

Windward

Community Development District

Workshop Meeting

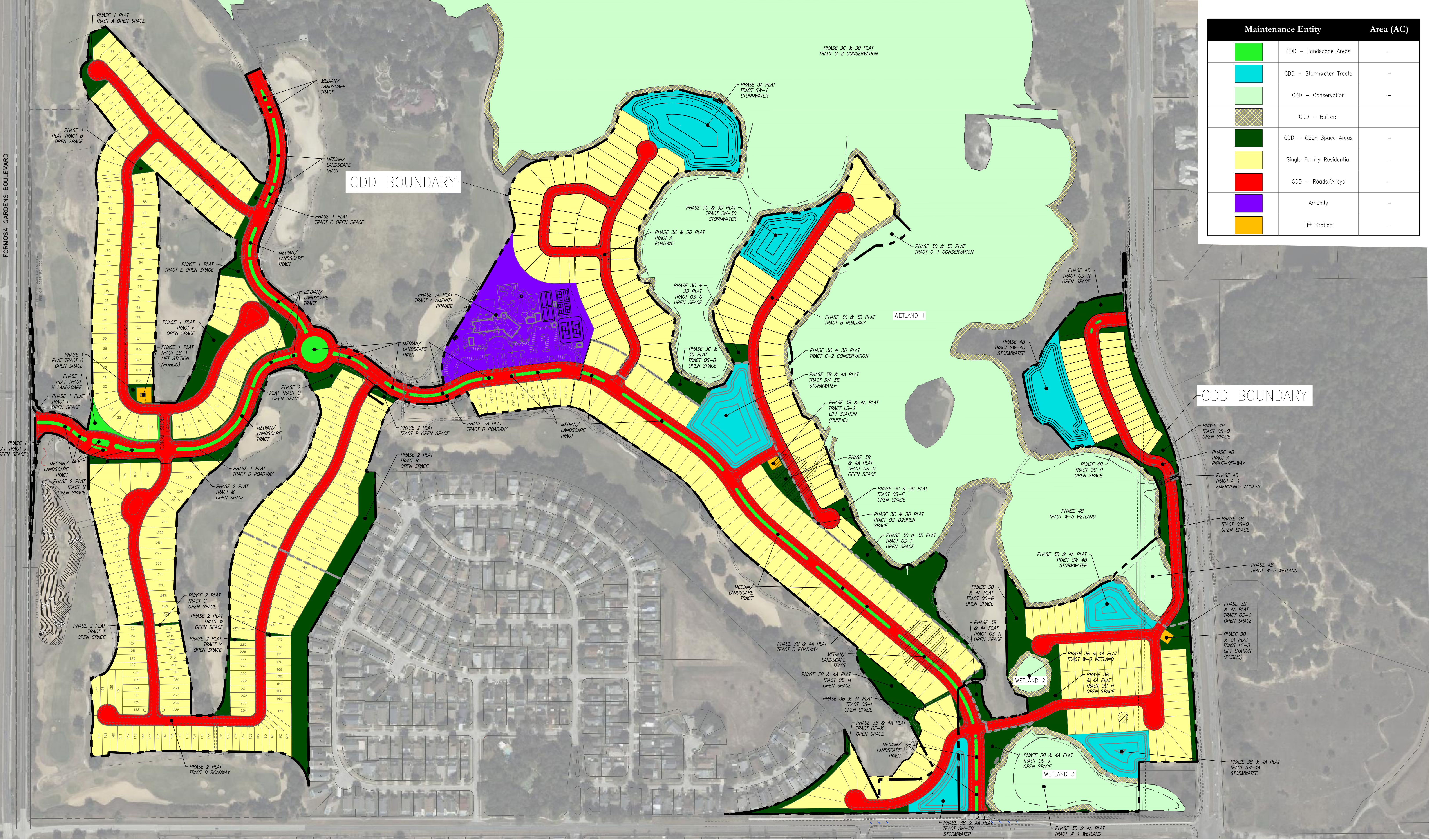
**Wednesday
December 18, 2024
11:00 AM**

**Four Seasons Clubhouse
7813 Four Seasons Blvd.
Kissimmee, FL**

1. Call to Order
2. Roll Call
3. Board Member Roles and Introductions
 - A. Q & A on Roles/ Responsibilities
4. HOA Updates and Requests
5. Engineering Items
 - A. Review of Property Map
 - B. Traffic Calming
 - C. Summary of All Property Transitions
 - D. Status on Completion of Projects from CDD
 - E. Status of Well
6. Counsel Items
 - A. Shared Maintenance with Mystic Dunes
 - B. Discussions with HOA on Verge Maintenance
7. Maintenance Items
 - A. Prince & Sons Updates
8. Management Items
 - A. Future Reserve
 - B. Water Usage
 - C. Guardhouse Responsibilities
9. Adjournment

SECTION V

SECTION A



Maintenance Entity	Area (AC)
CDD - Landscape Areas	-
CDD - Stormwater Tracts	-
CDD - Conservation	-
CDD - Buffers	-
CDD - Open Space Areas	-
Single Family Residential	-
CDD - Roads/Alleys	-
Amenity	-
Lift Station	-

