

ZONING: A-1
FUTURE LAND USE: SE

ZONING: R-1A
FUTURE LAND USE: LDR

ZONING: PUD
FUTURE LAND USE: REC

ZONING: RM-1
FUTURE LAND USE: SE

ZONING: PUD
FUTURE LAND USE: PD

EXISTING ITEM (PER ORIGINAL D.O.)

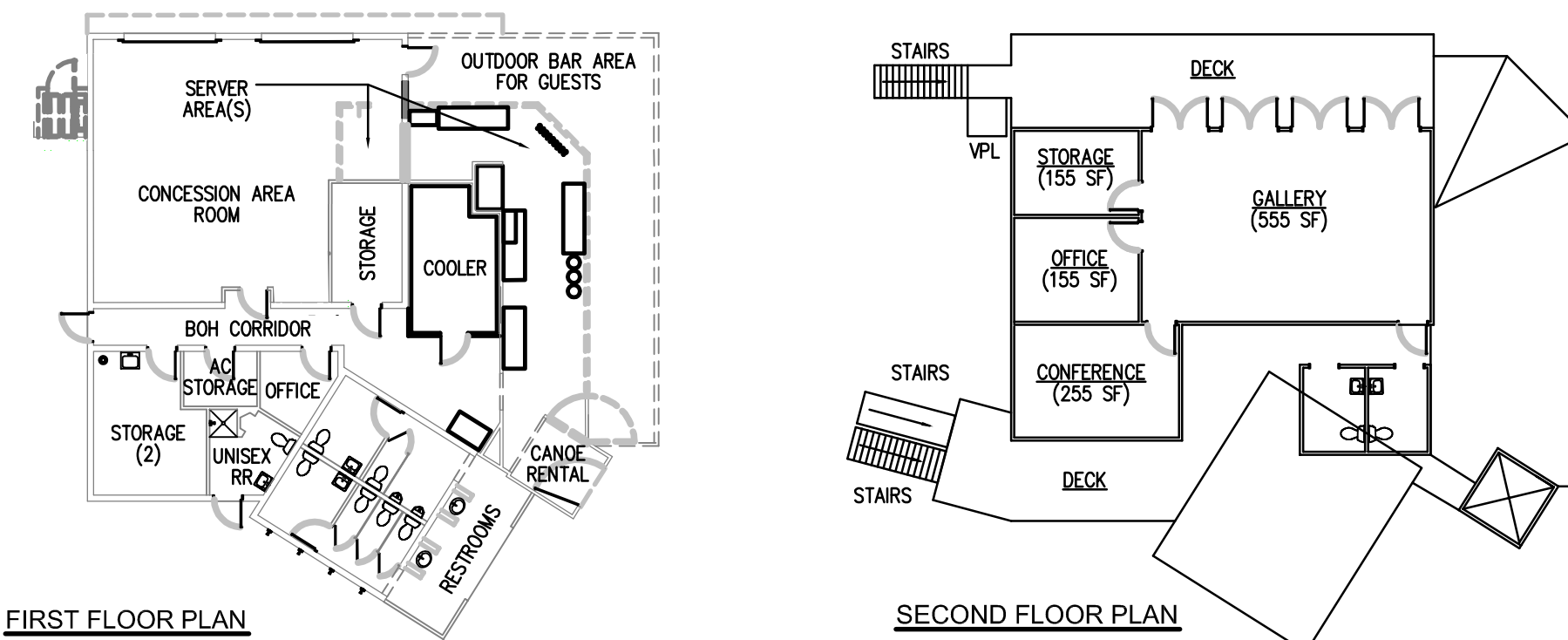
- 1 ACCESS TO BOAT SLIPS
- 2 POLE MOUNTED SOLAR PANELS
- 3 FAUX BRIDGE WITH PEDESTRIAN ACCESS
- 4 VINYL SEAWALL FOR STABILIZATION
- 5 EXISTING BOAT SLIP AREA (EXEMPT)
- 6 CROSSOVER BRIDGE, DECK AND SOLAR PANELS. CROSSOVER BRIDGE WITH 5' CLEARANCE FOR BOATS (EXEMPT)
- 7 EXISTING ADA PARKING
- 8 EXISTING CLASSROOM AND OBSERVATION DECK BUILDING
- 9 VINYL SEAWALL AND 5' BOARDWALK
- 10 STONE AREA
- 11 EXISTING CANOE RACKS/CONTAINERS
- 12 FLOATING DOCKS

NEW ITEM (PER ORIGINAL D.O.)

