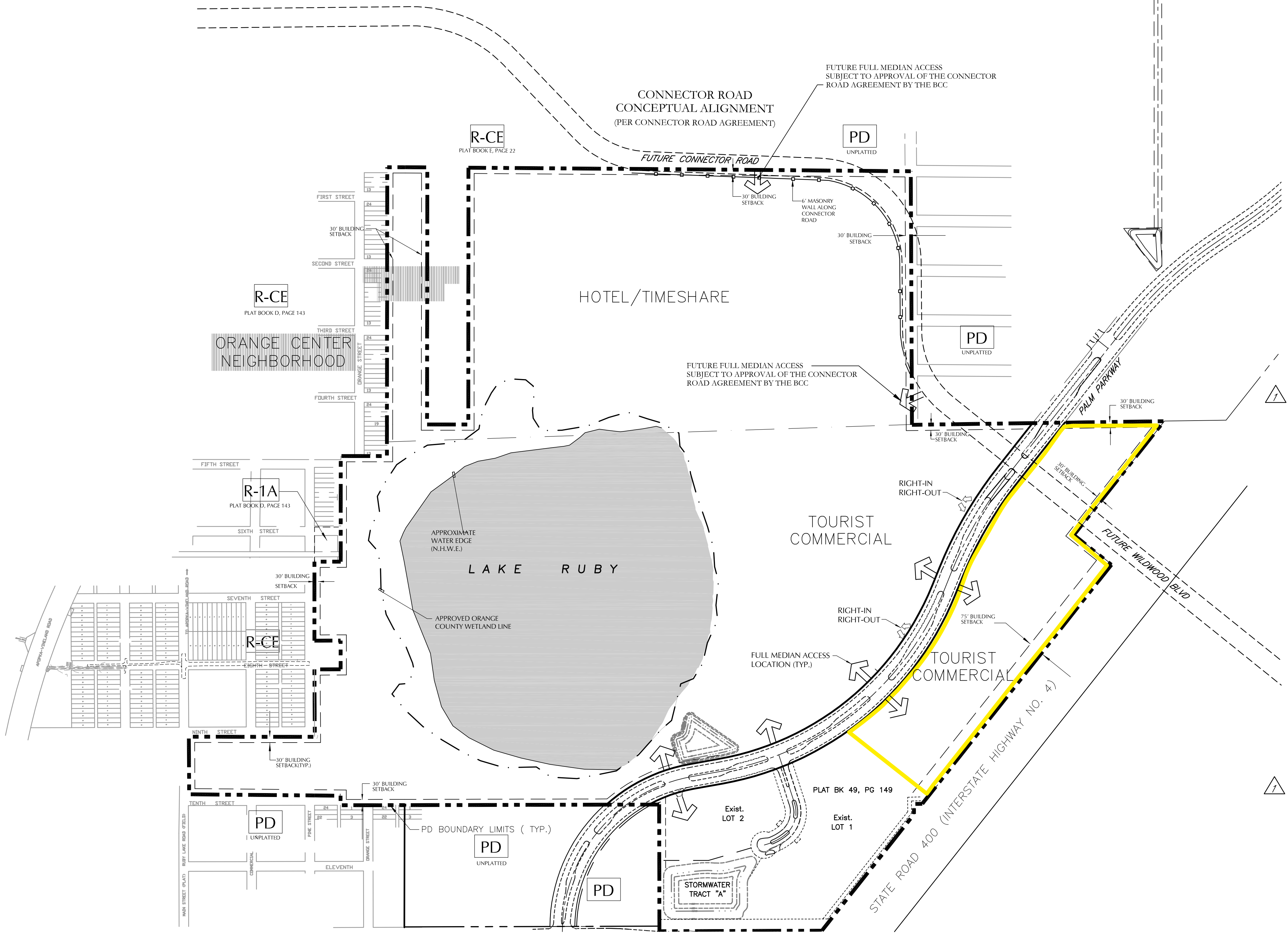


AMENDED LAND USE PLAN

EXHIBIT 4

RUBY LAKE PD



- NOTES:**
- A MASTER SIGN PLAN WILL BE SUBMITTED CONSISTENT WITH SECTION 31.5 OF THE ORANGE COUNTY CODE.
  - A WILDLIFE SURVEY IS NOT REQUIRED WITH THIS SUBMITTAL.
  - SIDEWALK ALONG PALM PARKWAY: TO BE OWNED AND MAINTAINED BY PROPERTY OWNER ASSOCIATION.
  - JOINT ACCESS SHALL BE PROVIDED WITHIN THE PD
- WAIVERS:**
- THE DEVELOPMENT SHALL CONFORM TO THE ORANGE COUNTY ORDINANCE NO. 2001-04 "BUENA VISTA NORTH DESIGN STANDARDS. "EXCEPT FOR THE FOLLOWING WAIVERS"
    - SIGN REQUIREMENTS PREVIOUSLY APPROVED MASTER SIGN PLAN DATED JULY 14, 1998 SHALL BE APPLICABLE.
    - N.H.W.E. 15' SETBACK FOR EAST & WEST SIDE OF LAKE RUBY
    - ACORN STYLE LIGHT FIXTURES SHALL NOT BE REQUIRED.
    - METAL ROOFS SHALL BE PERMITTED.
  - WHERE THE PD AND BVN STANDARDS CONFLICT, THE PD SHALL GOVERN.