CDD Maintenance Responsibility
Windward CDD

June 07, 2023
 P & B Job No.: 18-021

2602 E. Livingston St.
 Orlando, Florida 32803-407.487.2594

POULOS & BENNETT

www.poulosandbennett.com
 Certificate of Authorization No. 28567

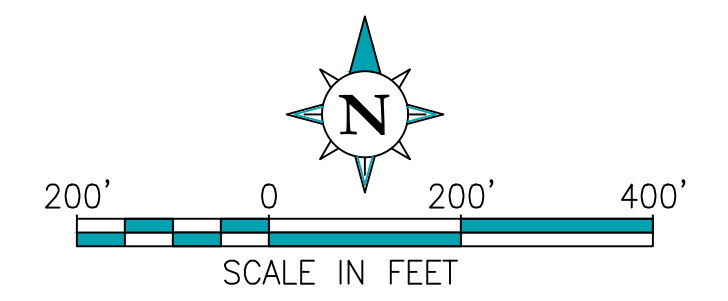
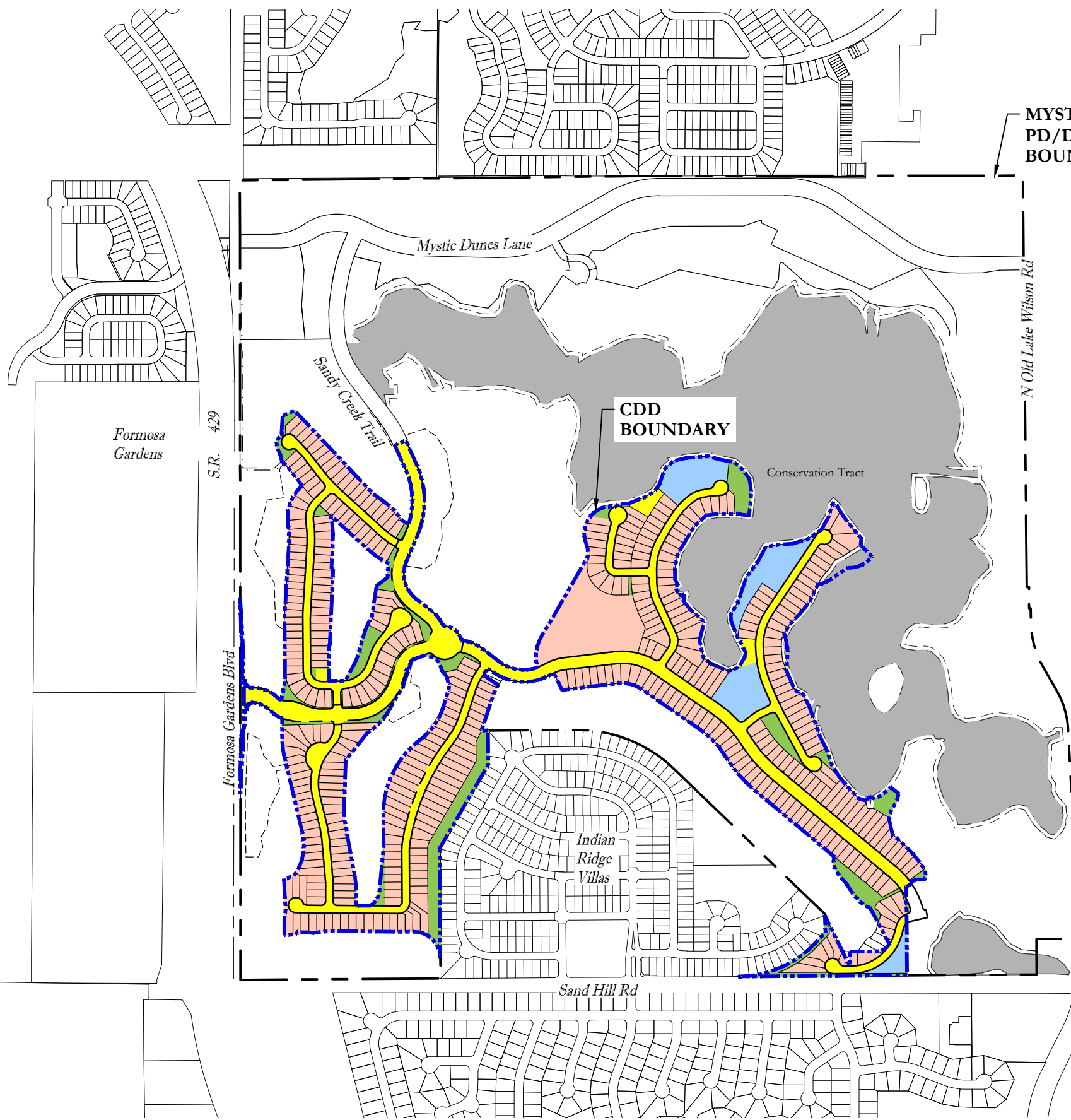











Exhibit A

Z:\2018\18-021 WINDWARD CDD\CAD\EXH & FIGS\CDD MAINTENANCE RESPONSIBILITY\18-021- CDD MAINTENANCE MAP



GENERAL LEGEND

-  PD Boundary
-  CDD Boundary
-  Drainage Easement
-  Utility Easement
-  Conservation Buffer
-  CDD Stormwater Tract
-  Private
-  CDD Open Space
-  CDD Roads / Utility

