



**PLANNING COMMISSION
ZEPHYRHILLS, FLORIDA**

**Tuesday, May 28, 2024
6:00 PM**

5335 8th Street, Zephyrhills FL 33542

**Zephyrhills
City Hall**

**Council
Chambers**

The city will maintain a quorum in the Council Chambers but will host a GoTo meeting to allow the public/applicants to attend virtually. Please use the following information to access the meeting

Planning Commission

May 28, 2024, 6:00 – 8:00 PM (America/New_York)

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/662899973>

You can also dial in using your phone.

Access Code:

662-899-973

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Call to Order – Mayor Monson

Roll Call – Carlos Maldonado

Invocation – Mayor Monson

1. CONSENT ITEMS

1.1 Minutes from Planning Commission Meeting 11/21/2023

1. November 21, 2023 Minutes (1)

2. BUSINESS ITEMS

- 2.1 **PUD000014-22 Advent Health PUD Property Rezoning;** The applicant is proposing a rezoning of the property from PUD (Planned Unit Development) & OP (Office Professional) to PUD (Planned Unit Development) and change in FLU (Future Land Use) from PSP(Public Semi Public) & MU (Mixed-Use) to RU (Residential Urban). Parcel #'s 35-25-21-0010-06900- 0020 & 35-25-21-0010-08500-0010. Approximate 17.38 Acres.

1. Property location and zoning map
2. Conceptual Plan

3. OTHER BUSINESS

ADJOURN

*** PLEASE NOTE: This is a Public Meeting. Should any interested party seek to appeal any decisionmade by the Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. F.S. 286.0105. If you are a person with a disability which requires reasonable accommodation in order to participate in this meeting, please contact the City Clerk at 813/780-0000 at least 48 hours prior to the public hearing. A.D.A. and F.S. 286.26.**



**PLANNING COMMISSION
ZEPHYRHILLS, FLORIDA**

**Tuesday, November 21, 2023
6:00 PM**

Minutes

I. Call to order Mayor Monson

A regular meeting of the Planning Commission was called to order by Mayor Monson at 6:00 Pm

In Council Chambers of City Hall 5335 8th Street, Zephyrhills FL

II. Roll Call-Carlos Maldonado

Commission Present:

Mayor Monson, David Armstrong, Tracy Sullivan, Beth Aker, Thomas Vanater, Christa Remington, Dr. Randy Stovall, Ellen Taylor (Not Present-was online via go to meeting), Rosie Paulsen, Matt Maggard (City Attorney Not Present).

III. Invocation-Mayor Monson

IV. Pledge of Allegiance

V. Consent Items.

1.1 Planning Commission Minutes from September 19,2023.

Motioned for approval by Rosie Paulsen and seconded by Tracy Sullivan. All members approved.

VI. Business Items

2.1 No business items were featured on this agenda

VII. Other Business

3.1 City Land Development Code-Text Amendment-Traffic study requirements (De-minimus)Turn Lane Criteria.

Discussion was led by Todd Vandeberg; a brief history of the city's growth was mentioned such as water usage and traffic issues that have occurred during the city's new development. The main concept regarding this topic was turn lanes. The city's engineer on record Kimley Horn has done lots of research and studies to help suggest the best changes regarding the traffic. After further review it was determined that most local streets are 2 lane roads so it backs up the traffic. Kimley horn has prepared a power point to show improvement and suggestions for the traffic study.

Kimley Horns engineers Bob Agrusa and Basit Ali were present; they presented a power point titled Traffic Study Modifications. Bob explained why the changes were important and mentioned concern for turn

lanes on city/county roadways, streamline procedures/criteria for applicants, sensitivity to project sizes and move towards traffic operational analysis vs concurrency. Section 1 traffic study requirements explained the 2 different studies conducted De Minimus and Traffic Impact Analysis (TIA). De Minimus looks at only trip generations. TIA requires complete concurrency analysis. The category that it would fall under will be determined via gross daily trips. What's being considered is peak hour trips and it was concluded that under 100 gross PM peak hour trips will fall under TIS (traffic impact statement) and over 100 gross peak hour trips will be under TIA (traffic Impact analysis). TIS will only require trip generation and turn lane analysis and TIA will require complete study, including hot spot locations analysis. The comment made by Bob was after 34 years in the field of traffic he tells people that roadway don't fail it's the intersection at each point that tend fail and if you could fix them, sometimes it as easy as changing the signal timings or adding a thrill lane or extending the existing turn lanes. Next section was pertaining to City roads only, Section 10 mentioned transportation mitigation (turn lanes). After review from other cities, counties and FDOT the proposed criteria states left turn lane warrant 20 vehicles per hour and right turn lane warrant 50 vehicle per hour (2-lane only). The city will have discretion if turn lanes are required when health, safety, and welfare are involved. The full new turn lane criteria is included in the packet presented to the commission. The suggestion from Bob was that the city should have discretion if turn lanes are needed. Additional topics mentioned were the city's hot spot legend and hot zones. A big hot zone is between Kossik Road and Pretty Pond Road, it has more congestion than other locations throughout the city also on the South Side of town another hot zone US 301, SR39 and Chancey Road. 12 locations that the city's development the hot spot location in the North Part of town. 8 hot spots on the North end. Any applicant that has a project within the hot zone box will be asked to do analysis traffic study. Truck routes were discussed, and Mr. Vandenberg mentioned an existing ordinance that mentions where trucks can and cannot go on the streets. Discussion with FDOT will happen to see if the truck signs can be installed or upgraded for high traffic truck routes mainly around the industrial corridor by Chancey Road. Closing comments were updates on future projects and improvements. The commission requested the following intersections to be added, Gall Blvd and Fort King, Gall Blvd and Geiger and the intersection at Panera bread and Dairy Queen (medical arts Court. (Hot spot legend maps and available to the public upon request).

Recommendation: Proposing text amendment next step to take the recommendation to the city council. The updated locations will be added to the hot spots map. Earlier discussed text amendment regarding de minimus and turn lane is what will be added to the city's land development code so developers and builders will have to Obey by it. Motion for the approval of the proposed text amendment to the city's land development code and proposed traffic study was approved by all members.

Adjourn:

Staff Report Memorandum

To: Planning Commission and Honorable Mayor
From: Todd Vande Berg – Planning Director
RE: PUD 14-22 – Advent Health Future Land Use Map Amendment and Rezoning petition
Date: May 9, 2024

I. BACKGROUND & INFORMATION

A. History | Application Summary

This Future Land Use Map Amendment (FLUMA), and Rezoning Petition was presented to the City by Adventist Health System/ Sunbelt, LLC. The subject property is owned by Advent Hospital and is interested in amending the City's future land use map and zoning map for purposes of a proposed multi-family development.

