



**DEPARTMENT OF  
COMMUNITY  
DEVELOPMENT**

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**Kerry Godwin**  
Planning & Design  
Director

**Susan E. Caswell, AICP**  
Sports & Event Facilities

**Osceola  
County**

**1 Courthouse Square  
Suite 1100  
Kissimmee, FL 34741  
PH: (407) 742-0200  
Fax: (407) 742-0206  
www.osceola.org**

December 5, 2017

*Sent via email: ronaldhood.clcfd@yahoo.com*

Ronald Hood  
Crescent Lakes Common Facilities District Board of Supervisors

**RE: PD17-00028 Approval Letter – Approval to amend and restate the previously approved Crescent Lakes Planned Development (PUD99-0041) to add fence standards (that are already included in the deed restrictions) to the Planned Development standards.**

Dear Mr. Hood:

Your request for modification of the Crescent Lakes Planned Development (PUD99-0041) was reviewed and approved under Planned Development (PD) application PD17-00028. The following revision was categorized as a **minor amendment**:

- Addition of fence standards

This PD Amendment supersedes PUD99-0041 and all development shall comply with PD17-00028. The narrative, dated 11/08/2017 has been attached for your reference.

All written commitments made in the application and subsequent submissions of information made during the application review process, which are on file with the Planning & Design Office, shall be considered to be binding upon the applicant, provided such commitments are not in conflict with the Comprehensive Plan, Land Development Code (LDC) or other development regulations in effect at the time of development.

If I can be of assistance, please contact me at 407-742-0285.

Respectfully,

Amy Templeton  
Zoning Manager

**ATTACHMENTS:**  
PD17-00028 Approved Narrative

**A Revision of a Portion of Poinciana Estates A, Neighborhood 2,  
Crescent Lakes, within the Poinciana PD  
Minor PD Amendment**

Osceola County Board of County Commissioners  
Kissimmee, Florida 34741  
Phone (407) 742-0200

Date Received: 11-08-2017  
DRC Meeting: N/A  
PC Meeting: N/A  
BCC Meeting: N/A

**No: PD17-00028**

**Applicant**

Osceola County Zoning Office on behalf of Crescent Lakes Common Facilities District  
Board of Supervisors  
1 Courthouse Square, Suite 1400  
Kissimmee, Florida 34741  
(407) 742-0200

**Property**

***Crescent Lakes subdivision, generally described as:***

Allamanda Grace at Crescent Lakes  
Aster Cove at Crescent Lakes  
Calla Lily Cove at Crescent Lakes  
Crepe Myrtle Cove at Crescent Lakes  
Dahlia Reserve at Crescent Lakes  
Heatherstone at Crescent Lakes  
Jasmine Pointe at Crescent Lakes  
Laurel Run at Crescent Lakes  
Orchid Edge at Crescent Lakes  
Orchid Edge at Crescent Lakes Unit 2  
Willow Bend at Crescent Lakes

**A Revision of a Portion of Poinciana Estates A Neighborhood 2,  
Crescent Lakes, Within the Poinciana PUD**

**RECEIVED**

**Development Report**

**OCT 18 1999**

Osceola County Permitting  
& Development Department

PUD 99-0041

**1.0 Consulting Team:**

**1.1 Planner/Agent:**

**Rj Whidden and Associates, Inc.**

Attn.: Bob Whidden  
22 West Monument Avenue  
Suite 4  
Kissimmee, Florida 34741  
Business Telephone: (407) 846-1880  
Business Facsimile: (407) 846-8829

**1.2 Engineer:**

**Hanson, Walter and Associates, Inc.**

Attn: Mr. Larry Walter  
400 W. Emmett Street  
Kissimmee, Florida 34741  
Business Telephone: (407) 847-9433  
Business Facsimile: (407) 847-2499

**1.3 Environmental:**

**Florida Environmental, Inc.**

Attn.: Randy Austin  
907 Emmett Street  
Kissimmee, Florida 34741  
Business Telephone: (407) 931-3700  
Business Facsimile: (407) 931-3790