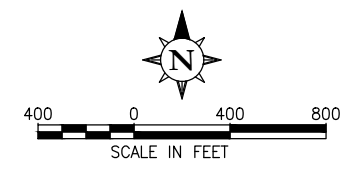
Future Public & Private Uses Within CDD

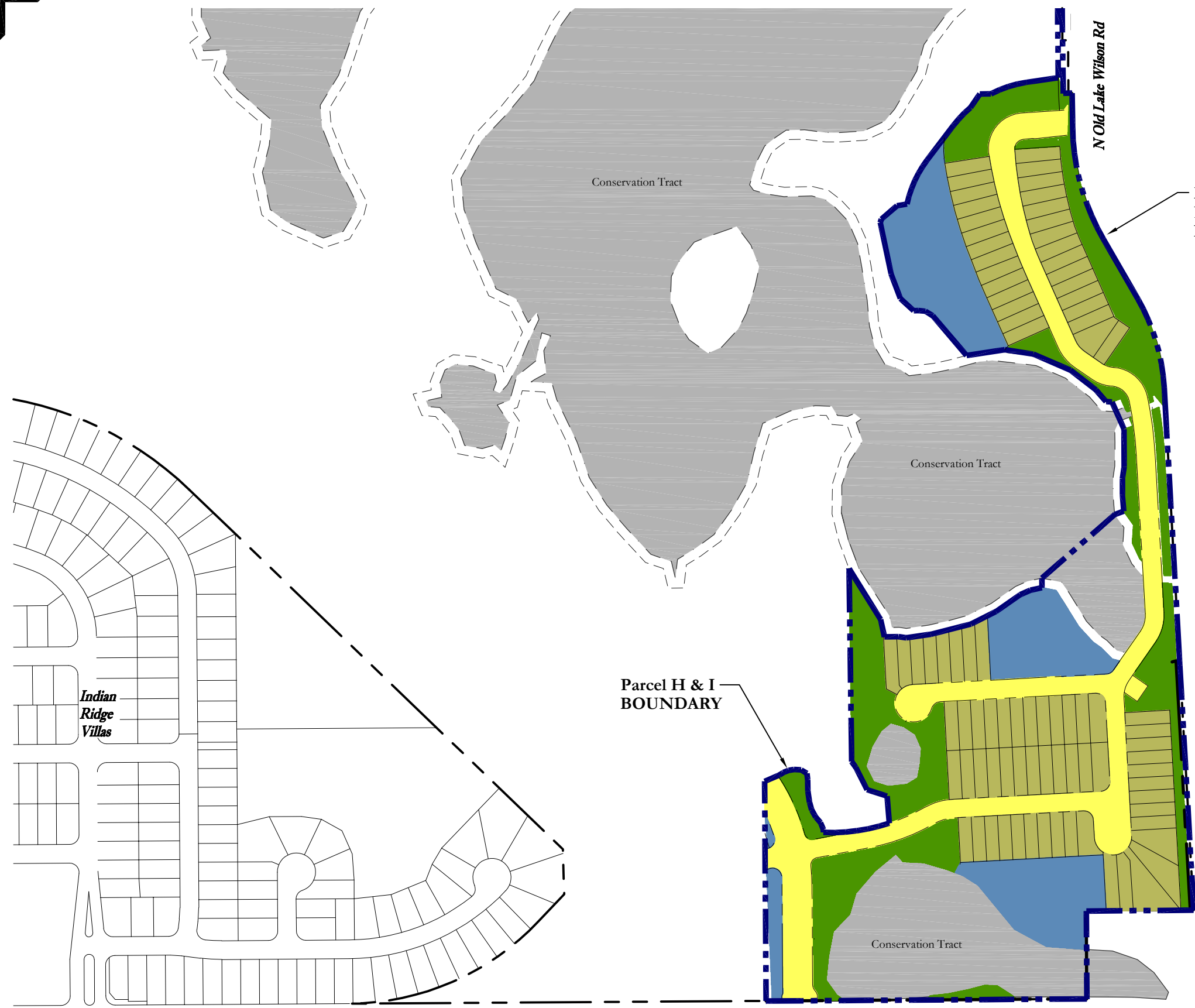
Windward CDD

POULOS & BENNETT








2602 E. Livingston St.
Orlando, Florida 32803-407.487.2594

www.poulosandbennett.com
Certificate of Authorization No. 28567





GENERAL LEGEND

-  PD Boundary
-  Parcel H & I Boundary
-  Upland Buffer
-  CDD Stormwater Tract
-  Private
-  CDD Open Space
-  CDD Roads / Utility