- 20 PAINTED PEDESTRIAN ROAD CROSSING
- 21 16' CONCRETE SIDEWALK
- 22 5' BOARDWALK
- 23 PAINTED PEDESTRIAN ROAD CROSSING
- 24 ACCESS CONTROL GAZEBO AND DECK
- 25 NEW KAYAK RACK/CONTAINER
- 26 NEW KAYAK BOAT SLIP AND LAUNCH AREA
- 27 WOOD DECK
- 28 275 SQUARE FOOT DECK
- 29 REMOVE EXISTING CONCRETE BAG SEAWALL, CONCRETE SLAB AND BOARDWALK WITH NEW VINYL SEAWALL AND BOARDWALK
- 30 REMOVE AND REPLACE EXISTING BOAT RAMP (EXEMPT)
- 31 57 LINEAR FEET OF VINYL SEAWALL
- 32 ROCK ABUTMENT
- 33 6' DOCK WITH 58 LINEAR FEET OF VINYL SEAWALL
- 34 192 LINEAR FEET OF VINYL SEAWALL
- 35 FISHING DOCK
- 36 EXISTING RIVER CABANAS

NEW ITEMS

- 40 GRASS PARKING (4 SPACES) 9'x18'
- 41 TWO NEW ADA PARKING SPACES (TWO LOCATIONS)
- 42 ADA RAMP TO SECOND FLOOR
- 43 STAIRS TO SECOND FLOOR
- 44 SOLAR ARRAY OVER EXISTING CONCRETE PAD
- 45 FOOD TRUCK AREA
- 46 REDUCED CONCRETE RAMP AREA
- 47 CANOE STORAGE RACK
- 48 CARETAKER AND SECURITY RESIDENCE
- 49 SERVICE RECYCLING AREA WITH DUMPSTERS
- 50 ADA ACCESSIBLE ROUTE BETWEEN BUILDINGS
- 51 BIKE PARKING AREA (20 SPACES)
- 52 REMOVE EXISTING CONCRETE WALK AND RELOCATE WITH NEW BOARDWALK
- 53 SOUND MEASURING LOCATION(S)
- 54 NEW RAIN WATER CISTERN



CONTACT INFORMATION

APPLICANT: THE WEKIVA GREEN CAMP LLC
2601 WESTHALL LANE, MAITLAND, FL 32751
TEL.: (407) 660-0088, FAX: (407) 660-1655

SITE DATA

PROJECT DESCRIPTION: PRIVATE RECREATIONAL FACILITY
LOCATION: 1014 MIAMI SPRINGS DRIVE, LONGWOOD, FL
PARCEL ID: 31-20-29-300-001a-0000, 30-20-29-300-001b-0000, 31-20-29-300-001c-0000
LEGAL DESCRIPTION: THAT PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 29 EAST, LYING WEST OF CANAL (SWEETWATER), SOUTH OF THE WEKIVA RIVER AND EAST OF ROAD (MIAMI SPRINGS ROAD) ALSO THAT PART OF THE NORTH 285 FEET OF THE NE 1/4 OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 29 EAST, LYING WEST OF THE CANAL AND EAST OF THE ROAD.