**1.4 Surveyor:**

**Hanson, Walter and Associates, Inc.**

Attn: Mr. Randy Hanson  
400 W. Emmett Street  
Kissimmee, Florida 34741  
Business Telephone: (407) 847-9433  
Business Facsimile: (407) 847-2499

**1.5 Applicant/Owner:**

**Avatar Properties, Inc.**

Attn: Mr. Tony Iorio  
900 Towne Center Drive  
Kissimmee, Florida 34759  
Business Telephone: (407) 933-5000  
Business Facsimile: (407) 933-1004

## **A Revision of a Portion of Poinciana Estates A Neighborhood 2, Crescent Lakes, Within the Poinciana PUD**

### **2.0 Pre-Development Background Information:**

#### **2.1 Legal Description:**

- 2.1.1 A legal description is included with the Boundary Sketch prepared by Hanson, Walter and Associates, Inc.. Six copies were provided with the applications.

#### **2.2 Section, Township and Range:**

- 2.2.1 The subject site is located within Section 15, Township 26S, Range 28E, Osceola County, Florida.

#### **2.3 General Location:**

- 2.3.1 The subject PUD is located approximately 5 miles southwest of the City of Kissimmee.
- 2.3.1 Substantial development has already occurred within the PUD. The area subject to amendment is limited to 49.16 acres delegated for Parcel E within Crescent Lakes. "E" is the last remaining unapproved parcel within this neighborhood PUD.

#### **2.4 Pre-Development Access:**

- 2.4.1 Crescent Lakes lies south of Poinciana High School on the west side of Poinciana Boulevard. The existing right of way is sufficient. No additional right-of-way is required.

## **A Revision of a Portion of Poinciana Estates A Neighborhood 2, Crescent Lakes, Within the Poinciana PUD**

### **2.5 Prior Site History:**

- 2.5.1 The subject site is currently designated as a commercial, LDR and Institutional on FLUM 2010 in the Osceola County Comprehensive Plan. A BLIM to BLIVR 783-002 has been submitted to the DCA seeking approval for the additional 41 units requested by this PUD to be determined a non-substantial deviation to the vested rights.
- 2.5.2 The physical use of the property is currently a mixed use development in progress, see 4.1.2 below.
- 2.5.3 The Owner's interest in the subject site was vested by BLIVR 783-002 for 904 residential units. The BLIM amends BLIVR 783-002 to a total of 945 residential units.

### **3.1 Boundary Information:**

- 3.1.1 Six copies of a Boundary Sketch and Legal Description prepared by Hanson, Walter and Associates, Inc. are provided with this application.

### **3.2 Site Topography:**

- 3.2.1. In general, the subject site gently slopes from north, southward to the Reedy Creek Swamp. With the exception of Parcel E, the subject site has been engineered to conform with the current PUD. Substantial sitework and development has occurred.

### **3.3 Soils:**

- 3.3.1 Comprehensive soils surveys have been undertaken during the construction design and review stage for each development parcel. Soils types which occurred within on site upland areas were suitable for development provided that routine water management techniques were employed.

## **A Revision of a Portion of Poinciana Estates A Neighborhood 2, Crescent Lakes, Within the Poinciana PUD**

### **3.4 Jurisdictional Wetlands:**

3.4.1 The subject site was surveyed for jurisdictional wetlands by Florida Environmental, Inc. With the exception of a few, insignificant, isolated pockets which were mitigated pursuant to ERP permitting procedures, no development is proposed within on-site wetlands.

### **3.5 Upland Character:**

3.5.1 Based upon recent aerial photography and site review, the 376 acres of upland area consists of an existing elementary school, undeveloped commercial frontage on Poinciana Boulevard, LDR single family residential development, and unimproved former sod farm remnants such as Parcel E.

### **3.6 Natural Areas:**

3.6.1 Crescent Lakes lies adjacent to the Reedy Creek Swamp. No natural lakes or areas previously designated for preservation or conservation occur on site; however, all wetlands not mitigated for impact have been protected and buffered consistent with agency rules and regulations.

