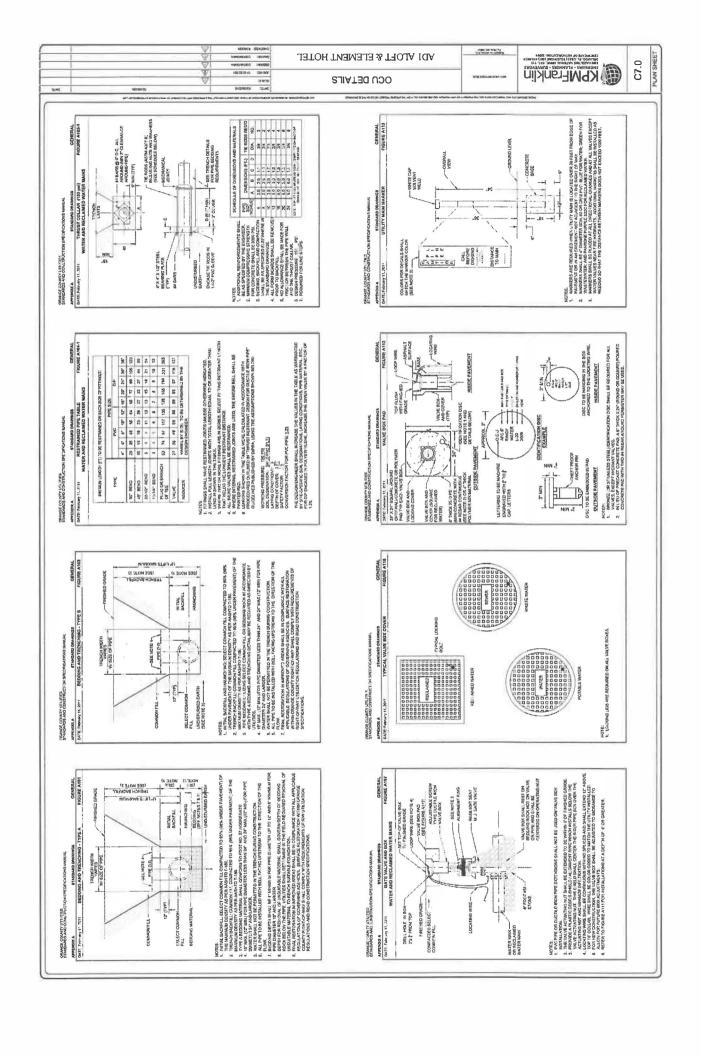


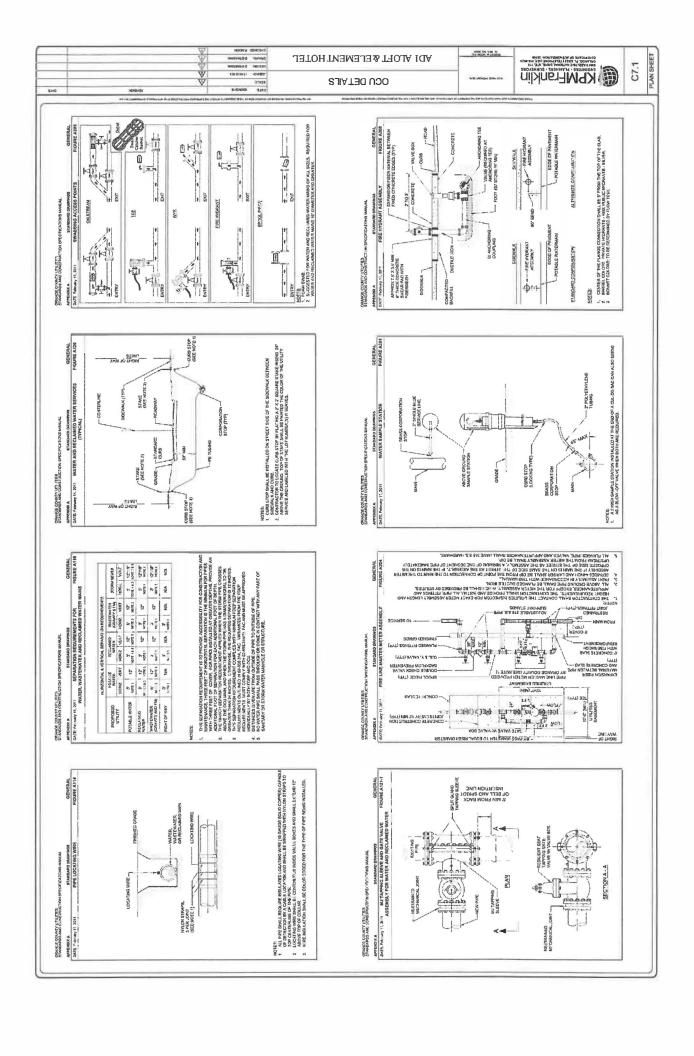












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