ACREAGE: GROSS ACREAGE = 5.5± AC
FLOODPLAIN = 1.5± AC
NET ACREAGE = 4.0± AC
BUILDING HEIGHT: MAX HEIGHT = TWO STORIES AND/OR 35'
SIGNAGE: ONE SIGN STATING HOURS NEXT TO THE GATE
SIGN HEIGHT: 36 INCHES
ILLUMINATION: YES
SIGN AREA: 12 SF
LOCATION: FENCE TO THE RIGHT OF GATE OPENING
MAIN BANNER AT THE ENTRANCE (THREE VERTICAL SIDE BY SIDE BANNERS)
SIGN HEIGHT: 12 FEET
ILLUMINATION: NONE
SIGN AREA: 108 SF
LOCATION: AT THE ENTRY OF THE ISLAND (AT END OF THE ROAD)

FLOODPLAIN: 100 YEAR FLOOD 14.9 MSL PER SEMINOLE COUNTY
BUFFERS: ADJACENT TO MIAMI SPRINGS ROAD = 10.0'
PRIVATE ROAD & COMMON AREAS: ALL LANDSCAPE AREAS AND BUFFERS SHALL BE MAINTAINED BY OWNER.

HOURS OF OPERATION

FRIDAY AND SATURDAY (YEAR-ROUND) - 8AM TO 11PM
STARTING WITH LABOR DAY AND ENDING ON MEMORIAL DAY WEEKEND OF THE FOLLOWING YEAR
SUNDAY THROUGH THURSDAY - 8AM TO 7PM
DURING THE SUMMER BETWEEN MEMORIAL DAY WEEKEND AND ENDING LABOR DAY WEEKEND
SUNDAY THROUGH THURSDAY - 8AM TO 9PM
THE EVENINGS BEFORE LABOR DAY, MEMORIAL DAY AND JULY 4TH CLOSING TIME SHALL BE 9PM.

PARKING SUMMARY

PROPOSED SPACES: 271
STALL SIZE: 9'x18' (MIN)
AISLE WIDTH: 25'
PARKING SHALL REMAIN STABILIZED AND UNPAVED

ZONING CLASSIFICATION

EXISTING ZONING: PD
FUTURE LAND USE: RECREATION

- PERMITTED USES:
- CANOE, NON-MOTORIZED BOAT, PADDLEBOARD, KAYAK AND WATER CRAFT RENTALS
 - FISHING
 - SWIMMING
 - RECREATIONAL ACTIVITIES INCLUDING BEACH VOLLEYBALL
 - RIVER CABANA RENTAL
 - TENT RENTALS
 - BOAT MARINA SLIP RENTALS
 - BAIT AND TACKLE SHOP
 - CONCESSIONS SALES INCLUDING FOOD AND BEVERAGE WITH A MOBILE FOOD DISPENSING VEHICLE (MFDV)
 - SALES OF BEER AND WINE
 - WILDLIFE OBSERVATION BUILDING/DECK THAT MAY BE USED FOR CLASSROOM/MEETING SPACE
 - MEETING SPACE, OFFICE SPACE AND AN ART GALLERY USE OF SECOND FLOOR
 - SOLAR ARRAY OVER THE EXISTING 30' x 60' SLAB WHERE THE BAIT SHOP USED TO EXIST
 - CARETAKER/SECURITY RESIDENCE
 - FOUR (4) SPECIAL EVENTS TOTALING 60 DAYS

IMPERVIOUS AREA

- *AS PART OF THE ORIGINAL DUE PROCESS THE OWNER VOLUNTARILY REDUCED THE IMPERVIOUS AREA OF THE SITE FROM 76,565 SF TO 60,537 SF.
- *AS PART OF THIS UPDATED THE OWNERS ARE VOLUNTARILY REDUCING THE IMPERVIOUS AREA OF THE SITE FROM 60,537 SF TO 66,904 SF.
- *THIS REDUCTION INCLUDES AN ALLOWANCE OF 1,110 SF FOR NEW HC PARKING AREAS AND A NEW VPL LIFT AT THE CONCESSION BUILDING.

HARRIS
Harris Civil Engineers, LLC
1200 E. Hillcrest Street
Suite 200
Orlando, Florida 32803
Phone: (407) 629-4777
(800) 595-8185
Fax: (407) 629-7888
www.harrisengineers.com
EB 9814

Wekiva Island PUD
Seminole County, Florida

No.	Date	Description
1	8/13/18	REVISED MASTER PLAN
2		
3		
4		
5		
6		
7		
8		
9		

Final Development Plan
Scale: 1"=40'
Date: 01-16-15
Project No: 6644001
Design: SN
Drawn: SN
Checked: TA

Release:

C-100