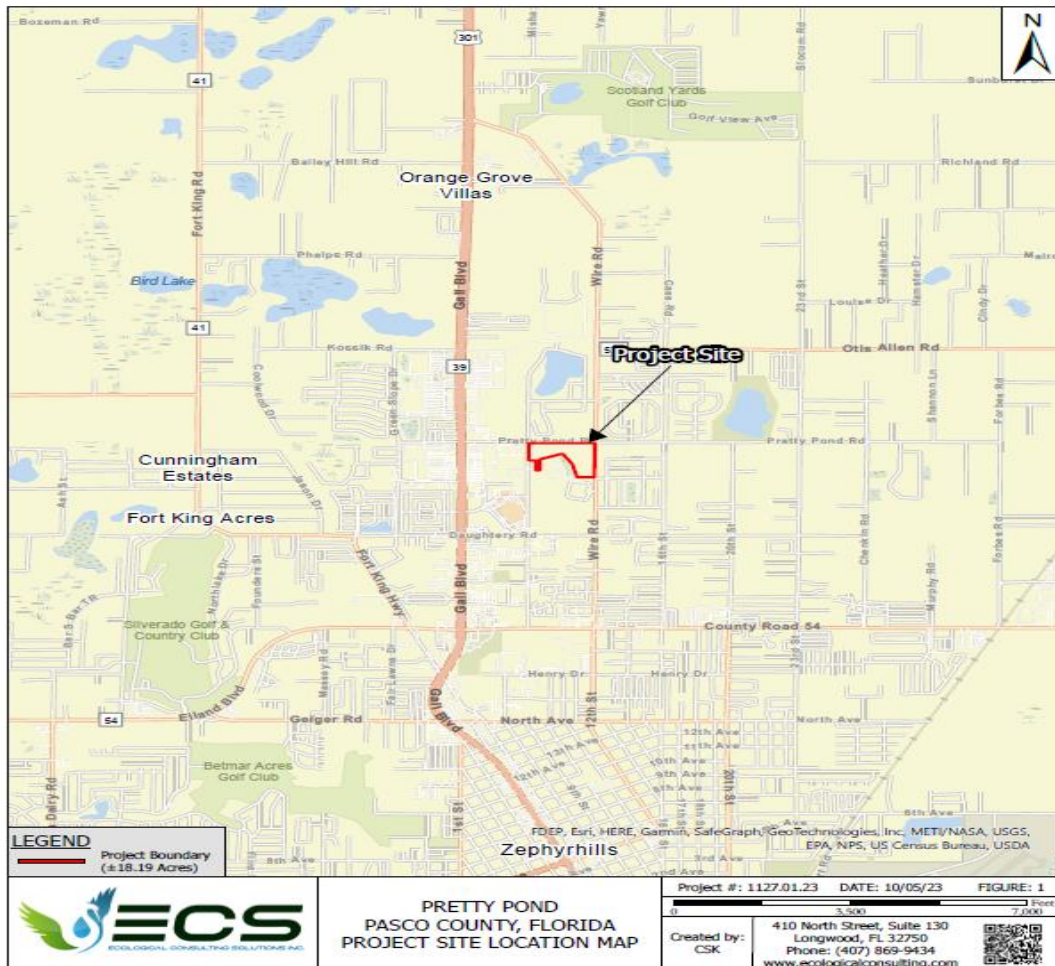


Figure 1-Location Map

II. Detailed Project Description:

The applicant has submitted a petition for a small-scale future land use map amendment from P/SP and MU to RU (Residential Urban) and rezoning from OP (office professional) to PUD (Planned Unit Development) for proposed multi-family apartments. The applicant has submitted a conceptual plan (figure 3) that shows a preliminary development plan consisting of 2 and 3 story units with a maximum of 252 units with access onto Pretty Pond Rd and Wire Rd. Discussions with the applicant included the two story units being at the higher grades and the three story being at the lower grades as reflected on the preliminary development plan that the applicant has agreed to. The land currently has a zoning category of PUD (Planned Unit Development – Figure 4) and a smaller section zoned OP (Office Professional) When a portion of the land was originally zoned PUD a master plan was not included. Therefore, the applicant is requesting that the property zoned OP be rezoned to PUD for all the property to have a consistent PUD zoning. Figure 3 will become the preliminary PUD master plan with conditions as included in this report. The proposed project includes buildings that would be greater than two stories or 30' and would typically require a conditional use. However, the PUD zoning can consider specific regulations including height, which is being done in this case that is represented on the development plan and not be subject to a separate conditional use process. (** The petition was submitted prior to the residential moratorium).

The majority of the subject property is located within the Basins of Special Concern and will need to be design in accordance to the City's ordinance for retention accordingly. The property is also heavily wooded and at the time of development a tree survey shall be submitted with a corresponding tree preservation plan maximizing opportunities to preserve existing trees. Any remaining caliper inches, after replanting the required minimum 3 inch caliper trees shall be calculated and a tree mitigation fund payment shall be paid in full prior to issuance of site permits. All applicable sections of the LDC pertaining to landscape and tree preservation and tree removal guidelines shall be followed. Staff has also discussed as part of the PUD a transportation payment to assist the City in the construction of a roundabout at the intersection of Wire Rd and Pretty Pond Rd. The fee amount discussed equals the per unit fee agree to for the development across the street. A traffic study has been done and requires a right turn lane on Pretty Pond Rd. Staff is also recommending a left turn lanes on Pretty Pond Rd and turn lanes on Wire Rd for safety and maintaining traffic flows on these two lane collect streets. City Council has set a precedent and asked for left turn lanes on two lane collector streets in the past. The turn lane standards will be finalized as part of the future final development / construction plans.

The Zephyrhills future land use map indicates the area to the north and northwest of the subject as PUD (the Silver Oaks planned unit development and Recreation and Open Space (the East Pasco YMCA); the area to the south of the subject parcel is RU, or residential urban and is developed as the Wedgewood Manor. Remaining County properties include medium density residential and high density residential developed as several mobile home parks and subdivisions. Additionally, there are several larger vacant parcels yet to be developed along with larger-lot single-family residential uses in the vicinity. Because of the convenient and central location, Staff anticipates this area of Zephyrhills to experience additional small to medium-scale residential infill development over the coming years.

III. Proposed Development:

The applicant plans to develop the parcel for a 252-unit multi-family apartment development as shown in figure 3.

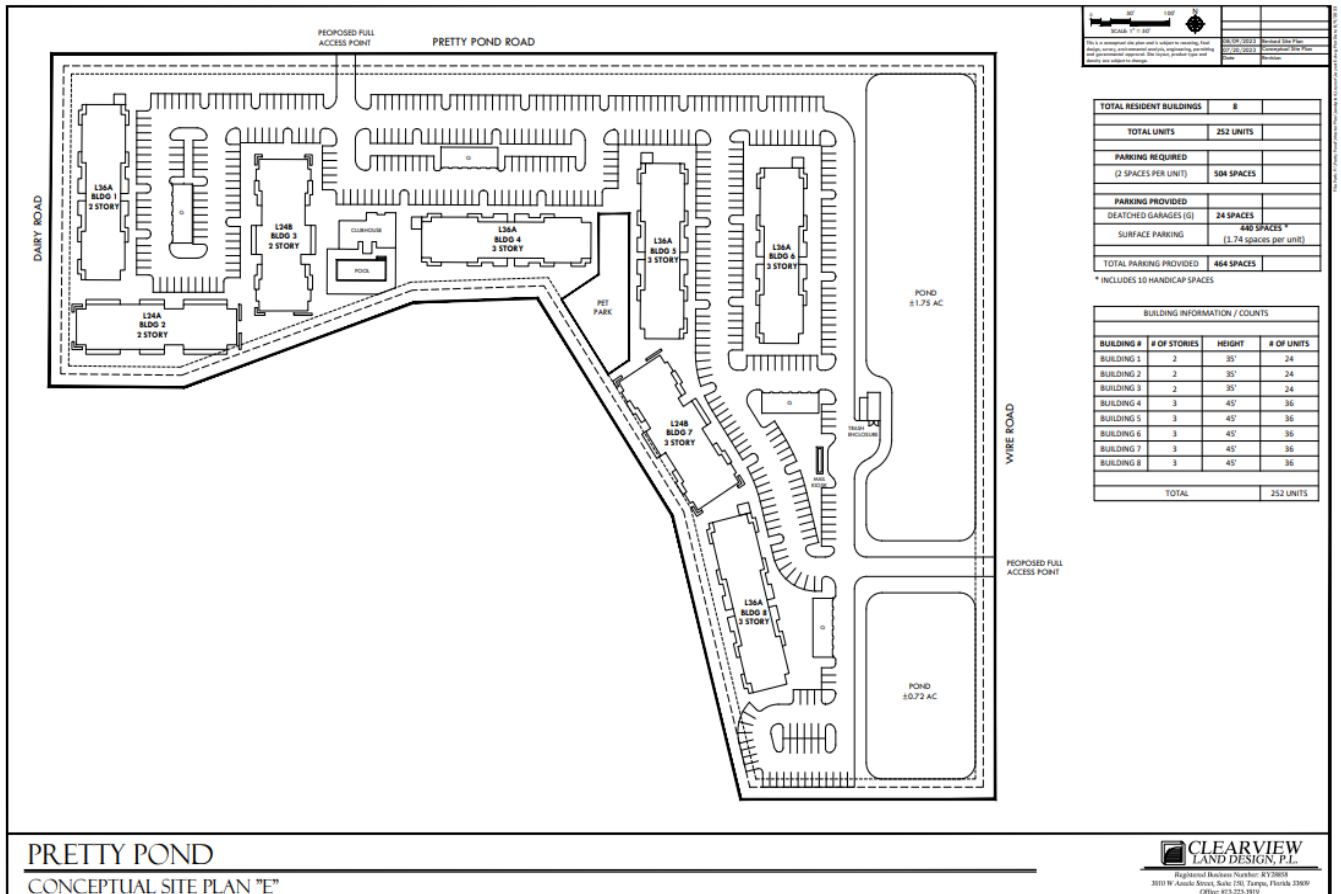


Figure 3 – Proposed Preliminary Development Map

IV. DATA & ANALYSIS REVIEW

A. Future Land Use and Zoning Analysis

	Existing FLU	Existing Zoning	Existing Use
<u>Subject Property</u>	P/SP and MU	PUD & OP (Office Professional)	Vacant
<u>North</u>	RS (Res Suburban); RU Res Urban	PUD & R4	Single Family / Vacant
<u>South</u>	P/SP, MU (Mixed Use)	OP & R4	Assistant Living Facility / Multi-Family

East	RS; RU	R4, R2	Single Family
West	MU / VC (Village Center Overlay)	OP	Assisted Living Facility

B. Compatibility Analysis:

The subject property is surrounded by a mixture of residential uses and assisted living facilities as shown in the table above. The proposed multi-family residential use is generally consistent with existing and anticipated development patterns. The project will serve as an infill development and increase the housing stock in proximity to Advent Health Hospital and other local employment centers in the general vicinity. The increased population increases that the City is experiencing and new manufacturing coming will require additional housing stock. The development will utilize existing infrastructure, provide additional housing opportunities into the City of Zephyrhills, and blend with existing development in the vicinity.

