FUTURE LAND USE MAP (FLUM) AMENDMENT

Application to: City of Winter Haven, Florida For Schulz Property/Outback Oasis

CONSULTANTS:

- FOREMAN CONSULTING INC. Kent Foreman, RLA Longwood, Florida
- JORDAN COMPANIES Ray Stangle II, PE Orlando, Florida
- TRAFFIC AND MOBILITY CONSULTANTS Mohammed Abdallah, PE Orlando, Florida
- AUSTIN ENVIRONMENTAL CONSULTANTS, INC. Nathan Chambers Kissimmee, Florida

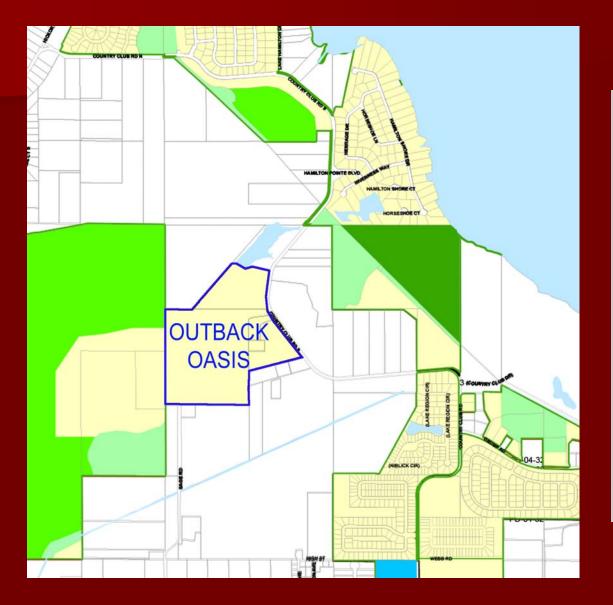
LOCATION:



ANNEXATION AREA SITE PLAN:



PROPOSED LAND USE MAP:



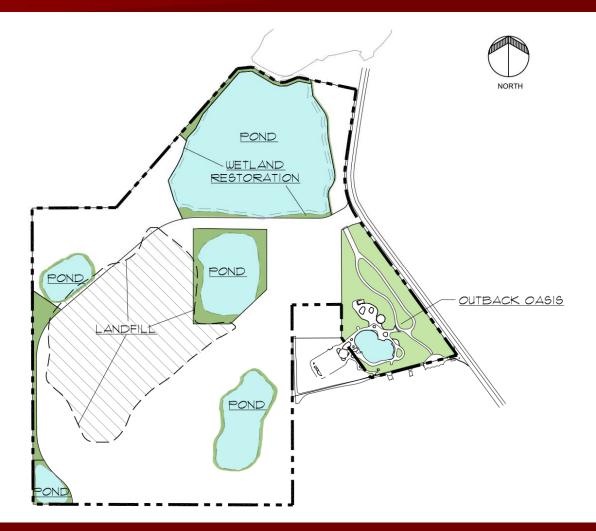


PLANNED UNIT DEVELOPMENT (P.U.D.) ZONING

Application to: City of Winter Haven, Florida For Schulz Property/Outback Oasis

EXISTING CONDITIONS:

Outback Oasis Botanical Gardens and Event FacilitiesRetention Ponds and Restored Wetlands



EXISTING CONDITIONS:

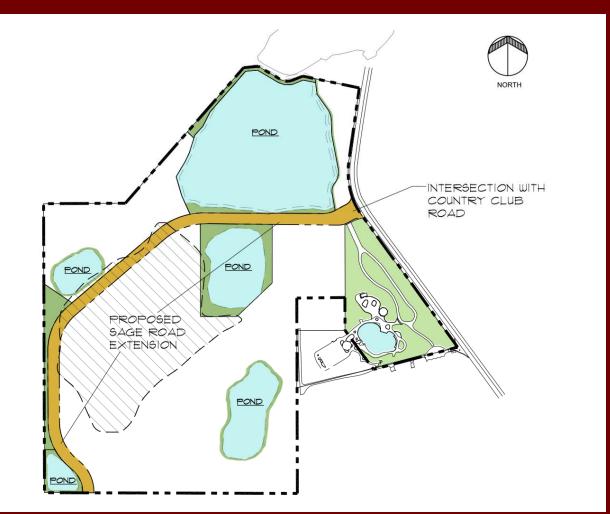


EXISTING CONDITIONS:



PROPOSED SAGE ROAD EXTENSION AND INTERSECTION WITH COUNTRY CLUB ROAD 3.82 ACRES

■ 60′ R.O.W.