Parcel H & I
BOUNDARY

MYSTIC DUNES
PD/DRI
BOUNDARY

Sand Hill Rd

N Old Lake Wilson Rd

Conservation Tract

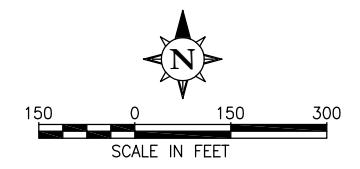
Conservation Tract

Conservation Tract

Indian
Ridge
Villas

Future Public & Private Uses Within Parcels H & I

Windward CDD - Expansion Area



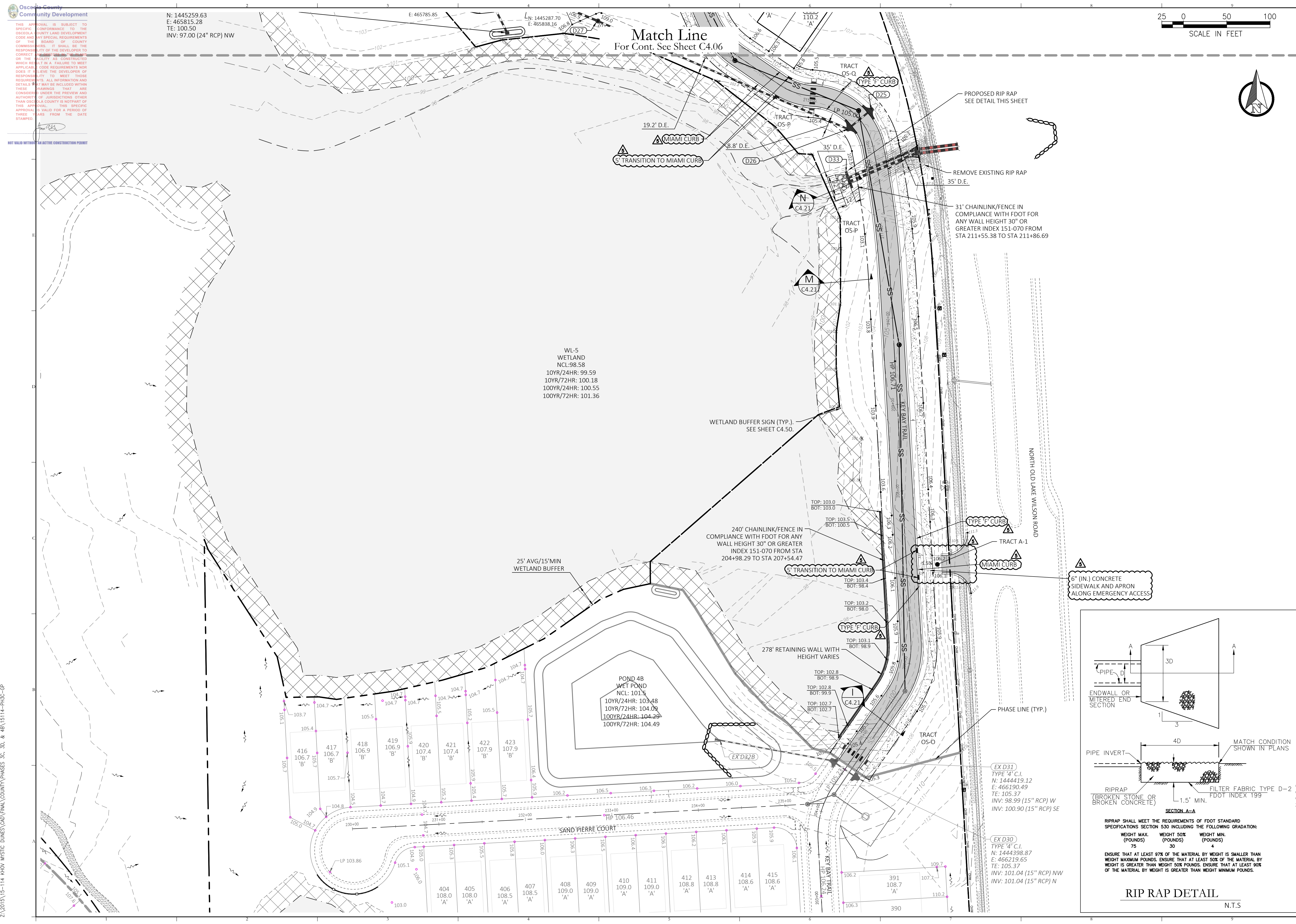
Osceola County
Community Development

N: 1445259.63
E: 465815.28
TE: 100.50
INV: 97.00 (24" RCP) NW

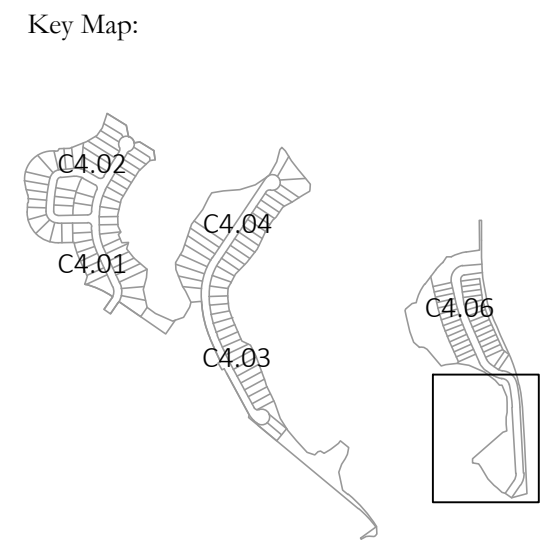
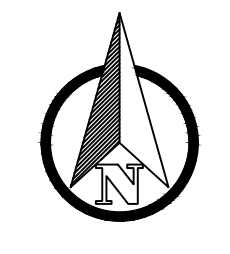
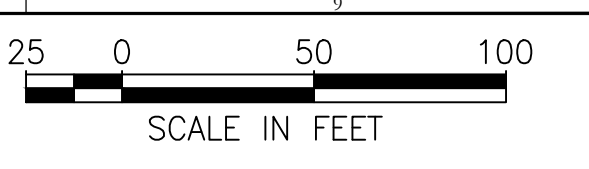
THIS APPROVAL IS SUBJECT TO SPECIFIC PERFORMANCE TO THE OSCEOLA COUNTY LAND DEVELOPMENT CODE AND ANY SPECIAL REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CORRECT THE DEFICIENCIES OF THE FACILITY AS CONSTRUCTED WHICH RESULT IN A FAILURE TO MEET APPLICABLE CODE REQUIREMENTS. THE DEVELOPER DOES NOT BELIEVE THE DEVELOPER OF RESPONSIBILITY TO MEET THOSE REQUIREMENTS. ALL INFORMATION AND DETAILS THAT MAY BE INCLUDED WITHIN THESE DRAWINGS THAT ARE CONSIDERED UNDER THE PREVIEW AND AUTHORITY OF JURISDICTIONS OTHER THAN OSCEOLA COUNTY IS NOT PART OF THIS APPROVAL. THIS SPECIFIC APPROVAL IS VALID FOR A PERIOD OF THREE (3) YEARS FROM THE DATE STAMPED.

NOT VALID WITHOUT AN ACTIVE CONSTRUCTION PERMIT

Z:\2015\15-114-KH0V-MYSTIC DUNES\CD\FINAL\COUNTY PHASES 3C, 3D, & 4B\15114-PR3C-GP



Match Line
For Cont. See Sheet C4.06



Consultant:

05/26/21	RESUBMIT TO COUNTY
04/24/21	RESUBMIT TO COUNTY, TWA
03/04/20/20	RESUBMIT TO COUNTY, SFWMD, TWA
02/05/20/20	RESUBMIT TO SFWMD
01/03/16/20	RESUBMIT TO COUNTY & TWA
00/11/22/19	SUBMIT TO COUNTY, SFWMD, TWA
NO. DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS	
VERTICAL DATUM:	NAVD 88
JOB NO.:	15-114
DESIGNED BY:	JP
CHECKED BY:	RD, JP
APPROVED BY:	CMB
SCALE IN FEET:	1" = 50'