- SERVICE PROVISION:**
- WATER
  - SEWER
  - COMMERCIAL FIRE FLOW
  - RECLAIMED WATER
  - SCHOOL AGE POPULATION
  - PARKS AND RECREATION
  - STORMWATER MANAGEMENT
- ORANGE COUNTY  
ORANGE COUNTY  
2,000 GPM @ 20 PSI  
ORANGE COUNTY  
NOT APPLICABLE  
PRIVATE FACILITIES  
PER ORANGE COUNTY, RCID AND S.F.W.M.D. STANDARDS  
FINAL DESIGN WILL BE SUBMITTED DURING  
THE COMMERCIAL SITE PLAN REVIEW PROCESS.

| ESTIMATED WATER / WASTEWATER GENERATION (1) |                  |                  |
|---|------------------|------------------|
| LAND USE                                    | WASTEWATER       | WATER            |
| TIMESHARE AND RESORT VILLAS                 | 651,900 G.P.D.   | 760,550 G.P.D.   |
| TOURIST COMMERCIAL                          | 265,391 G.P.D.   | 265,391 G.P.D.   |
| HOTEL                                       | 87,000 G.P.D.    | 101,500 G.P.D.   |
| OFFICE                                      | 35,000 G.P.D.    | 42,200 G.P.D.    |
| TOTAL                                       | 1,039,291 G.P.D. | 1,169,641 G.P.D. |

(1) THE FLOWS MAY VARY BASED UPON FINAL DEVELOPMENT PROGRAM.

SITE DATA

- PROPOSED LAND USE: TOURIST COMMERCIAL/OFFICE/HOTEL/TIMESHARE
- EXISTING ZONING: PD
- TOTAL NUMBER OF ACRES: 270.99 AC.
- WITHIN P.D.
- TOTAL ACRES OF LAKE/WETLANDS: 73.58 AC.
- (INWARD OF THE DEVELOPMENT LINE)
- PALM PARKWAY R/W: 9.34 AC.
- TOTAL DEVELOPABLE ACRES: 188.07 AC.

- SETBACKS — BUILDING:**
- PALM PARKWAY 20'
- INTERSTATE 75'
- PD BOUNDARY 30' UNLESS BLDG. HEIGHT IS OVER 60' ( SEE NOTES 1 & 2 BELOW)
- RUBY LAKE: 50' TYPICAL BLDG. SETBACK FROM N.H.W.E. EXCEPT AS IDENTIFIED IN WAIVER 1B THIS SHEET.

- BUILDING SETBACK FOR TIMESHARE AND TOURIST LODGING FACILITIES ALONG THE PD PERIMETER WILL BE INCREASED 1' HORIZONTAL FOR EVERY 2' ABOVE 60'
- BUILDING SETBACKS FOR TOURIST COMMERCIAL AND OFFICE FACILITIES ALONG THE PD PERIMETER WILL BE INCREASED 1' HORIZONTAL FOR EVERY 2' ABOVE 60' EXCEPT WHERE DEVELOPMENT IS ADJACENT TO INTERSTATE 4 MAINLINE.

SETBACKS — PAVEMENT

PER PD STANDARDS

BUILDING HEIGHT:

80 FEET ON WESTERN SHORE, 150' FEET ON NORTHERN SHORE AND 300' FEET ON EASTERN SHORE.

PERMITTED LAND USES:

- PERMITTED USES SHALL BE CONSISTENT WITH POLICIES 1.1.3 AND 1.1.6 OF THE INTERNATIONAL DRIVE ACTIVITY CENTER, WITH EXCEPTION TO RESIDENTIAL.
- OFFICE SPACE IS A PERMITTED USE WITHIN THE RUBY LAKE PD.
- TOURIST LODGING AND TIMESHARES ARE PERMITTED USES, WITHIN THE RUBY LAKE P.D.
- USES ASSOCIATED WITH THE INTERNATIONAL DRIVE ACTIVITY CENTER MIXED-USE DESIGNATION. THE FOLLOWING LAND USE INTENSITY IS MAINTAINED WITH THIS AMENDED LAND USE PLAN.