Future Land Use Map (FLUMA) Amendment

A small-scale comprehensive plan amendment (less than 50 acres) would assign the land into the Residential Urban (RU) future land use classification. The RU classification purpose is to recognize properties that are appropriate to be developed in a suburban, high-density manner. It also recognizes that such areas are well suited for residential uses typical of suburban, non-intensive qualities. The density range in RU is 7.5 to 20.0 dwelling units per gross acre.

- (a) The subject property (17.387 acres) qualifies as a small-scale plan amendment;
- (b) The existing future land use of the property is a mix of P/SP and MU (See figure 4);
- (c) The proposed future land use map amendment (See figure 5) is to change the subject property's future land use designation from P/SP and MU to RU (Residential Urban);
- (d) The subject area is mixture of MF residential, hospital, offices and assisted living facilities;
- (e) The proposed future land use map amendment (FLUMA) is consistent with Chapter 163, Part II, FS, the City of Zephyrhills Comprehensive Plan, and the City's Land Development Code. It is also consistent and compatible with the land use/development trends of this area.

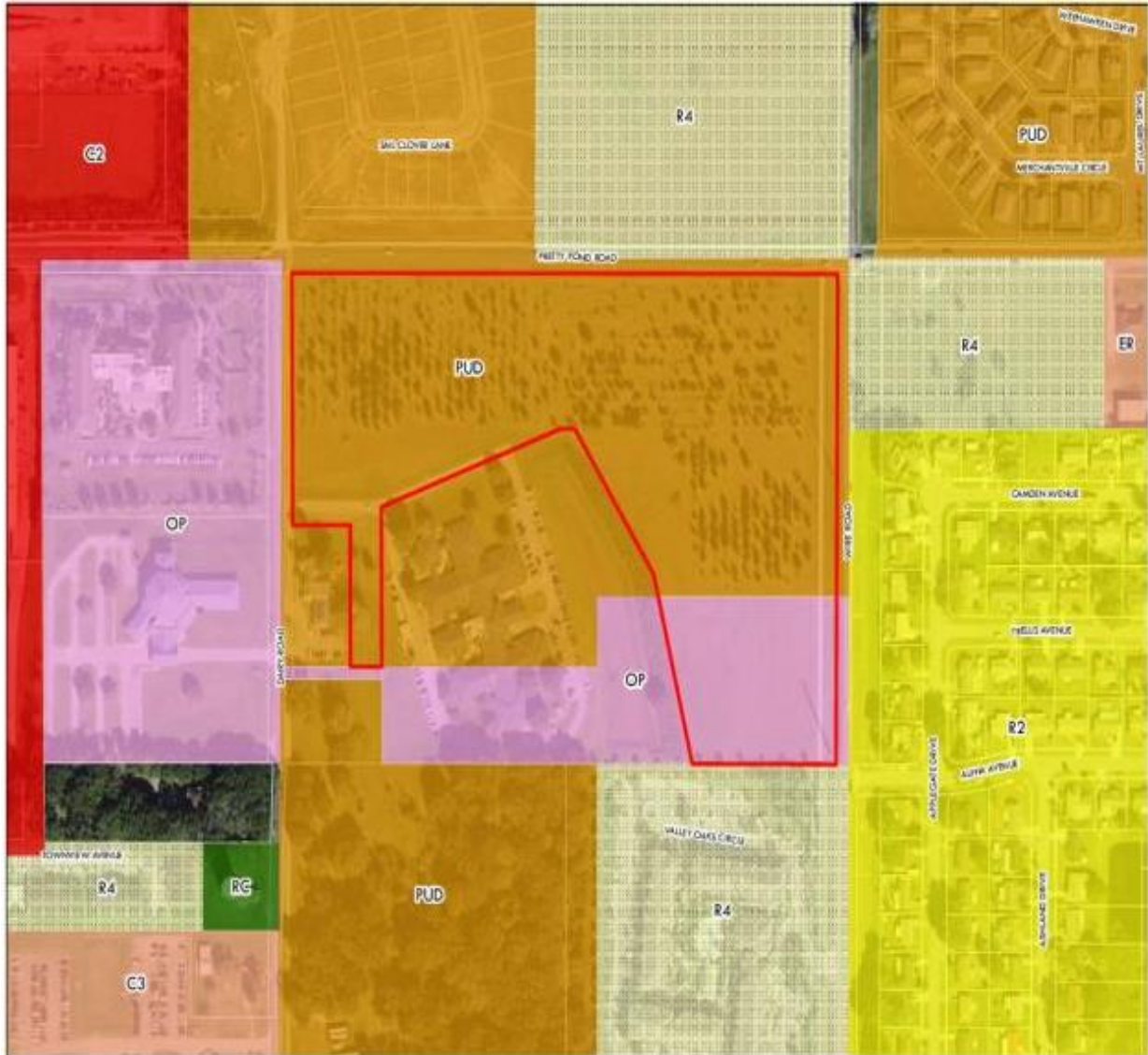


Figure 4 – Existing Land Use Map

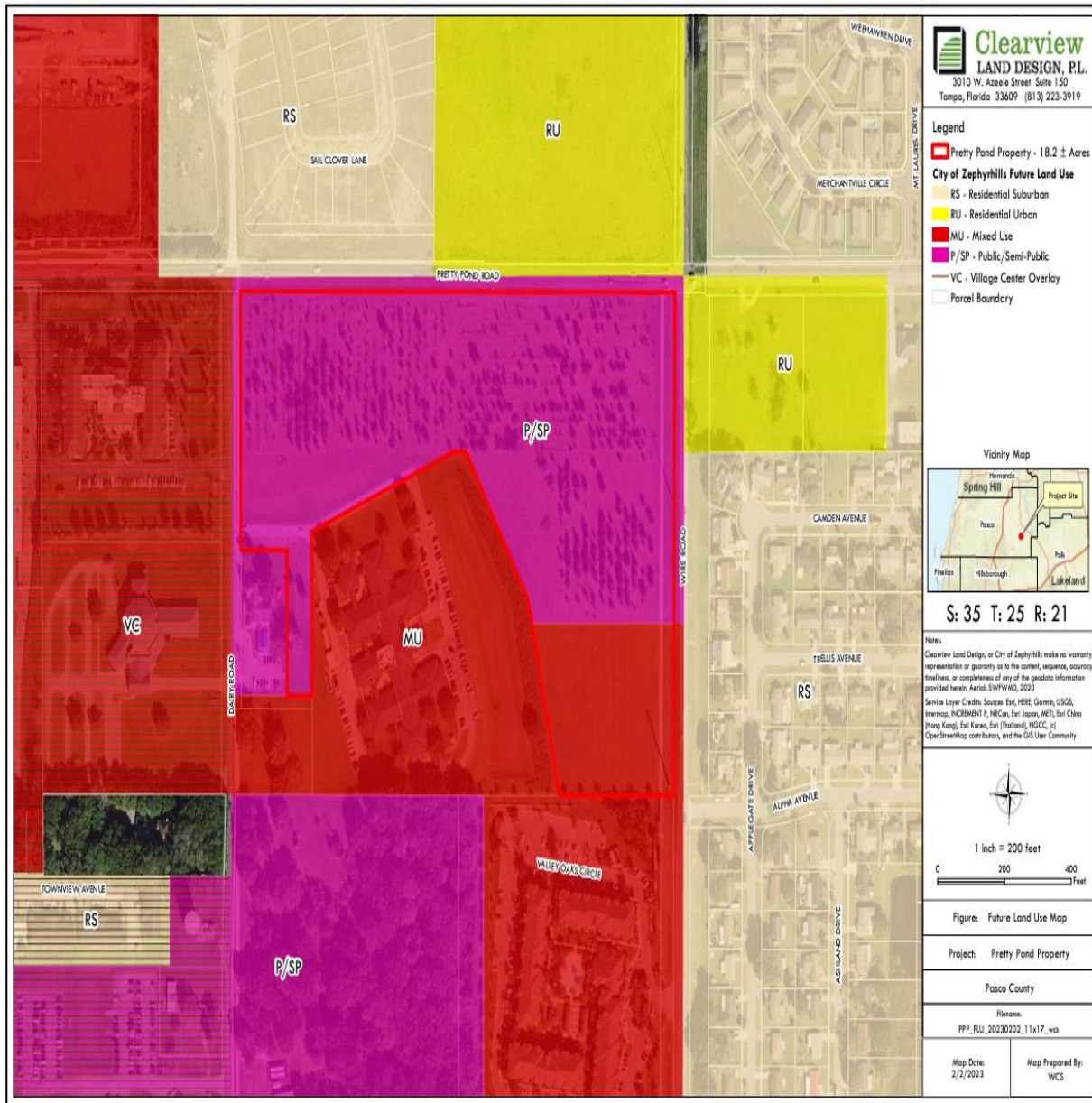


Figure 5-Proposed FLU map

C. Transportation:

Subject parcel abuts the south side of Pretty Pond Road (City owned), west side Dairy Rd (City owned) and Wire Rd (County Owned). City and County ROW use permits will be required at the time of site plan review and approval. The project site abuts the intersection of Wire and Pretty Pond Rd where this is some existing congestion (east bound on Pretty Pond from 301). The City is finalizing a roundabout design that will be constructed at this intersection to make it safer and reduce congestion. The development proposes entrances on Pretty Pond Rd and Wire. A traffic impact analysis has been completed and a right turn lane is required on Pretty Pond Rd. Staff is also recommending a left turn lane be constructed on Pretty Pond and also turn lanes on Wire Rd. to aid in reducing congestion on these two 2-laned collector roads that will reduce congestion.