Project Name:
FOUR SEASONS AT ORLANDO PHASES 3C, 3D & 4B

PS 18-00030
SDP 19-0158

Jurisdiction:
OSCEOLA COUNTY, FL

Sheet Title:
GRADING & DRAINAGE PLAN

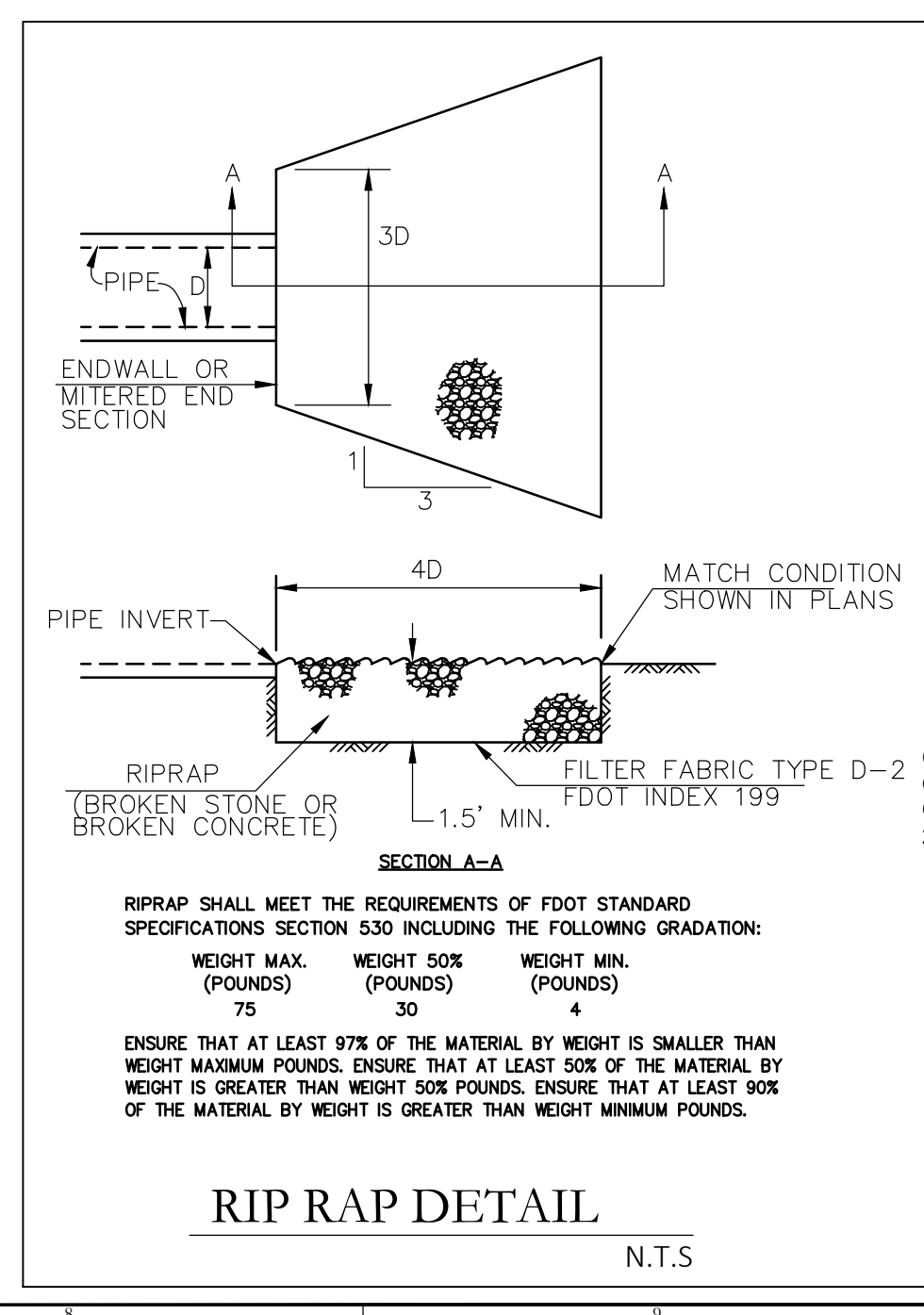
Sheet No.:

C4.05

Seal:

Christina M. Baxter
Professional Engineer
April 6, 2021

UNAFFILIATED, C=US
2021.04.06 12:51:14-04'00"



This item has been electronically signed and sealed by Christina M. Baxter on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

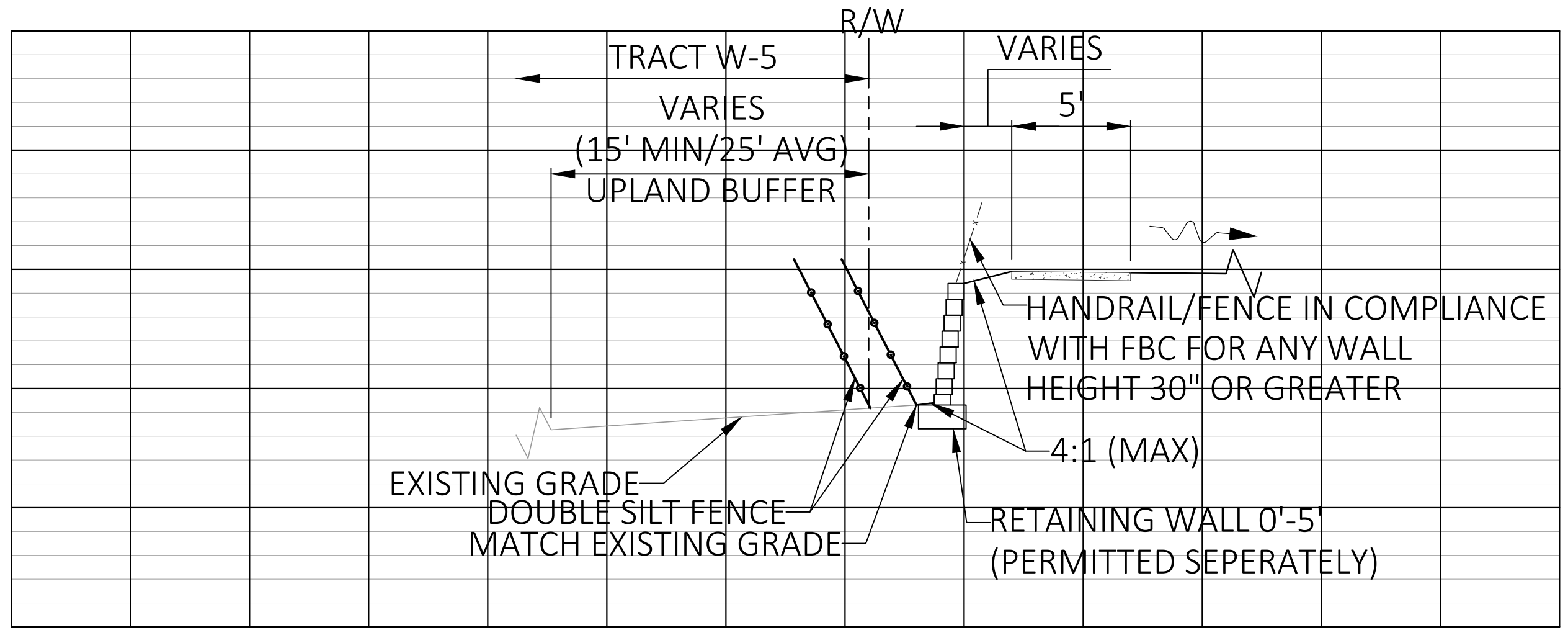
POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