|                             |              |                        |
|-----------------------------|--------------|------------------------|
| TIMESHARE AND RESORT VILLAS | 2,173 UNITS  | MAX. 60 UNITS/ACRE (1) |
| HOTEL ROOMS                 | 580 ROOMS    | MAX. 60 UNITS/ACRE     |
| TOURIST COMMERCIAL          | 707,710 S.F. | MAX. FAR 0.34 (2)      |
| OFFICE                      | 350,000 S.F. | MAX. FAR 0.34 (2)      |

  - VILLAS MAY CONSIST OF ONE, TWO OR THREE BEDROOM SUITES.
  - F.A.R. BASED ON PD AREA, NOT INDIVIDUAL LOT AREA.
  - A LAND USE CONVERSION TABLE IS HEREBY ESTABLISHED WITH THIS AMENDED L.U.P. USES MAY BE INTERCHANGED PROVIDED THE TOTAL PROJECTED EXTERNAL A.D.T. OF 45,217 IS NOT EXCEEDED.

| LAND USE CONVERSION TABLE   |               |                    |                       |                |                    |
|-----------------------------|---------------|--------------------|-----------------------|----------------|--------------------|
| LAND USE                    | TRIPS         | ONE TIMESHARE UNIT | 1,000 S.F. COMMERCIAL | ONE HOTEL ROOM | 1,000 S.F./ OFFICE |
| TIMESHARE AND RESORT VILLAS | 5/UNIT        | —                  | 8 UNITS               | 1.6 UNITS      | 2 UNITS            |
| TOURIST COMMERCIAL          | 40/1,000 S.F. | 125 S.F.           | —                     | 203 S.F.       | 250 S.F.           |
| HOTEL                       | 8.1/ROOM      | 0.6 ROOMS          | 4.9 ROOMS             | —              | 1.2 ROOMS          |
| OFFICE                      | 10/1,000      | 2,000 S.F.         | 4,000 S.F.            | 810 S.F.       | —                  |

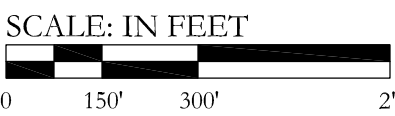
TRANSPORTATION:

- ACCESS TO PALM PARKWAY IS PERMITTED IN ACCORDANCE WITH THE TURKEY LAKE ROAD AGREEMENT. FINAL ACCESS LOCATIONS AND ROADWAY IMPROVEMENTS WILL BE DETERMINED AT DEVELOPMENT PLAN APPROVAL. THE R.O.W. WIDTH FOR PALM PARKWAY HAS BEEN ESTABLISHED BY THE TURKEY LAKE ROAD AGREEMENT.
- ACCESS TO THE CONNECTOR ROAD IS PERMITTED IN ACCORDANCE WITH THE CONNECTOR ROAD AGREEMENT. FINAL ACCESS LOCATIONS AND WILL BE DETERMINED AT THE PSP/DEVELOPMENT PLAN APPROVAL. THE R.O.W. WIDTH FOR THE CONNECTOR ROAD HAS BEEN ESTABLISHED BY THE CONNECTOR ROAD AGREEMENT.
- AVERAGE DAILY TRAFFIC:

| LAND USE                  | TRIPS               |
|---------------------------|---------------------|
| TIMESHARE & RESORT VILLAS | 5 T.P.D./UNIT       |
| TOURIST COMMERCIAL        | 40 T.P.D./1000 S.F. |
| HOTEL                     | 8.10 T.P.D./ROOM    |
| OFFICE                    | 10 T.P.D./1000 S.F. |
- TO THE EXTENT THAT SUBSEQUENT ITE TRIP GENERATION RATES ARE USED, THE QUANTITY OF TRIPS ALLOCATED TO THE PROJECT SHALL BE REVISED SO AS TO BE SUFFICIENT TO ACCOMMODATE THE PERMITTED LAND USES, AS A NON-SUBSTANTIAL CHANGE.

OPEN SPACE/BUFFER/IMPERVIOUS AREA:

- OPEN SPACE REQUIRED: THE ENTIRE PD WILL MAINTAIN A MIN. OF 25% OPEN SPACE. INDIVIDUAL SITE DEVELOPMENT PLANS MAY PROVIDE LESS THEN 25% OPEN SPACE.NO INDIVIDUAL SITE SHALL PROVIDE LESS THAN 10% OPEN SPACE ON-SITE.
- BUFFER AREA: PER PD STANDARDS
- IMPERVIOUS AREA: IMPERVIOUS SURFACE COVERAGE MAY EXCEED 70% ON DEVELOPMENT PARCELS BASED ON URBAN DESIGN CHARACTERISTICS PRESENTED WITH INDIVIDUAL SITE DEVELOPMENT PLANS.



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