PROPOSED SAGE ROAD EXTENSION AND INTERSECTION WITH COUNTRY CLUB ROAD

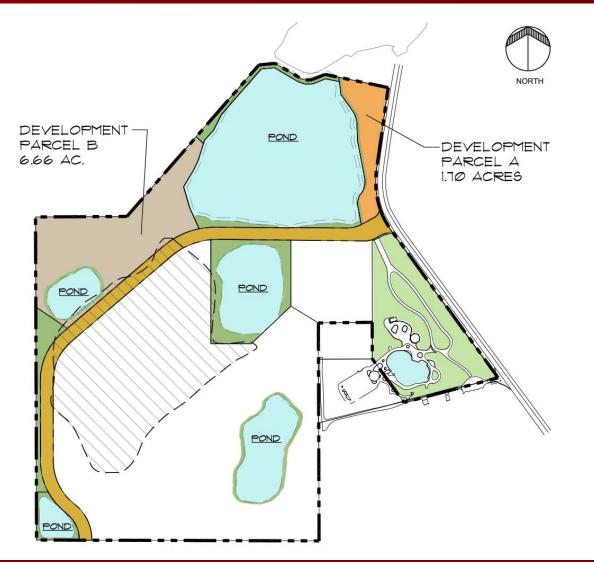


PROPOSED SAGE ROAD EXTENSION AND INTERSECTION WITH COUNTRY CLUB ROAD







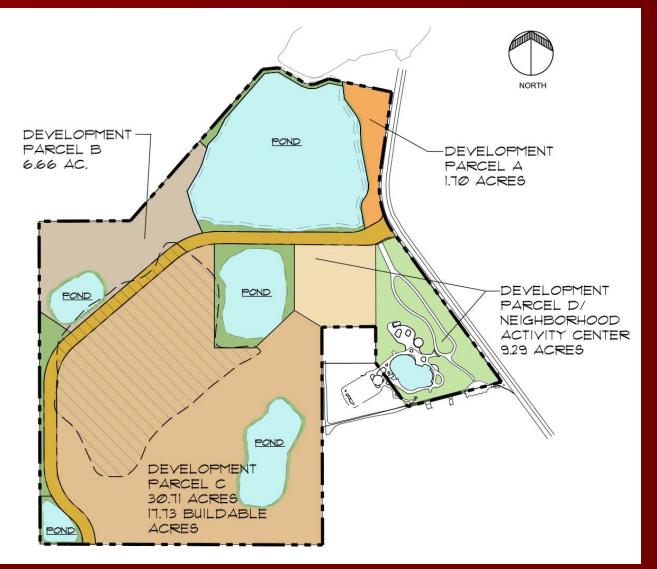






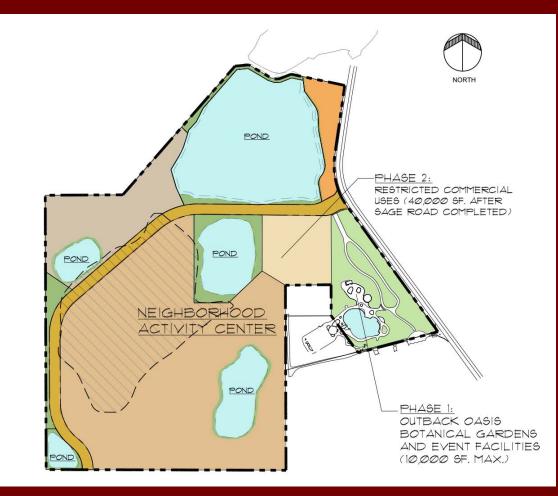




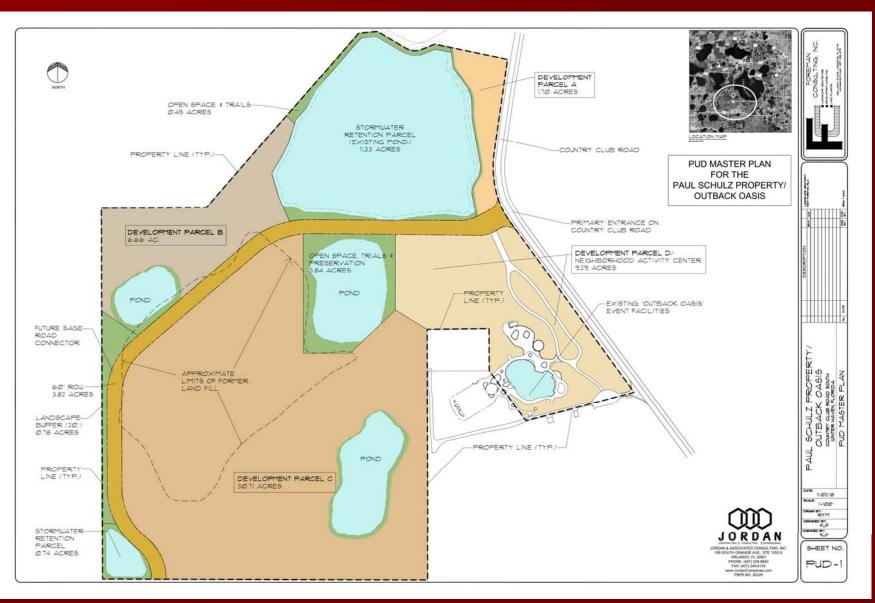


NEIGHBOORHOOD ACTIVITY CENTER:

- PHASE 1: OUTBACK OASIS BOTANICAL GARDENS AND EVENT FACILITIES (10,000 SF.MAX.)
- PHASE 2: RESTRICTED COMMERCIAL USES (40,000 SF. AFTER SAGE ROAD COMPLETED)



SUBMITTED P.U.D. MASTER PLAN:



SUBMITTED P.U.D. MASTER PLAN:

DEVELOPMENT NOTES

UTLITES

18.

3 ADDITIONAL COMMUNITY SERVICES USES AS AGREED TO BY THE CITY

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6. SPAJAH PAGE 6. SPAJAH PAGE DORBAN PROJECTION AND THE RELATED TO ACTIVE ADULT AND ASSISTED UNROF ARCHITES RESOLUTION, USES 8. AMMU-ARTINEE DOUGTOONL, USES 8. AMMU-ARTINEE DOUGTOONL, DORBITS 10. ADDRONG ALCOESSORY USES AS AGREED TO BY THE CITY OF WINTER INAVEN.

TLUTIES: A POTABLE WATER: CITY OF WINTER HAVEN B REUSE WATER: CITY OF WINTER HAVEN C. CLANTARY SENSE: CITY OF WINTER HAVEN D. ELECTION: DURE ENERGY B. ETREET UNETING DURE ENERGY OF PRIVATELY OWNED F. CABLE TV: TO BE DETERMINED D. ELECTION.COMPACE DE LEGENDED