### **3.7 Site Summary:**

|       |   |
|-------|---|
| 3.7.1 | 1.64 acres for 50' additional r/w dedicated for Poinciana Boulevard |
| 3.7.2 | 374.10 acres of developable uplands                                 |
| 3.7.3 | 0.0 acres of protected wetlands                                     |
| 3.7.4 | 375.74 total area   |

# POINCIANA ESTATES A, NEIGHBORHOOD 2

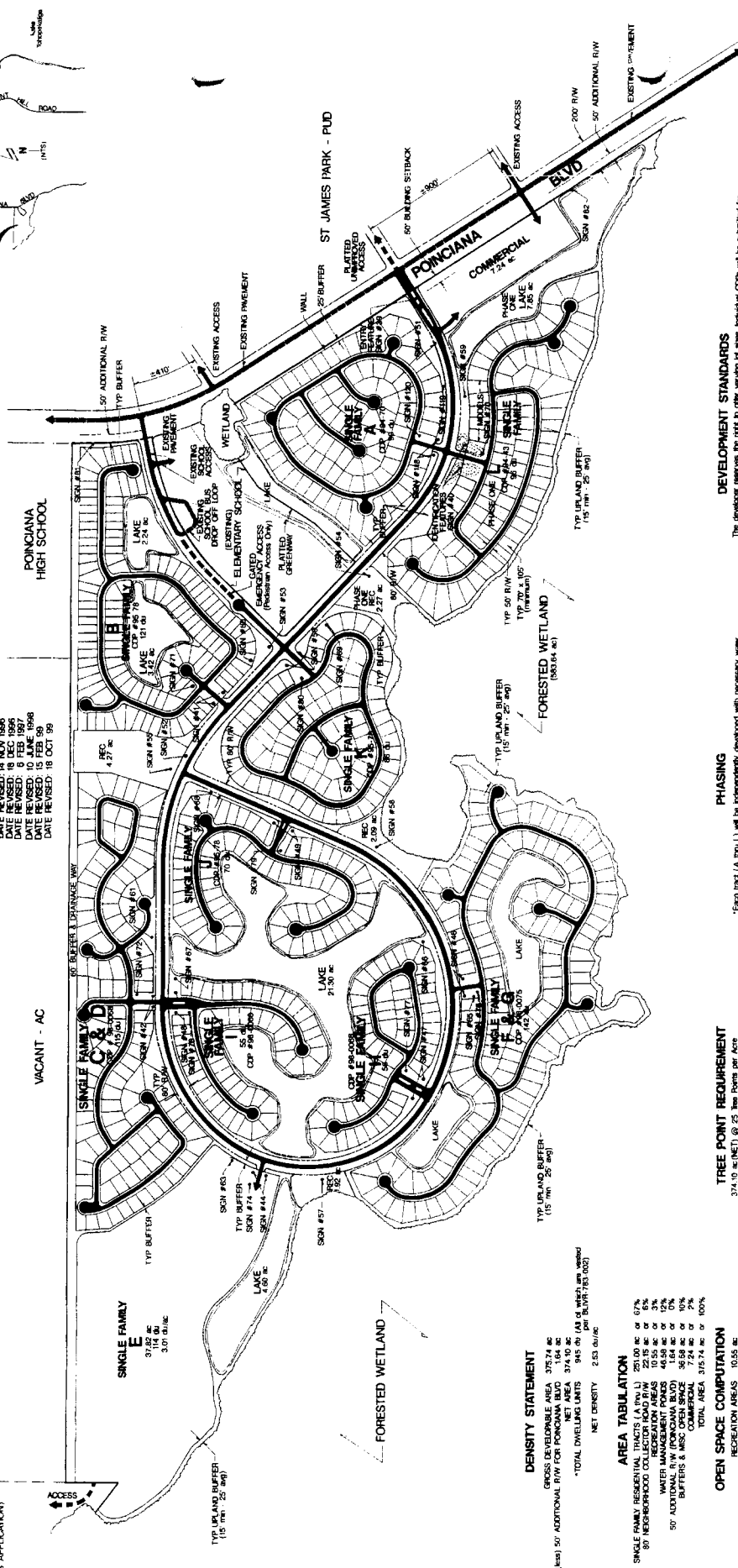
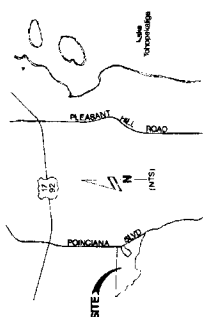
SECTIONS 14, 15 & 16, TOWNSHIP 28 SOUTH, RANGE 28 EAST  
Osceola County, Florida