D. Zoning Analysis:

Figure 6 presents the City's existing Zoning Map showing the larger parcel zoned PUD and the smaller parcel zoned OP (Office Professional). The applicant is requesting that the parcel zoned OP be rezoned to PUD so both parcels will have the same zoning. Staff is of the opinion that the requested zoning to OP is consistent and compatible with the surrounding zoning as well as the current and planned development trends in this area. Staff also believed the requested use of multi-family development is an appropriate and compatible use with multi-family development planned at the NW and SE corners of Wire and Pretty Pond.

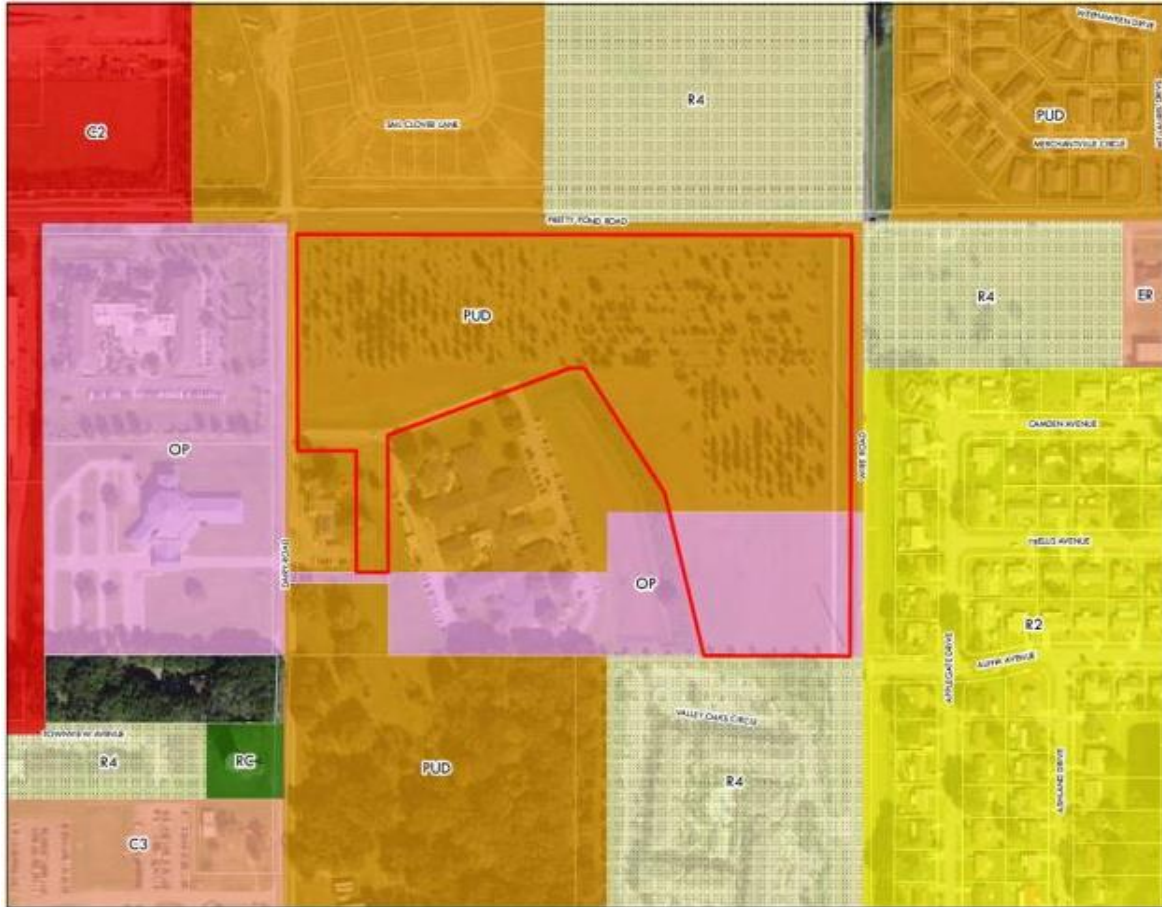


Figure 6 – Existing Zoning Map

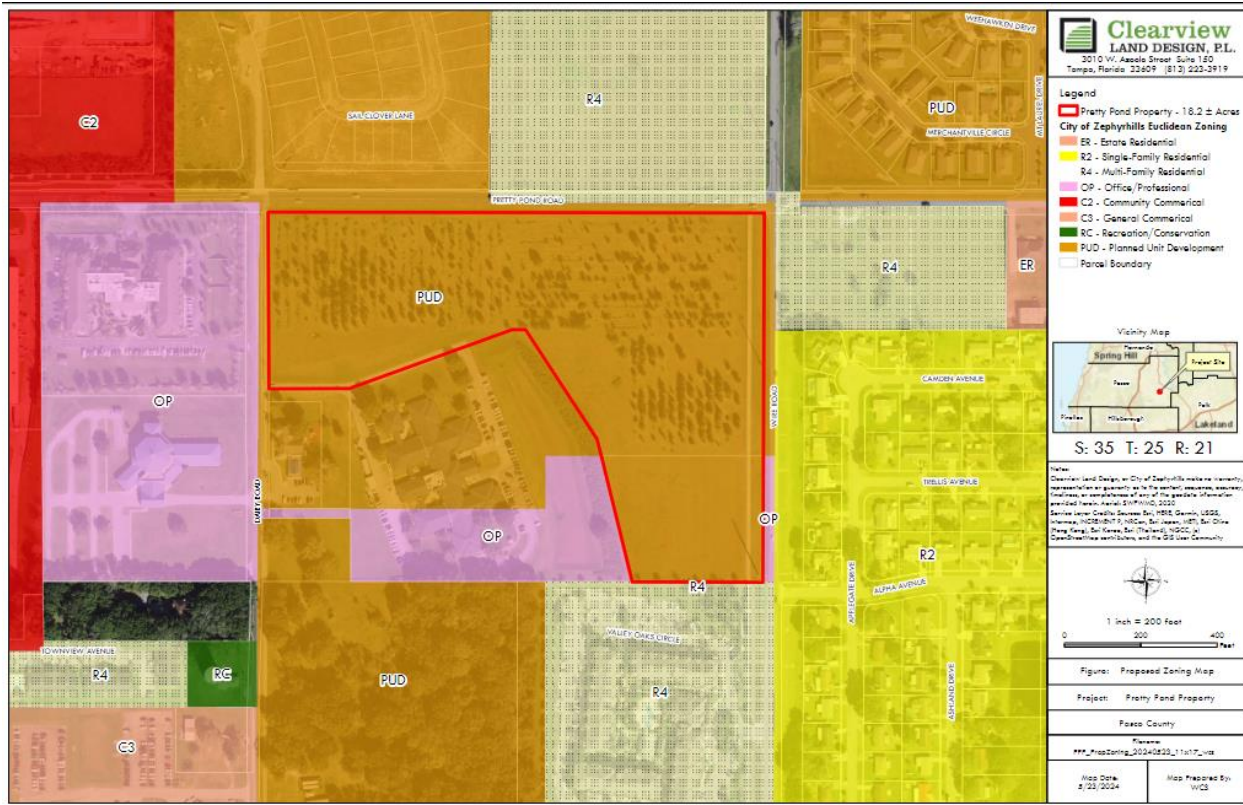


Figure 7-Proposed zoning

E. Natural & Historic Resources Analysis¹

The following site characteristics are provided and are attached to this report:

1. Soil Types – Various well-drained soils (Lake, Arredondo and Kendrick, Zero to 5 percent) that are generally well-suited for development, see attached soils map (figure 8);
2. Flood Plain – The subject property is located in Flood Zone “X” and is outside the 100-year flood zone. There is no identified apparent flood related threat.
3. Wetlands | Water Bodies –No wetlands on site, see Wetlands Map (figure 9);
4. Historic | Archaeological Resources – Based on the cultural assessment report provided no historical / cultural resources were located on the site. The subject property is located outside of the Zephyrhills Historic District and is not projected to impact any identified historic resources. If archaeological resources are found onsite during development, notification should be made to the Florida Department of Historical Resources.
5. Natural Resources – Gopher tortoises were observed on the property. Proper permits from USFWS shall be obtained 30 days prior to any land clearing / construction activities, as well as a full report and mitigation and/or relocation plan shall be submitted to the City if such activities are found on site.