STREET LIGHTING-DEVELOPER SHALL PROVIDE 0.4 FC FOR INTERNAL ROADWY PER FOOT GREEN BOOK MAXIMUM HEIGHT FOR STREET LIGHTS SHALL BE STREET. ALL URITING ON THE BAUR ROAD CONSICTOR SHALL COMPLY WITH POLK COUNTY STANDARDS AND FOOT GREENBOOK. ALL LIGHTING SHALL BE DARK SKY COMPLYANT.

BUTTER VARIO BETWEEN THIS PROJECT AND ADJACENT EXISTING LAND USES SHALL BE PROVIDED IN ACCORDANCE WITH ORD. 0-8-00 CM AS MOTTED ON THE PROVIDED CM ATTER PAILO BENTER VARIAS BETWEEN CM SITE USES AND THE PROVIDED CM-8TE ROLD METHODIX SHALL BE PROVIDED IN ACCORDANCE WITH ORD. 0-8-00 CM AS ONTED ON THE PROVIDED IN ACCORDANCE WITH ORD. 0-8-00 CM AS ONTED ON THE PROVIDED IN ACCORDANCE OUTLOOPER CARGO AS A DONTED ON THE PROVIDED IN ACCORDANCE OUTLOOPER CARGOVERS HE ROUTH TO LEMANTE BETWEEN WHEN THE PROJECT. THE OUTLOOPER CARGOVERS HE ROUTH TO LEMANTE BETWEEN VARIOS BETWEEN THE

THE PARKS, OPEN SPACE, AND RECREATION FACILITIES WITH A COMBINATION OF SDEWARDS AND THALS TO BE SHOWN ON THE CONSTRUCTION PLANS FOR EACH PHASE OF DEVELOPMENT AND REVIEWED BY CITY STAFF.