## REVISED PUD MASTER DEVELOPMENT PLAN

DATE PREPARED: 6 SEP 1994  
DATE REVISED: 12 SEP 1995  
DATE REVISED: 27 OCT 1995  
DATE REVISED: 12 SEP 1996  
DATE REVISED: 23 SEP 1996  
DATE REVISED: 14 NOV 1996  
DATE REVISED: 12 DEC 1996  
DATE REVISED: 9 FEB 1997  
DATE REVISED: 10 JAN 1998  
DATE REVISED: 15 FEB 99  
DATE REVISED: 18 OCT 99

TRUST PROPERTY  
(NOT A PART  
OF THIS APPLICATION)

LOCATION MAP



### DENSITY STATEMENT

GROSS DEVELOPABLE AREA: 375.74 AC  
(less) 50' ADDITIONAL R/W FOR POINCIANA BLVD: 1.64 AC  
NET AREA: 374.10 AC  
TOTAL DWELLING UNITS: 945 (at 2.53 d/w/AC)  
NET DENSITY: 2.53 d/w/AC

### AREA TABULATION

SINGLE FAMILY RESIDENTIAL TRACTS (A thru L): 251.00 AC or 67%  
80' NEIGHBORHOOD COLLECTION AREA: 10.15 AC or 3%  
WATER MANAGEMENT PONDS: 48.58 AC or 13%  
50' ADDITIONAL R/W (POINCIANA BLVD): 1.64 AC or 0%  
BUFFERS & AREAS: 7.24 AC or 2%  
TOTAL AREA: 375.74 AC or 100%

### OPEN SPACE COMPUTATION

RECREATION AREAS: 10.55 AC  
WATER MANAGEMENT PONDS: 48.58 AC  
BUFFERS: 1.64 AC  
TOTAL OPEN SPACE: 60.77 AC or 25%

### TREE POINT REQUIREMENT

374.10 AC (NET) @ 25 Tree Points per Acre  
= 9353 Total Tree Points Required  
\*The developer will meet or exceed the required tree points for each phase of development. Due to the proposed grading and new wetland creation, the developer will be required to plant additional trees to meet the requirements on an independent basis for each phase. Details for the tree point requirement will be shown on the individual Comprehensive Development Plans.

### PHASING

\*Each tract (A thru L) will be independently developed with necessary water management and infrastructure to support the development. Each tract will have its own water management system. The developer will be required to provide water management details of which will be shown on the individual Comprehensive Development Plans. The developer will be required to provide water management details of which will be shown on the individual Comprehensive Development Plans. The developer will be required to provide water management details of which will be shown on the individual Comprehensive Development Plans.

### DEVELOPMENT STANDARDS

The developer reserves the right to change the standards and specifications for the development. The developer reserves the right to change the standards and specifications for the development. The developer reserves the right to change the standards and specifications for the development. The developer reserves the right to change the standards and specifications for the development.

### NOTES:

- See survey (on file) prepared by Hansen, Walter & Associates, Inc. for boundary and topographic information.
- With the exception of wetland buffers from jurisdictional wetlands, all proposed buffers will consist of landscaping within buffers.
- See BLVD 763-002, BLVD 697-001, BLVD 698-008 and Pending BLVD (all on file) for an accounting of wetland density.
- The developer agrees to maintain the Short Term Rental approval for the residential portions of this development.