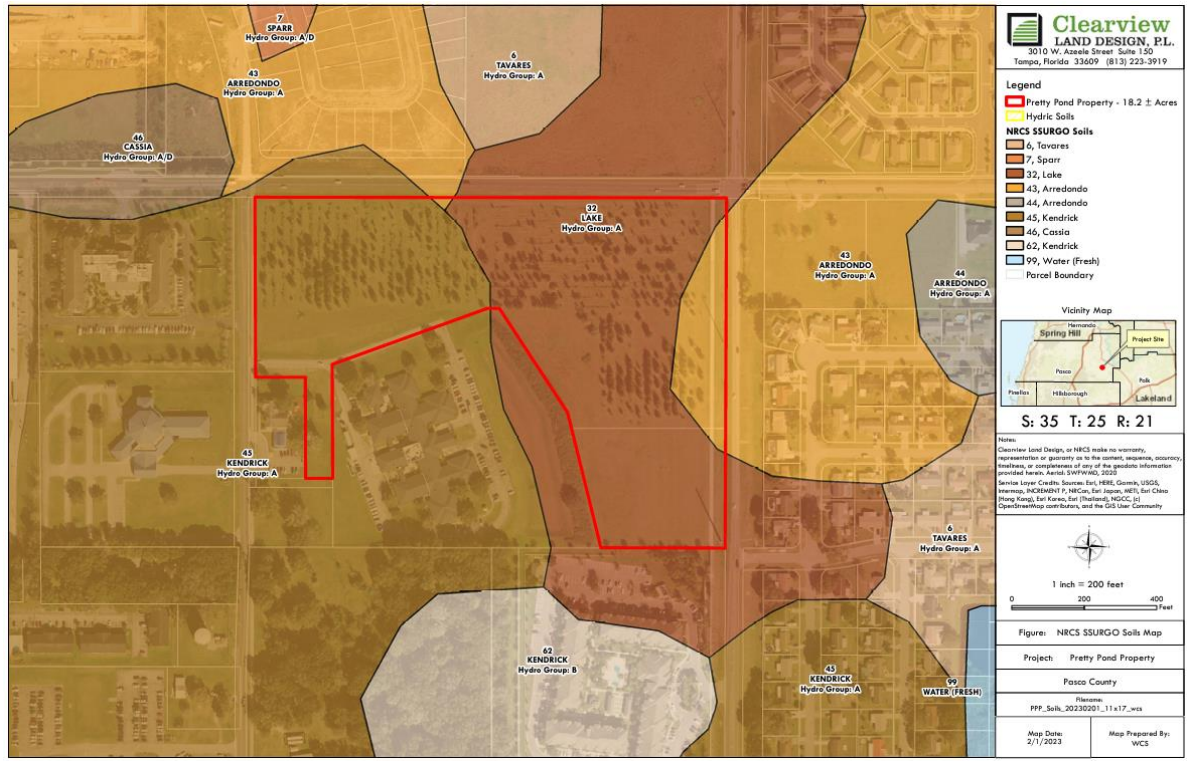
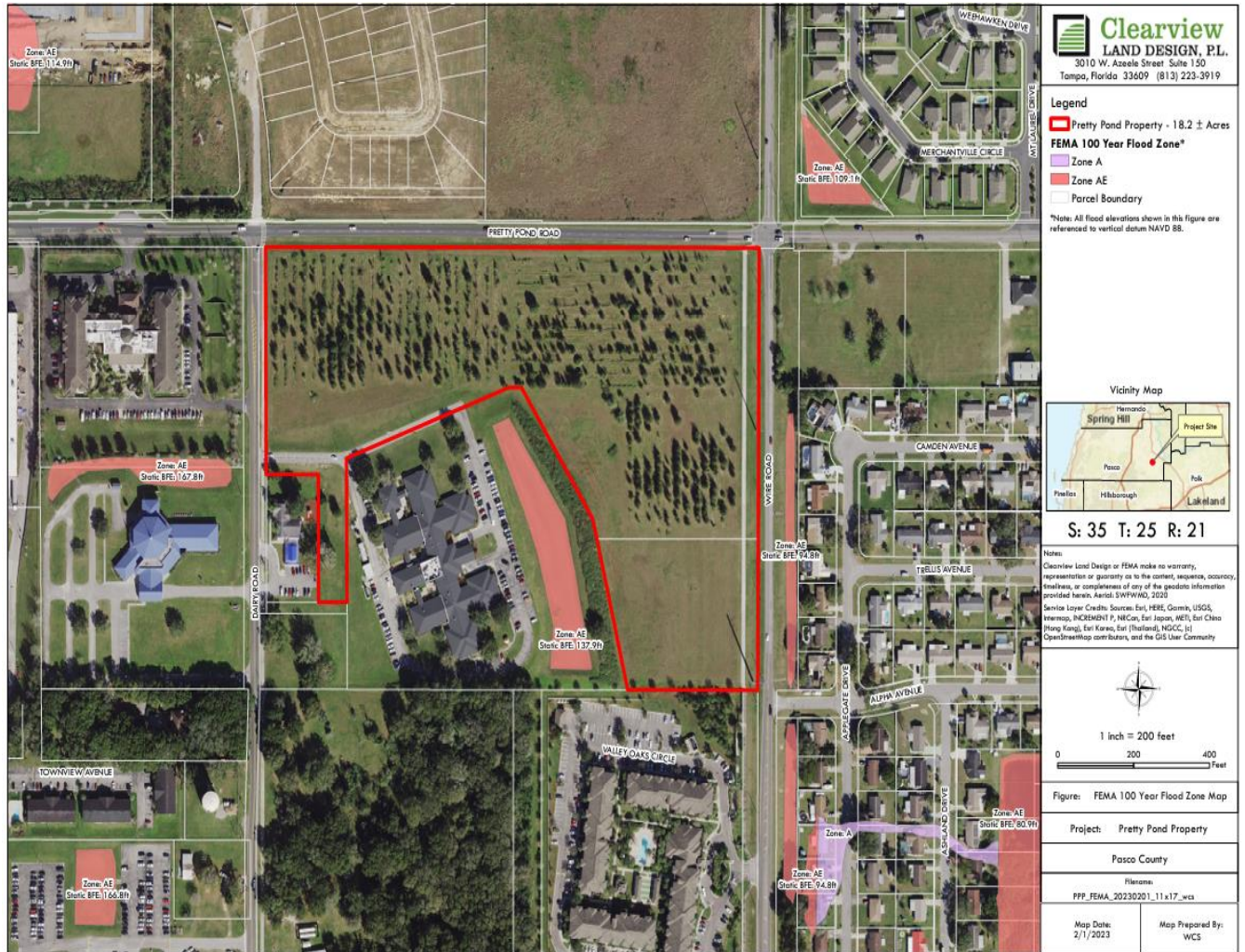


Figure 8-Soil Map



Flood Zone Map – Figure 9)

F. Public Services Analysis | Impact

POLICE	Projected general police service demand is within the City's existing service capabilities.
FIRE	It is anticipated that the projected general fire service demand is within the County's existing service capabilities. The City is currently coordinating with the County.
WATER	Adequate supply and utility infrastructure is located in the general vicinity per Utilities Department.
SEWER	Adequate infrastructure and anticipated minimal impact according to the Utilities Department.