DEVELOPER RESERVES THE RIGHT TO UTILIZE PUBLIC OR PRIVATE STREETS *** *EXAMPORE THE REAT TO UTLIZE PUBLIC OF PRIVATE STREETS WITHIN THE INDIVIDUATION AND ANALY AND BUAL BE PERMITTED TO UTLIZE VEHICLAR OF ALLES FOR ALL PRIVATE STREETS. IT IS THE UTENT FOR ALL COUNTY MAINTANED ROADS WITHIN AND ADJACENT TO THIS DEVELOPMENT TO REMAR POLIC.

OPEN SPACE MAY INCLUDE SURFACE WATER MANAGEMENT SYSTEMS (WET OF DRY) THAT ARE DESIGNED WITH RECREATION TRALS AND/OR LANDSCAPED IN ACCORDANCE WITH THE SUFFER STANDARDS IN ORD. Date:dl.

THE EXISTING OUTBACK DASIS EVENT FACILITIES AND ANY FUTURE EXPANSION OR EXHAMICEMENTS INVAL COMPLY WITH THE CITY OF WAITER HAVENS NOISE ORDINACE (CHAPTER 12, ARTICLE II)

THE EDISTING OUTBACK CASES BOTANICAL GARDENS AND EVENT FACUTEES WELL CONTINUE, WITH ANY AND ALL DOSTING EVENT FACUTEES AND ACCUMPTEES AS AND CONSISTING EVENT AND AND ALL DOSTING EVENT FACUTEES AND ACCUMPTEES AS AND CONSIST ON EXCENT AND A CONTINUES AND A CONTINUES AND A CONSIST AND A CONTINUES AND A C

20 ALL SIGNAGE SHALL BE CONSIDERED AS ON-SITE SIGNAGE IRREGARDLESS OF THE PHYSICAL LOCATION WITHIN THE COMMUNITY.

21 THE FINAL LINTS OF THE FORMER LIND FILL ON THE SITE WILL BE OFTERWINED PRO-TO THE START OF CONSTRUCTION THEOLOGY THE USE OF CORE SMARLES AND/OF AVAILABLE HISTORICAL DATA. OFVIL/OPMENT IN THISE AND/OF WILL BE RESTRICTED BULDINGS WITHOUT CONSTRETE FOLGACITIONS.

ADER TO PROMOTE A SENSE OF COMMUNITY WITHIN ELOPER RESERVES THE RIGHT TO ELIMINATE BUFFE HOUS USES WITHIN THE INTERIOR OF THE PROJECT.