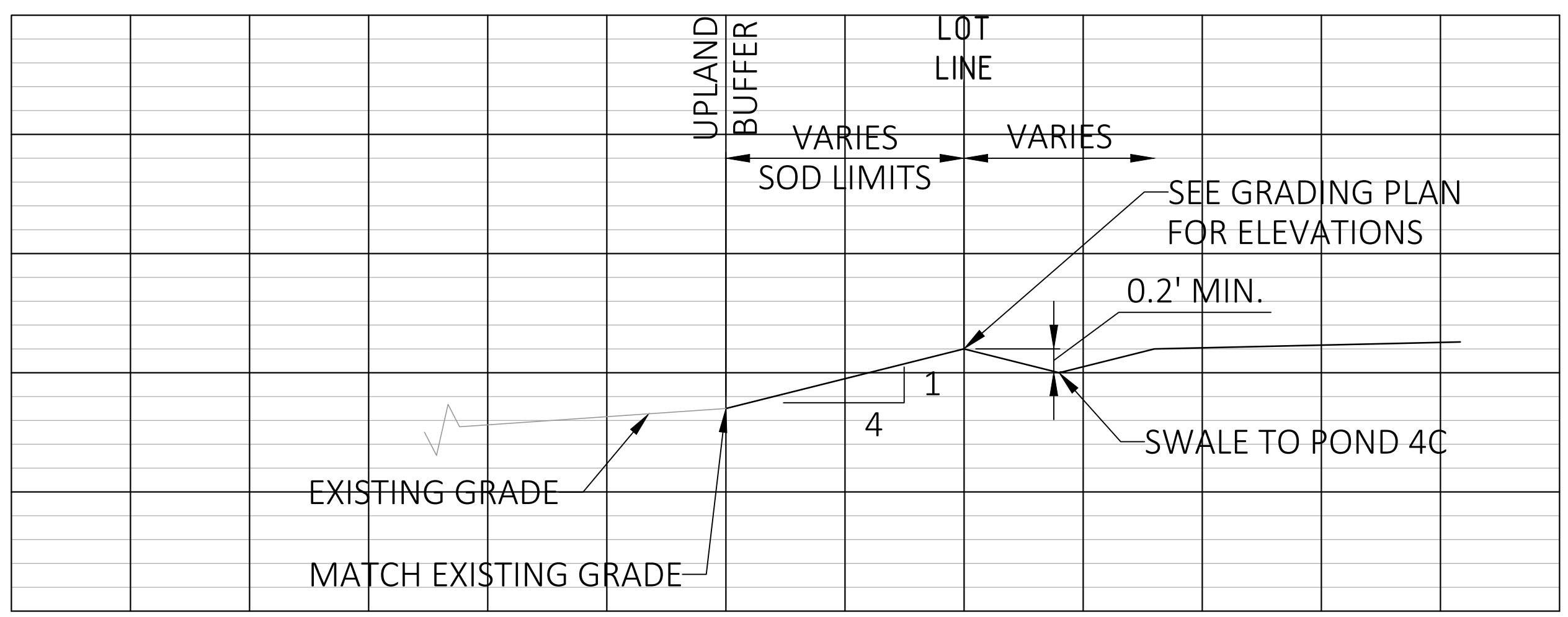
OSCEOLA COUNTY
Community Development

THIS APPROVAL IS SUBJECT TO THE OSCEOLA COUNTY LAND DEVELOPMENT CODE AND ANY SPECIAL REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CORRECT ANY DEFECTS IN THE PLANS OR THE QUALITY AS CONSTRUCTED WHICH RESULT IN A FAILURE TO MEET APPLICABLE CODE REQUIREMENTS. THE APPROVAL DOES NOT RELIEVE THE DEVELOPER OF RESPONSIBILITY TO MEET THOSE REQUIREMENTS. ALL INFORMATION AND DETAILS THAT MAY BE INCLUDED WITHIN THESE DRAWINGS THAT ARE CONSIDERED UNDER THE PREVIEW AND AUTHORITY OF JURISDICTIONS OTHER THAN OSCEOLA COUNTY IS NOT PART OF THIS APPROVAL. THIS SPECIFIC APPROVAL IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE STAMPED.

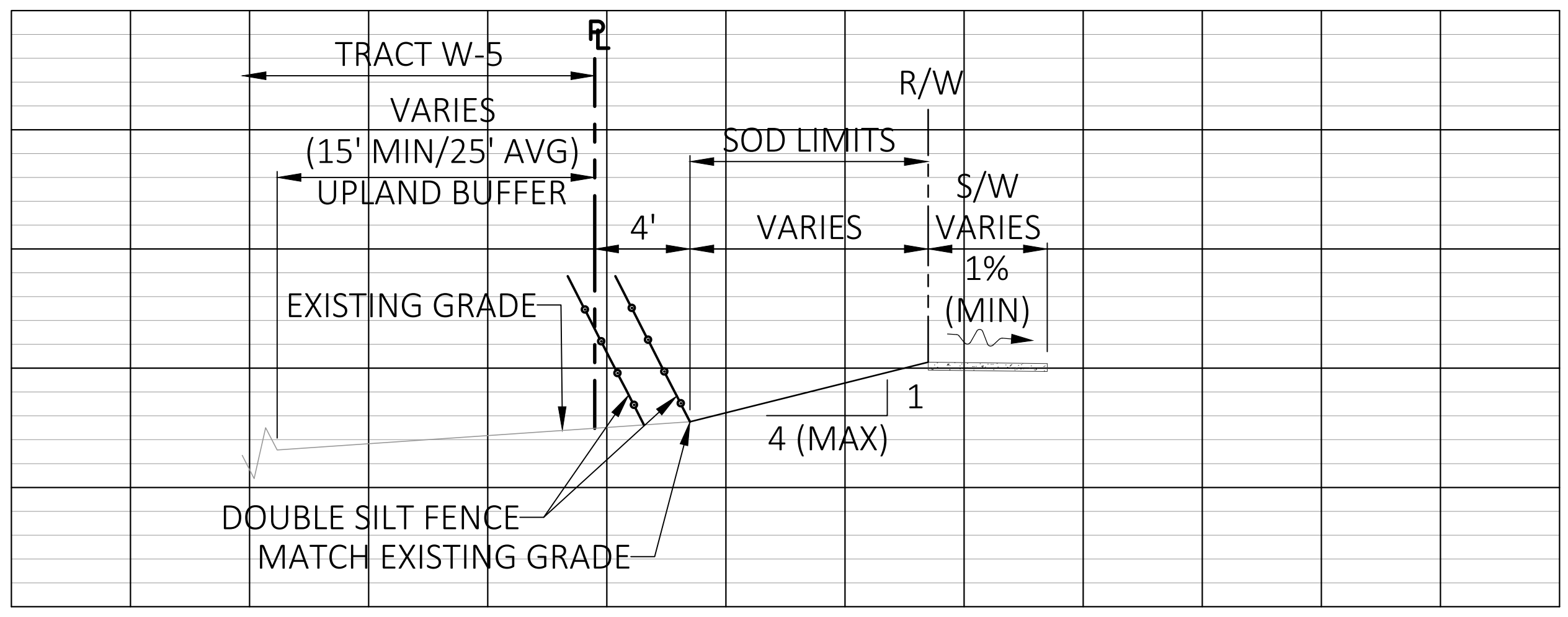
NOT VALID WITHOUT AN ACTIVE CONSTRUCTION PERMIT