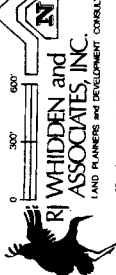
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OCT 18 1999

Osceola County Planning & Development Department

PUD 99-0041

HANSON, WALTER & ASSOCIATES, INC.  
ENGINEERING, SURVEYING AND PLANNING  
P.O. BOX 427077, MIAMI, FL 33142  
PHONE: (407) 847-9433 FAX: (407) 847-2489



R. WHIDDEN and ASSOCIATES, INC.  
LAND PLANNERS and DEVELOPMENT CONSULTANTS  
22 W. Montford Ave., Ste. 4  
Hawthorn, Florida 32711 (407) 845-1880

## **A Revision of a Portion of Poinciana Estates A Neighborhood 2, Crescent Lakes, Within the Poinciana PUD**

### **3.8 Wildlife Summary:**

- 3.8.1 An on site survey for the presence/absence of protected plant and animal species which may be impacted by development was conducted with the review for jurisdictional wetlands by Florida Environmental, Inc. None were found to occur on site.

### **3.9 Historic Resources:**

- 3.9.1 There are no cultural or historic resources known to occur on site. None have been encountered in the process of development to date.

### **3.10 Existing Drainage Regime:**

- 3.10.1 The subject site, in its pre-development stage, generally sheet flows from north to south. The entire site is, or has been constructed pursuant to approved construction plans and water management permits for the project to date.

## **4.0 Proposed Plan of Development:**

### **4.1 Intended Use:**

- 4.1.1 The subject site is a mixed use PUD under various stages of development. Construction has been executed in conformance with the approved PUD, individual CDPs, preliminary plats, and construction plans. This amendment would add 41 units to the overall residential unit count of 904 du for a new total of 945 dwelling units.



## A Revision of a Portion of Poinciana Estates A Neighborhood 2, Crescent Lakes, Within the Poinciana PUD

4.1.2 The following is the current status of the Crescent Lakes PUD:

|          | Parcel - Project Name         | Category | Status                        |
|----------|-------------------------------|----------|-------------------------------|
| 4.1.2.1  | Parcel A - Laurel Run         | SFR      | Completed development         |
| 4.1.2.2  | Parcel B - Orchid Edge        | SFR      | Completed development         |
| 4.1.2.3  | Parcel C & D - Alamanda Grace | SFR      | under construction            |
| 4.1.2.4  | Parcel E                      | SFR      | no approvals                  |
| 4.1.2.5  | Parcel F & G - Dahlia Reserve | SFR      | completed development         |
| 4.1.2.6  | Parcel H & I -                | SFR      | const.plans in for permitting |
| 4.1.2.7  | Parcel K - Jasmine Pointe     | SFR      | completed development         |
| 4.1.2.8  | Parcel L - Heatherstone       | SFR      | completed development         |
| 4.1.2.9  | 7.24 acre Commercial          | Comm     | no approvals                  |
| 4.1.2.10 | Reedy Creek Elementary School | School   | completed development         |

### 4.2 Neighborhood Compatibility:

4.2.1 The addition of 41 single family residential units is targeted specifically at Parcel E at the extreme northwest corner of the Crescent Lakes PUD. This would raise the unit count for Parcel E to a new total of 114 du with a parcel density of 3.01 du/acre with lots 70 feet in width. This is compatible with the existing neighborhoods within the PUD.

### 4.3 Post Development Drainage:

4.3.1 The stormwater runoff generated within the site is being attenuated in the master stormwater system for Poinciana approved by the South Florida Water Management District in 1983. On site wet detention ponds provide water quality requirements for the stormwater runoff generated within the site prior to discharging.