SANITATION	Future development will be required to utilize City Sanitation services. The City partners with Pasco County for use of their landfill site. Anticipated impact is minimal.
TRANSPORTATION	A traffic impact analysis has been completed and turn lanes will be required at the entrances to the development. City and County ROW use permits will be required. The applicant is also contributing to a roundabout that is under design for the intersection of Pretty Pond & Wire Rd which will improve safety and congestion currently at this intersection.
SCHOOL	29 elementary school students, 14 middle school students, and 18 high school students for a total of 61 students. (Capacity – Woodland – 82%, Stuart – 86%, ZHS – 88%)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Implementation

Goal LU-1: To achieve an economically and diversified tax base that ensures:

A. The residential family character of the City of Zephyrhills is maintained and protected while recognizing the economic benefits of a diversified economic base;

The project will complement the residential character of the City of Zephyrhills while providing an additional option for those looking for a residence with less maintenance. The proposed development provides further benefit to the City of Zephyrhills by increasing the tax base and affordable housing.

Land Development Regulation

Objective LU-1-1: To encourage efficient development in areas which will have the capacity to contribute more to the City in revenue than it will consume in services that meet the above-mentioned goals and consistent with this adopted plan.

Policy LU-1-1-1: The City shall continue to enforce land development regulations to ensure orderly development, that at minimum, contain provisions which:

- A. Regulate the subdivision of land;
- B. Regulate signage;
- C. Provide for drainage and stormwater management;
- D. Provide requirements for the provision of open space, and space, and safe convenient on-site traffic flow and parking requirements;
- E. Coordinate future land uses with soils conditions, topography, and availability of facilities and services;
- F. Ensure that development orders and permits are issued only when it is documented that such development is consistent with the adopted level of service standards and that facilities and services are available concurrent with the impacts of development;

G. Protect the limited amount of wetlands and other environmentally sensitive natural resources;

H. Protect the potable wellfields by designating appropriate activities and land uses within well head protection areas and environmentally sensitive land;

I. Provision of mixed land use designations, such as recreation in residential area; and

J. Discourage the proliferation of urban sprawl.

The project will ensure each of the above items are addressed as part of the construction plans that will be submitted to all applicable government agencies. Urban sprawl will not be created by the proposed development. The proposed development is an infill development where services are already available. The goal of the development is to provide a multi-family community that will meet the demands of a varied age group, ranging from young adults to senior citizens including housing for hospital staff.

Residential Development

Objective LU-1-2: The integrity and quality of life will continue to be maintained in existing and future residential neighborhoods.

The project will complement the quality of life within the surrounding communities. The proposed development will not interfere with the integrity of the established neighborhoods

Policy LU-1-2-1: Residential development shall be consistent with the following residential density categories:

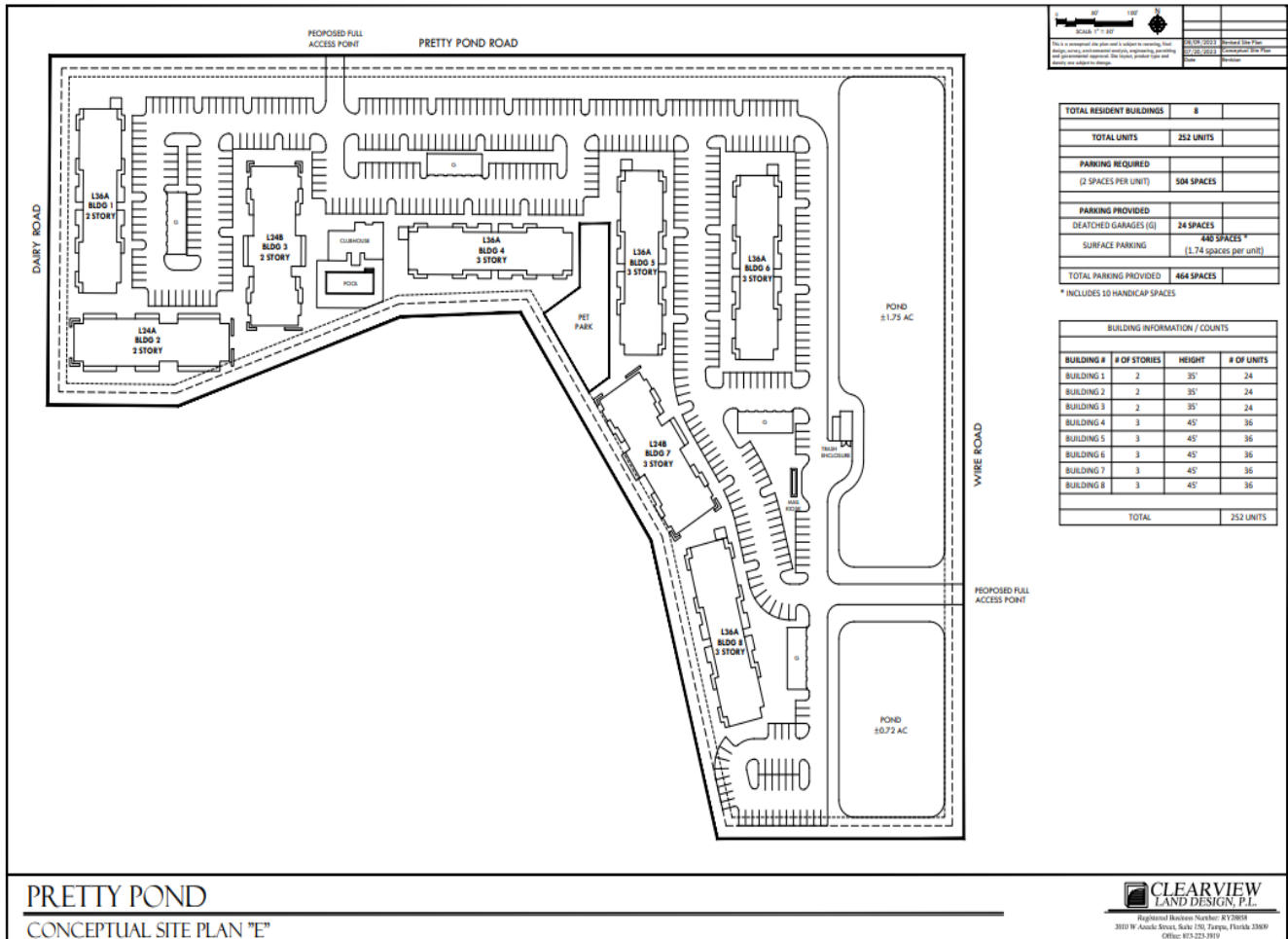


Figure 7 – Proposed Development Plan

b. Residential Urban- 7.5 to 20.0 units/gross acre; The project will contain a density of 14.13 dwelling units per acre and falls within the medium range criteria of the RU Future Land Use category requested in this application.

Policy LU-1-2-2: Existing residential areas shall be protected from incompatible activities. Other land users shall also be protected from the encroachment of incompatible residential activities.

The project is a proposed development that will provide compatibility with the existing residential areas and will serve as a transition between varying residential types and densities.

Policy LU-1-2-3: The location and extent of residential land uses shall be in accordance with the Future Land use Map and the descriptions of types, sizes, and densities of land uses contained in this element.

The project complies with the requirements of the Future Land Use Map, its categories, and the established development pattern of this area. The City's request via the accompanying RU category is compatible.

Policy LU-1-2-4: Land development shall take place in a manner that is compatible with the type and scale of surrounding land uses.

The project shall be compatible with the existing future land use categories, surrounding zoning districts and the established development pattern of the area.

POLICY LU-1-2-3-4: *Land development shall take place in a manner that is compatible with the type and scale of surrounding land uses.*

The proposed development on the subject property shall be in compliance with the city's Land Development Code and shall be consistent/ compatible with the use and scale of surrounding uses with a mixture of two stories at the higher grades and three stories at the lower grades.

ARCHAEOLOGICAL AND HISTORICAL RESOURCES

OBJECTIVE

LU-1-4: *The City will develop mechanisms to ensure the protection of archaeological and historical resources.*

The subject property lies outside the historical district and that there are no historical / cultural structures or archaeological areas identified within the boundaries of the subject property. The applicant has provided documentation of a Cultural and Historic Resources was performed.