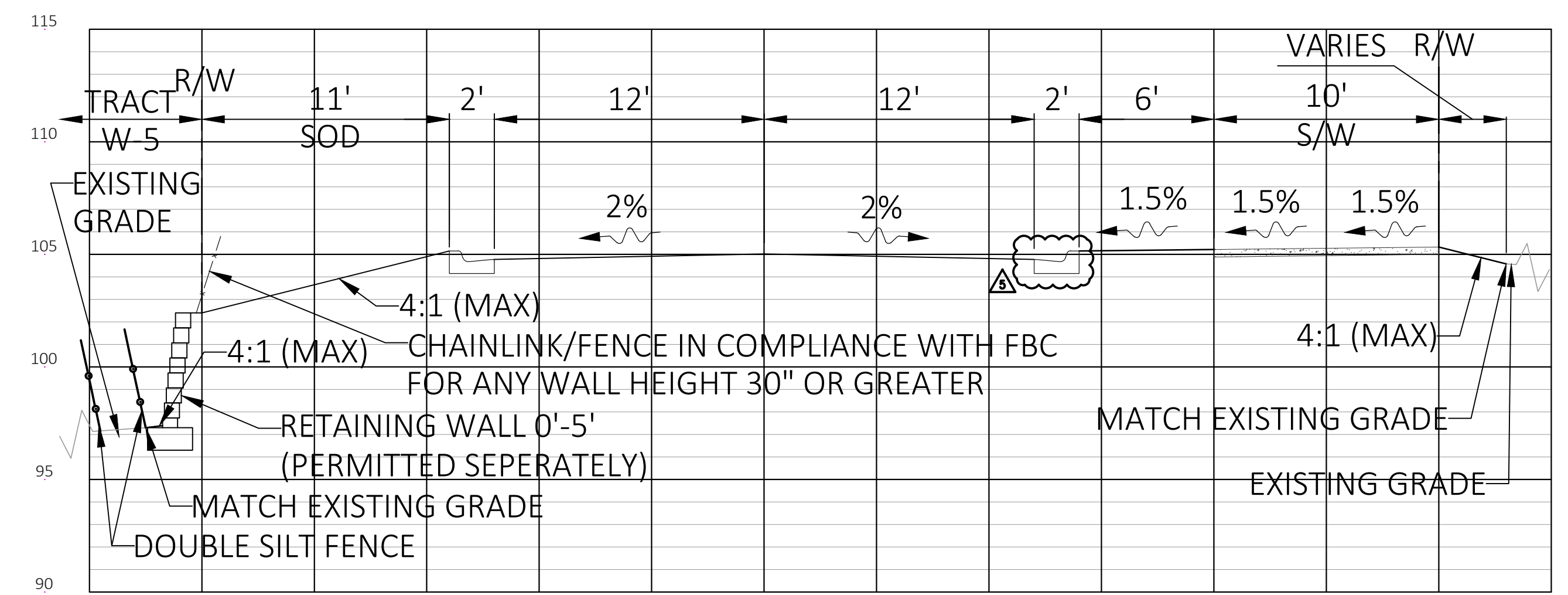
H Typical Grading Section 1" = 5'



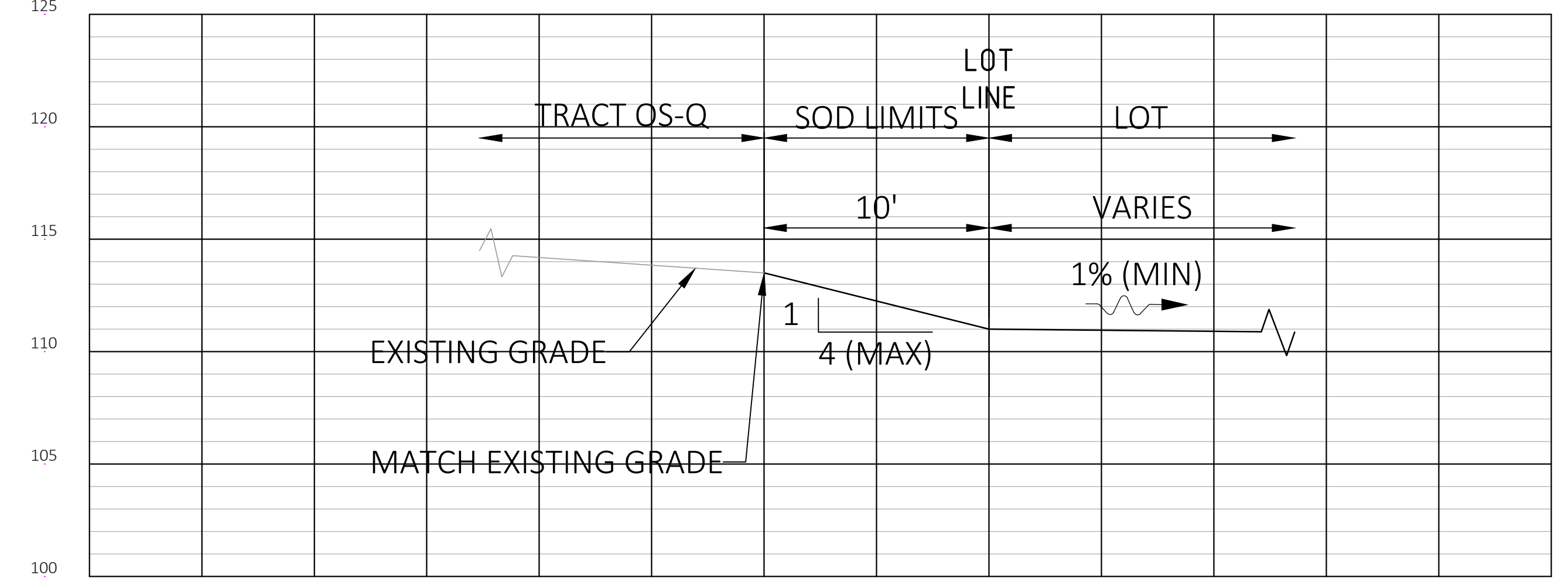
K Typical Grading Section 1" = 5'