## **A Revision of a Portion of Poinciana Estates A Neighborhood 2, Crescent Lakes, Within the Poinciana PUD**

### **4.4 Transportation:**

4.4.1 Based upon current ITE rates, the proposed project is expected to generate the following trips:

| Approximate Trip Generations          |            |     |        |              |              |
|---------------------------------------|------------|-----|--------|--------------|--------------|
| Generator                             | Units      | ITE | ADT    | AM Peak Hour | PM Peak Hour |
| Single Family Residential             | 945        | 210 | 8185   | 677          | 798          |
| 7.24 Acre Commercial (Retail/Service) | 196,763 sf | 820 | 8993   | 207          | 835          |
| Elementary School                     | 1019       | 520 | 981    | 306          | 265          |
| Totals                                | -          | -   | 18,159 | 1190         | 1898         |

4.4.2 The subject site is currently vested for 196,763 square feet of commercial / retail-services, 904 single family residential units, and an elementary school. The current enrollment for Reedy Creek is 1001 students. The projected enrollment for 2000 is 1019 as shown. A BLIM to BLIVR 783-002 has been submitted to the DCA with the anticipation of a determination by the DCA that the subject proposal is a non-substantial deviation.

## A Revision of a Portion of Poinciana Estates A Neighborhood 2, Crescent Lakes, Within the Poinciana PUD

### 4.5 Land Use Comparison (FLUM 2010):

| Project   | Direction from Proposed Project | Neighboring Land Use Designation                  |
|---|---------------------------------|---|
| Low Density Residential, Commercial and Institutional | N                               | Institutional & Low Density Residential (pending) |
|   | NE                              | Rural / AG  |
|   | E                               | Low Density Residential / AG / Rural              |
|   | SE                              | Low Density Residential                           |
|   | S                               | Conservation                                      |
|   | SW                              | Conservation                                      |
|   | W                               | Conservation                                      |
|   | NW                              | Conservation and Low Density Residential          |

### 4.6 Physical Use Comparison:

| Proposed Project                                      | Direction from Proposed Project | Neighboring Physical Use        |
|---|---------------------------------|---------------------------------|
| SFR   | N                               | Pasture & Poinciana High School |
| SFR   | NE                              | Pasture                         |
| SFR, Reedy Creek Elementary School, Vacant Commercial | E                               | Single Family                   |
| Vacant Commercial                                     | SE                              | Single Family & Vacant          |
| SFR   | S                               | Reedy Creek Swamp               |
| SFR   | SW                              | Reedy Creek Swamp               |
| Vacant  | W                               | Reedy Creek Swamp               |
| Vacant  | NW                              | Reedy Creek Swamp               |

## A Revision of a Portion of Poinciana Estates A Neighborhood 2, Crescent Lakes, Within the Poinciana PUD

### 5.0 PUD Development Standards:

#### 5.1 Area Summary

|       | Description                    | Acres  | Percent |
|-------|--------------------------------|--------|---------|
| 5.1.1 | Single Family Residential      | 251.00 | 67%     |
| 5.1.2 | 80' Collector Road             | 22.15  | 6%      |
| 5.1.3 | Recreation Areas               | 10.55  | 3%      |
| 5.1.4 | Water Management Ponds         | 46.58  | 12%     |
| 5.1.5 | Additional R/W Poinciana Blvd. | 1.64   | 0%      |
| 5.1.6 | Buffers & Misc. Open Space     | 36.58  | 10%     |
| 5.1.7 | Commercial                     | 7.24   | 2%      |
| 5.1.8 | Total Area                     | 375.74 | 100%    |

#### 5.2 Open Space Calculations

|       | Description                        | Acres | Percent |
|-------|------------------------------------|-------|---------|
| 5.2.1 | Open Space Proposed                | 93.71 | 25%     |
| 5.2.2 | Buffers & Miscellaneous Open Space | 36.58 |         |
| 5.2.3 | Water Management Ponds             | 46.58 |         |
| 5.2.4 | Recreation                         | 10.55 |         |

#### 5.3 Tree Point Calculation:

- 5.3.1 Landscaping will include a minimum number of tree points as required by the Osceola County Land Development Code. Required tree points may be offset by points assigned for existing upland trees to be preserved. The minimum number of tree points required is based upon the following calculation which will be addressed on individual CDP's to follow.