NATURAL RESOURCES

OBJECTIVE

LU-1-7: *All development activities shall ensure the protection of natural resources and potable well fields.*

LU-1-7-1: *The clearing of trees and wetland vegetation shall be prohibited unless permits are obtained from the property government entities.*

LU-1-7-2: *Species of flora and fauna identified as endangered, threatened, or species of special concern, as defined by Federal Law or Florida Statutes, and found to exist in Zephyrhills by the Florida Game Fresh Water Fish commission, shall be protected through compliance with appropriate Federal and State regulations.*

LU-1-7-3: *Consider in land use planning and regulation, the impact of land use on water quality and quantity; the availability of land water and other natural resources to meet demands; and the potential for flooding.*

LU-1-7-4: *The clearing of trees and wetland vegetation shall be prohibited unless permits are received from appropriate governmental entities.*

LU-1-7-5: *The developer/owner of any new development or redevelopment shall be responsible for on-site management of stormwater run-off in a manner so that post-development run-off rates, volumes and pollutant loads do not exceed existing conditions.*

The owner and its future builder / contractor shall comply with each of these provisions / permits during the future planning, design, engineering, staff review, permitting, construction, and inspection process of the development project. Permits for gopher tortoises located on the subject property shall be required to be obtained as discussed in the Staff Report prior to commencement of construction.

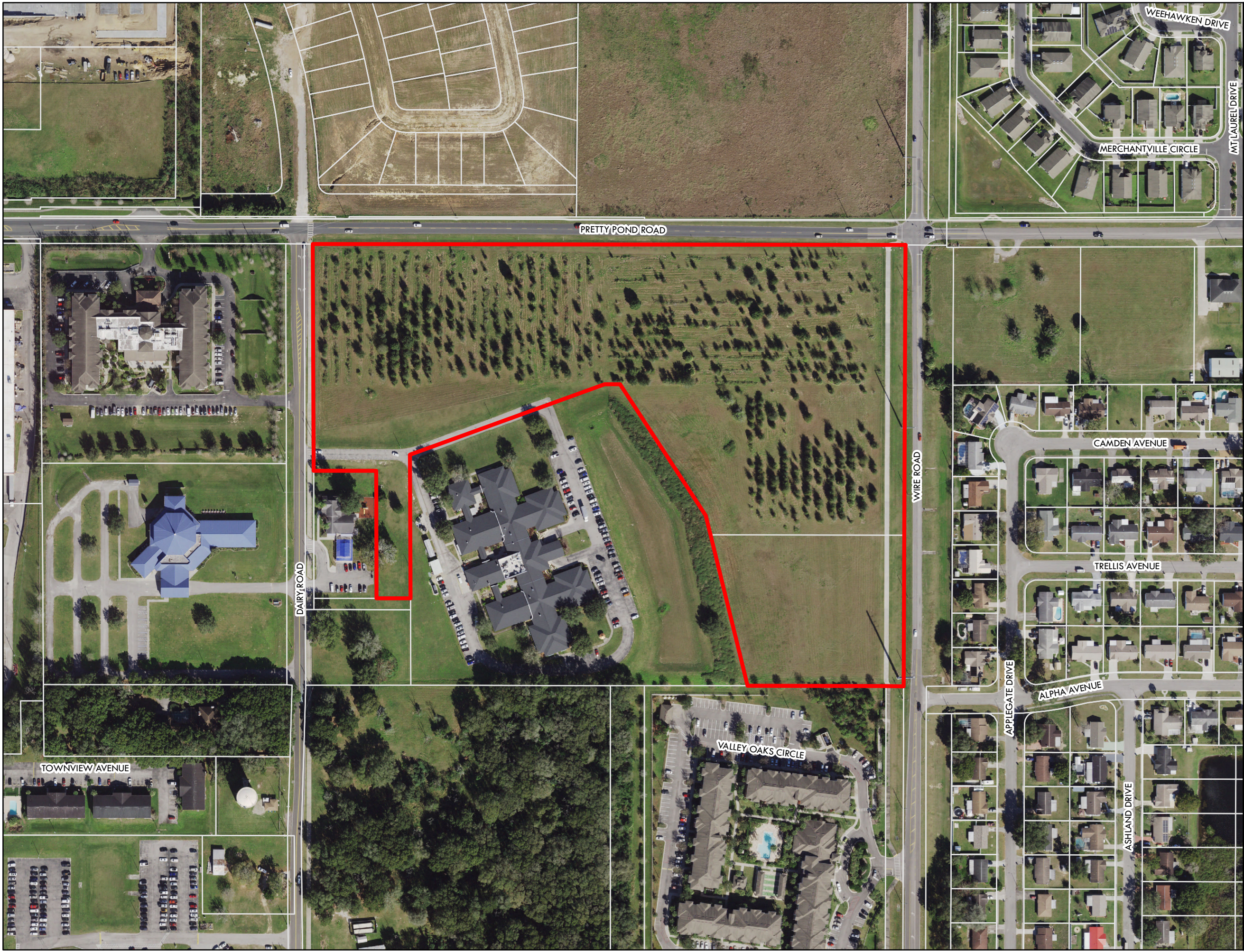
Furthermore, as previously discussed, the subject property is heavily wooded and at the time of development a tree survey shall be submitted with corresponding tree preservation plan. Any remaining caliper inches (trees) shall be calculated and a tree mitigation fund payment shall be paid in full prior to issuance of site permits. All applicable sections of the LDC pertaining to landscape and tree preservation and tree removal guidelines shall be followed. The future site plan will also address the City's interest of avoiding drainage to offsite when the land is cleared with requirement to begin construction of the retention pond prior to land clearing.

V. RECOMMENDATION

The Planning Department is recommending approval of the petition for a small scale future land use map amendment from Public / Semi-Public and Mixed Use to RU (Residential Urban) and rezoning from Office Professional to Planned Unit Development with conditions (*attached*).

Site Plan Review Committee –

Planning Commission -



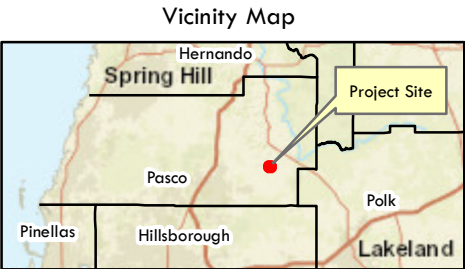
Legend

 Pretty Pond Property - 18.2 ± Acres

 Parcel Boundary

Owner Name:
Advent Health Systems

Parcel ID:
35-25-21-0010-06900-0020
35-25-21-0010-08500-0010



S: 35 T: 25 R: 21

Notes:
Clearview Land Design or Pasco County make no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness, or completeness of any of the geodata information provided herein. Aerial: SWFWMD, 2020
Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

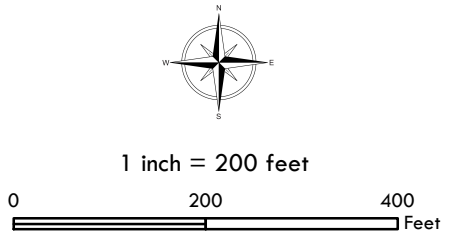
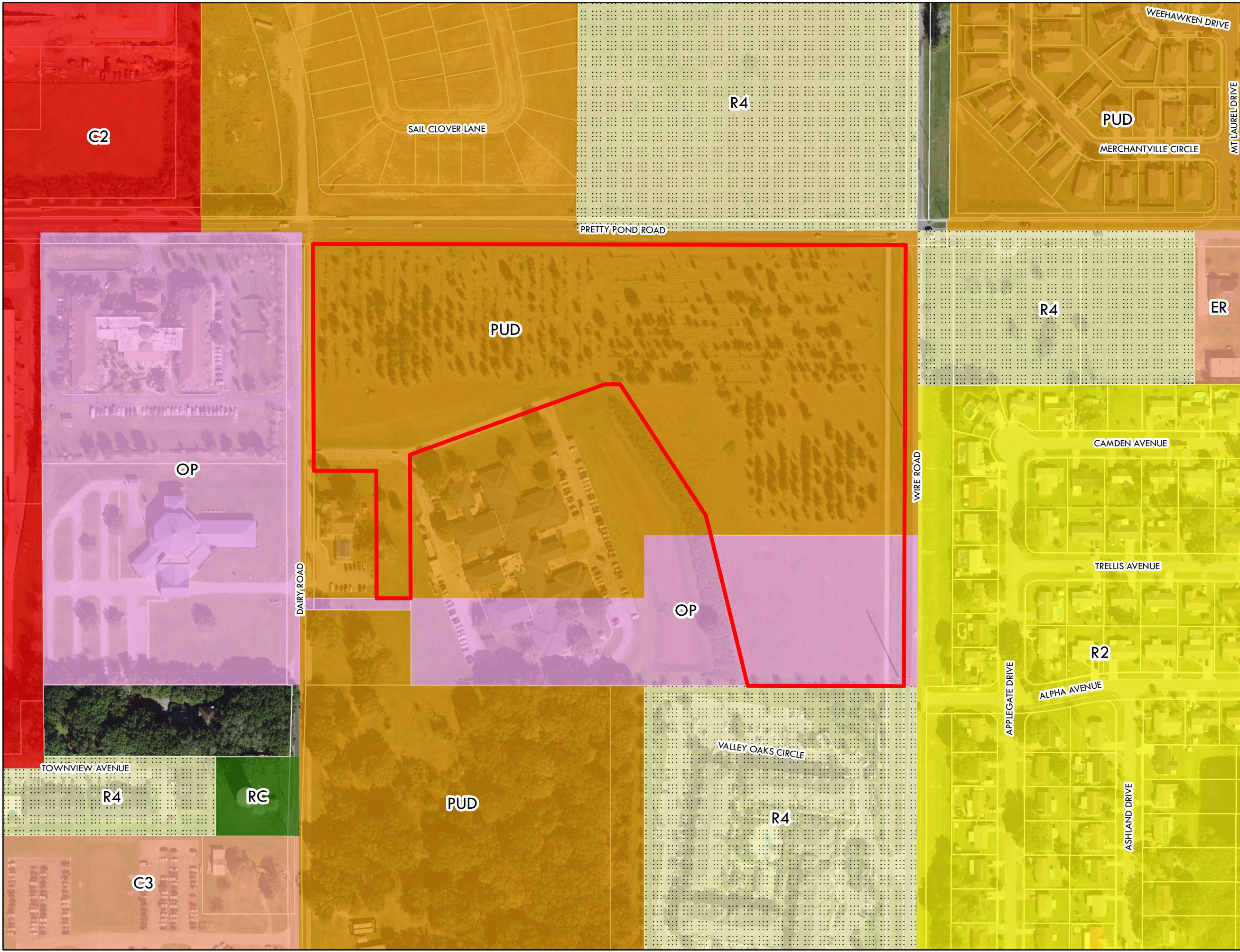
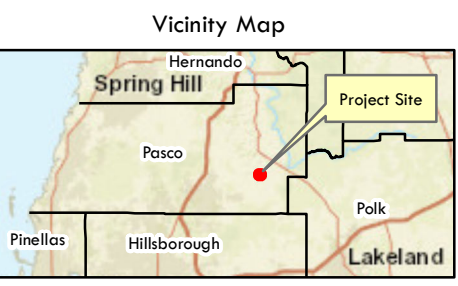