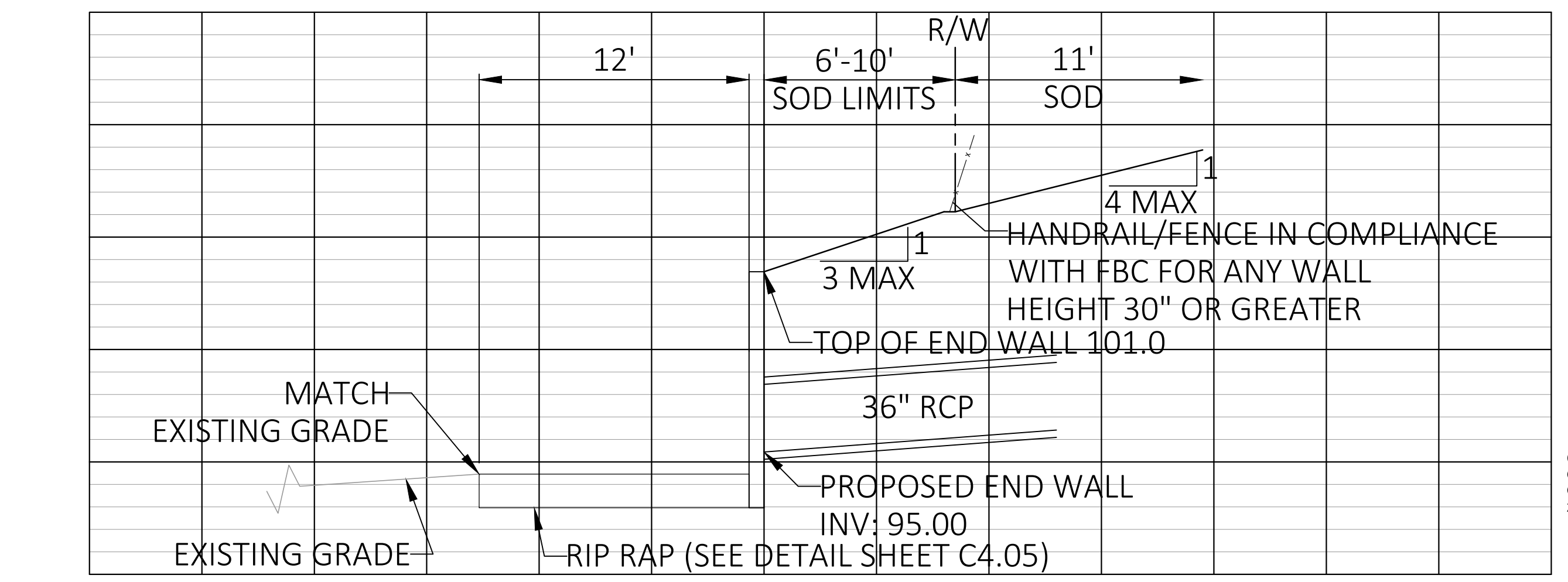
M Typical Grading Section 1" = 5'



I Typical Grading Section 1" = 5'



L Typical Grading Section 1" = 5'



N Typical Grading Section 1" = 5'

Key Map:

Consultant:

NO.	DATE	DESCRIPTIONS
05	03/26/21	RESUBMIT TO COUNTY
04	02/24/21	RESUBMIT TO COUNTY, TWA
03	04/29/20	RESUBMIT TO COUNTY, SFWMD, TWA
02	05/20/20	RESUBMIT TO SFWMD
01	03/16/20	RESUBMIT TO COUNTY & TWA
00	11/22/19	SUBMIT TO COUNTY, SFWMD, TWA

Project Name: **FOUR SEASONS AT ORLANDO PHASES 3C, 3D & 4B**

SUBMISSIONS/REVISIONS	
VERTICAL DATUM:	NAVD 88
JOB NO.:	15-114
DESIGNED BY:	JP
DRAWN BY:	RD, JP
CHECKED BY:	CMB
APPROVED BY:	CMB
SCALE IN FEET:	1" = 5'

PS 18-00030
SDP 19-0158

Jurisdiction:
OSCEOLA COUNTY, FL

Sheet Title:
TYPICAL GRADING SECTIONS

Sheet No.:
C4.21

Seal:
CHRISTINA M. BAXTER
LICENSE
No. 67547
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Christina M. Baxter
P.E. No. 667547
March 26, 2021

ON=Christina M. Baxter
OU=A01410C00001740C75B040000199,
OU=Unaffiliated, C=US
2021.04.06 12:51:19-04'00'

This item has been electronically signed and sealed by Christina M. Baxter on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2019\15-114-KH0V-MYSTIC DUNES\CD\FINAL\COUNTY\PHASES 3C, 3D, & 4B\15114-PR3C-05ECTIONS