## A Revision of a Portion of Poinciana Estates A Neighborhood 2, Crescent Lakes, Within the Poinciana PUD

|         |                                      |            |             |
|---------|--------------------------------------|------------|-------------|
| 5.3.1.1 | Developable uplands                  | 374.10     | acres       |
| 5.3.1.2 | Multiplied by minimum ratio required | 25 tp/acre |             |
| 5.3.1.3 | Equals minimum tree points required  | 9353       | tree points |

### 5.4 PUD Buffers:

5.4.1 The PUD proposes or has provided external buffering from neighboring properties as follows:

|       |                             |                        |      |
|-------|-----------------------------|------------------------|------|
| 5.4.1 | From Poinciana Boulevard    | 25                     | feet |
| 5.4.2 | Along North property line   | 60                     | feet |
| 5.4.3 | From Protected j/d wetlands | 15 min/25' min average |      |

### 5.5 Building Restrictions:

5.5.1 The land will not be overdeveloped with buildings, structures, or paving. Open spaces will be an integral part of the site and landscaping will be provided to enhance the character and appearance of the development. Existing large trees will be conserved when practical to do so.

5.5.1.1 Maximum building height    2 stories

### 5.6 Parking Requirements:

|       |                              |     |              |
|-------|------------------------------|-----|--------------|
| 5.6.1 | Single Family Residential    | 2.0 | ps/residence |
| 5.6.2 | Elementary School            | N/A | Constructed  |
| 5.6.3 | Commercial / Retail-Services | 1.0 | ps/200 sf    |

# **A Revision of a Portion of Poinciana Estates A, Neighborhood 2, Crescent Lakes, within the Poinciana PUD**

## **5.7 Development Setbacks/Standards**

5.7.1 No Buildings or vehicular use areas, (with the exception of access), shall be allowed within the PUD buffers established in Section 5.4 above. Internal setbacks for buildings, vehicular use areas and ancillary structures relative to the commercial/retail-services parcel will be addressed in an individual CDP to follow:

5.7.1.1 With respect to single family residential development, the developer reserves the right to offer varying lot sizes. Individual CDP's will be submitted for review and approval of varying lot sizes. Regardless of lot sizes, the following minimum standards shall apply:

5.7.1.1.1 Minimum lot size 50' x 100'

5.7.1.1.2 Front Setback 20'

5.7.1.1.3 Side Corner Setback 15'

5.7.1.1.4 Side Setback 5'

5.7.1.1.5 Rear Setback 15'

5.7.1.1.6 Minimum Living Area 800 SF (by deed restriction)

5.7.1.1.7 Accessory Uses:

5.7.1.1.7.1 Pool decks, open patios, and/or screened enclosures (with screen roof) shall be 5' from property lines

5.7.1.1.7.2 Pool edge of water 8' from side and/or rear property lines

5.7.1.1.7.3 No accessory structures shall be permitted in front yards

5.7.1.1.7.4 No free standing garages, carports or sheds shall be permitted

5.7.1.1.7.5 Exclusive of driveways and overhangs, no encroachments into easements shall be permitted

5.7.1.1.7.6 Fencing shall be installed with a minimum setback of 10 feet from the front corner of the unit and situated in immediate proximity to the adjacent lot line. All support posts and braces for such fencing shall be installed upon the interior side of the fence. All fences that will tie into the brick wall that is on CFD property shall have a transition section that ties into the wall and has the same top elevation. All types of chain like fence are prohibited except for 4 foot black chain link fence on a rear lot line facing a conservation area or retention pond. No fence may be installed on any lot in Aster Cove backing up to the lake.

## **A Revision of a Portion of Poinciana Estates A Neighborhood 2, Crescent Lakes, Within the Poinciana PUD**

### **5.8 Permitted Uses Proposed:**

- 5.8.1 Commercial/Retail-Services
- 5.8.2 Elementary School
- 5.8.3 Ancillary Maintenance Facilities
- 5.8.4 Recreational Facilities
- 5.8.5 Single family residential
- 5.8.6 Water management and other typical infrastructural components

### **6.0 Project Signage:**

- 6.1 Project Signage shall be in accordance with the master signage CDP for Poinciana, as amended.