Figure: 2020 Aerial Map	
Project: Pretty Pond Property	
Pasco County	
Filename: PPP_Aerial_20230127_11x17_wcs	
Map Date: 1/27/2023	Map Prepared By: WCS



- Legend**
- Pretty Pond Property - 18.2 ± Acres
 - City of Zephyrhills Euclidean Zoning**
 - ER - Estate Residential
 - R2 - Single-Family Residential
 - R4 - Multi-Family Residential
 - OP - Office/Professional
 - C2 - Community Commerical
 - C3 - General Commerical
 - RC - Recreation/Conservation
 - PUD - Planned Unit Development
 - Parcel Boundary



S: 35 T: 25 R: 21

Notes:
Clearview Land Design, or City of Zephyrhills make no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness, or completeness of any of the geodata information provided herein. Aerial: SWFWMD, 2020
Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

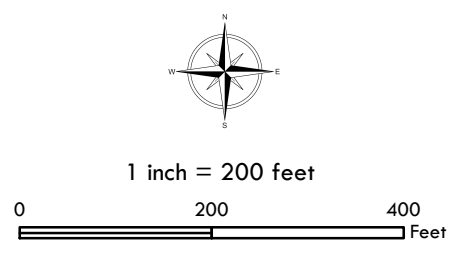
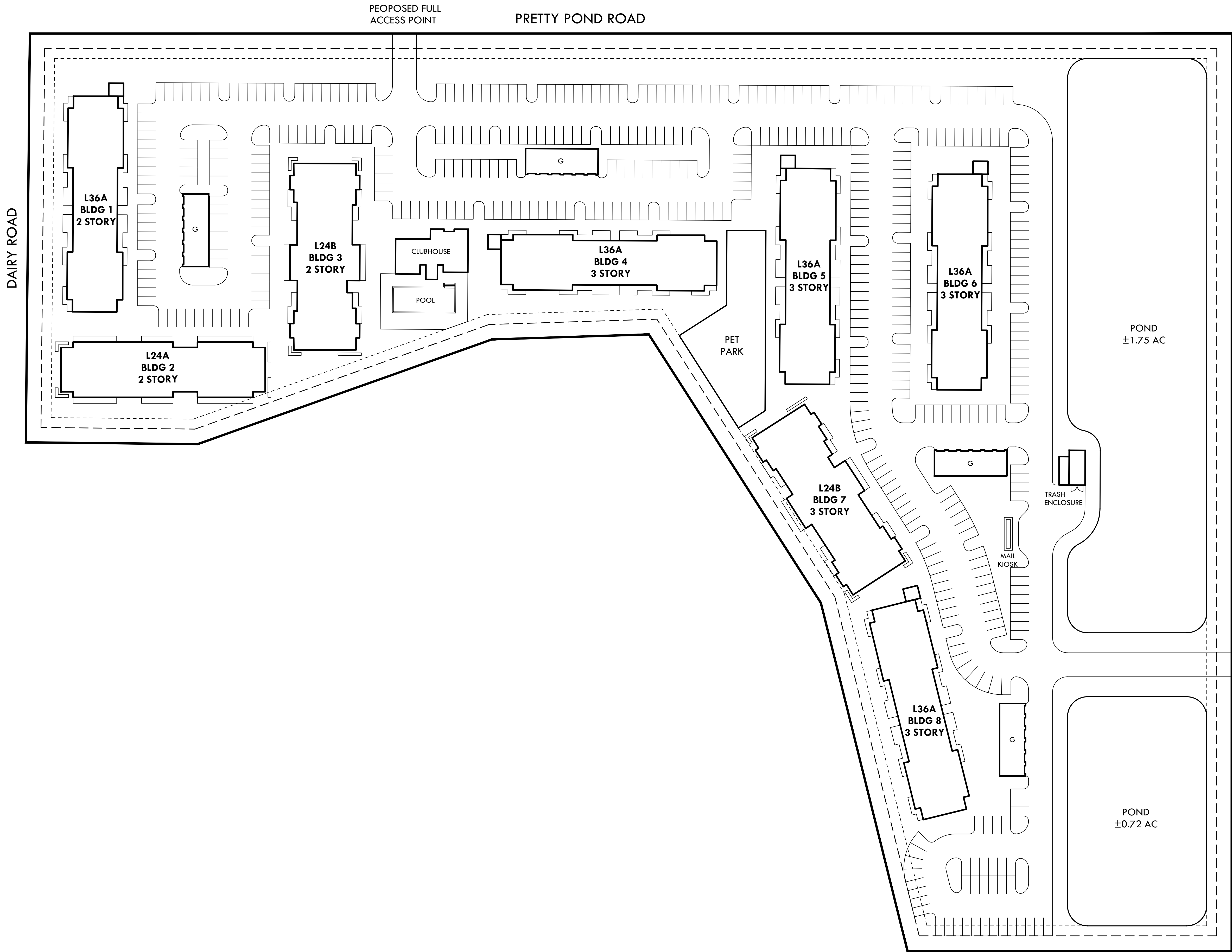


Figure: Zoning Map	
Project: Pretty Pond Property	
Pasco County	
Filename: PPP_Zoning_20230202_11x17_wcs	
Map Date: 2/2/2023	Map Prepared By: WCS



050'100'N

SCALE: 1" = 50'

This is a conceptual site plan and is subject to rezoning, final design, survey, environmental analysis, engineering, permitting and governmental approval. Site layout, product type and density are subject to change.

08/09/2023

07/20/2023

Date

Revised Site Plan

Conceptual Site Plan

Revision

TOTAL RESIDENT BUILDINGS	8	
TOTAL UNITS	252 UNITS	
PARKING REQUIRED		
(2 SPACES PER UNIT)	504 SPACES	
PARKING PROVIDED		
DEATCHED GARAGES (G)	24 SPACES	
SURFACE PARKING	440 SPACES * (1.74 spaces per unit)	
TOTAL PARKING PROVIDED	464 SPACES	

* INCLUDES 10 HANDICAP SPACES

BUILDING INFORMATION / COUNTS			
BUILDING #	# OF STORIES	HEIGHT	# OF UNITS
BUILDING 1	2	35'	24
BUILDING 2	2	35'	24
BUILDING 3	2	35'	24
BUILDING 4	3	45'	36
BUILDING 5	3	45'	36
BUILDING 6	3	45'	36
BUILDING 7	3	45'	36
BUILDING 8	3	45'	36
TOTAL			252 UNITS

PRETTY POND

CONCEPTUAL SITE PLAN "E"