### **7.0 Proposed Phasing:**

- 7.1 The project is nearing completion. A majority of the SFR development has been completed. The school is fully operational. The remainder of the project will be developed with necessary water management and infrastructure as separate phases. Each parcel may have its own model center, identification feature, and temporary construction trailer, details of which will be shown on individual CDPs to follow.

## **A Revision of a Portion of Poinciana Estates A Neighborhood 2, Crescent Lakes, Within the Poinciana PUD**

### **8.0 Service Providers:**

|     |                     |                  |
|-----|---------------------|------------------|
| 8.1 | Sewage collection   | FGUA             |
| 8.2 | Water distribution  | FGUA             |
| 8.3 | Electric power      | Florida Power    |
| 8.4 | Telephone service   | United Telephone |
| 8.5 | Fire protection/EMS | Osceola County   |
| 8.6 | Police protection   | Osceola County   |
| 8.7 | Elementary School   | Reedy Creek      |
| 8.8 | Middle School       | Horizon          |
| 8.9 | High School         | Poinciana        |





**PERMITTING  
&  
DEVELOPMENT  
DEPARTMENT**

*Building Permits  
Dev. Applications  
Lot Splits  
Impact Fees  
Short-Term Rental*

**Osceola  
County**

*17 South Vernon Ave.  
Kissimmee, FL 34741  
Phone: (407) 343-3050  
Fax: (407) 343-3065*

December 21, 1999

Avatar Properties, Inc.  
900 Towne Center Drive  
Poinciana, FL 34759

**REF: PUD 99-0041 --- Avatar Properties, Inc. -- PUD Amendment --  
Crescent Lakes**

Gentlemen:

Your referenced request for approval of a Zoning Map Amendment ( PUD amendment) was granted by the Osceola Board of County Commissioners at their meeting of December 13, 1999 subject to the following conditions.

**A. STANDARD CONDITIONS:**

1. Drainage and stormwater management plans and calculations to be approved by County Engineer prior to submitting plans for building permits. A benchmark will be required at a location to be noted on the approved drainage plans. The project engineer shall pick up a brass disk for the BM at the County Engineer's Office. All paving and drainage to be constructed per approved plans prior to receiving a Certificate of Occupancy.
26. Applicant to submit copies of permits or approvals from applicable state agencies (e.g. WMD/FDEP permits or GFC gopher tortoise permit) to the Zoning Department prior to approval of construction plans or building permits.
32. Make provisions for fire-fighting water, as per N.F.P.A. 241, 1993 Edition, sec. 6-7.2 (6-7.2.1 & 6-7.2.2).

**B. SPECIAL CONDITIONS:**

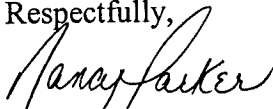
1. Prior to the issuance of the building permit for the 800<sup>th</sup> dwelling unit the applicant will submit a signal warrant study to the County's Engineering Department. If the study indicates that a traffic signal is warranted at the entrance to Crescent Lakes and Poinciana Boulevard, the applicant shall fund and provide for the traffic signalization installation (including design, and construction). (As was previously approved on April 15, 1999, referencing PUD 99-0011). The applicant can proceed with the warrant study and post a 5 year bond pursuant to a developers agreement to share the cost of the traffic signal at the intersection.

Avatar Properties, Inc.  
Page Two -- PUD99-0041  
December 21, 1999

2. Portions of this site are in a Special Flood Hazard Area and compensating storage shall be required for any fill placed in these areas.
3. Minimum open space required is 93.935 acres.
4. Minimum (average) lot width for lots in Tract E shall be 70 feet.
5. Subdivision of Tract E must be designed to provide two car garages and double driveways of sufficient length for personal vehicles, including SUVs and Vans, without overhanging sidewalks.
6. Park must have active recreation with separate CDP to be submitted prior to Construction Plan approval. Park development shall occur prior to 50% build-out on site.
7. Approval of BLIM to BLIVR 783-002 by DCA.

If I can be of further assistance, please contact me at (407) 343-3053.

Respectfully,



Nancy Parker  
Development Technician

c: Rj Whidden and Associates, Inc.