ALL DEVELOPMENT PARCELS SHALL BE INTERCONNECTED TO EACH THE PARKS, OPEN SPACE, AND RECREATION FACILITIES WITH A CO

ACCESSORY USES TO DEVELOPMENT PARCELS

- OWNER/APPLICANT OWNED OR CONTROLLED PROPERTY WITHIN PUD. 69.3 ACRES. NEW UNIMPROVED RUGHT-OF-WAY TO BE DEEDED TO THE CITY OF WINTER WWEN 3.82 ADRES.
- GROSS DEVELOPMENT AREA: 65.48 AC.
- PROPOSED RESIDENTIAL UNITS: 500 ACTIVE ADULT AND/OR ASSISTED LIVING FACILITY DWELLING UNITS (D.U.).
- PROFOSED NEIGHBORHOOD ACTIVITY CENTER/ DEVELOPMENT PARCEL D 500 SOAME FEET OF ALL USES BET FORTH AS COMPATIBLE BY THE FORL PUD APPROVIL, AND WITH THE CITY OF WITH AVAIDS ARGENERING OD COMMENSA APPROVIL THE MICH THE CHART OF WITH AVAIDS ARGENERING OD COMMENSA ASSOCIATED WITH THE EXISTING OUTBACK ORISE BOTAINCAL GARDENS AND EVENT FACULTES.
- LAND ASSIGNED TO NEXPHORHOOD ACTIVITY CENTER / COMMERCIAL FACILITIES (DEVELOPMENT PARCEL D): 9.29 ACRES
- LAND ASSIGNED TO RESIDENTIAL DEVELOPMENT PARCELE: 19.07 ACRES.
- GROSS RESIDENTIAL DENSITY: 500 D U.65.48 AC. + 7.64 D U.MC.
- PROPOSED COMMERCIAL F & R I NOT TO EXCEED 8 50 PER POLICY 1.3.5. PROPOSED MINIMUM RECREATION, PARKS, AND BUFFERS: \$17 ACRES PLUS ADDITIONAL OPEN SPACE AND BUFFERS AS PART OF THE HOLYDUAL PARCEL DEVELOPMENT
- ANI TELE URBS: A EXISTING OUTBACK GASIS BOTANICAL GARDENS AND EVENT FACILITIES USES: ANY AND ALL EVENT FACILITIES AND ACTIVITIES CURRENTLY OCCURRING ON THIS STEE, INCLUDING:
- 1 WEDDINGS 2 BANQUETS 3 RECEPTIONS

- A RECEIPTION
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 CONC. NON. SPECIAL ACTIVITY PROGRAM
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- ABSOCIATED 12. ASSOCIATED PARKING 13. SCULPTURES AND ARTWORK 14. GIFT SHOP 15. SITE LIGHTING

- R. RESIDENTIAL USES: 1. ACTIVE ADX.175ENIOR RESIDENTIAL, INCLUDING SINGLE-FAMILY DETACHED. SINGLE FAMILY ATTACHED. AND MULTI-FAMILY HOUT TYPES. 3. A COMBINATION OF USES 1 AND 2 ABOVE
- C. NEIGHBORHOOD ACTIVITY CENTERCOMMERCIAL USES L RESTAURANT WITH LOUNDE 2. HEALTH SPA 3. PROFESSIONAL OFFICES 4. MEDICAL AND DEVITAL OFFICES 5. BANQUET HALL

- ACTIVE ADULT TRENDRE HOUSING AND ASSISTED LIVING FACELITY & RESIDENTIAL ANGLIARY USES INCLUDING BUT NOT LIMITED TO. SPAS, RESTAURANTS, COFFEE SHOPS, SUNDRY SHOPS, RETAIL SHOPS, GYME, ADMINISTRATIVE OFFICES, AND MEETING ROOMS.
- 1 LOCAL COMMERSITY SERVICE LISES
- LODGE COMMUNITY SIRVICE USES 1. SALES & RENTAL OFFICES (FOR SCHULZ PROPERTY/OUTBACK OASIS ONLY). 2. CONSTRUCTION TRALERS AND TEMPORARY SALES FACULTES (FOR SCHULZ PROPERTY/OUTBACK OASIS ONLY).

TABLE 1: LAND USE

DEVELOPMENT PARCEL D

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			PERMITT	ED USES		
PARCEL DESIGNATION	ACTIVE ADULT/SENIOR HOUSING			ASSISTED LIVING FACILITIES	NEIGHBORHOOD ACTIVITY CENTER COMMERCIAL	LOCAL COMMUNITY SERVICES
	SINGLE FAMILY DETACHED	BINGLE FAMILY ATTACHED	MULTH FAMILY	ALL HOUSING TYPES AND ACCESSIORES	CENTER COMMERCIAL	Sectores.
DEVELOPMENT PARCELA	×	· x :		x		х
DEVELOPMENT PARCEL B	x	x	x	x		x
DEVELOPMENT PARCEL C	x	x	×	x		х

×

x

TABLE 2: ACTIVE ADULT/ SENIOR OR ASSISTED LIVING FACILITIES RESIDENTIAL DEVELOPMENT STANDARDS

×

PERMITTED RESIDENTIAL USE	S.F. DETACHED	S.F.R. ATTACHED	MULTHFAMILY	ASSISTED LIVING FACILITIES
ALLOWED IN EACH DEVELOPMENT PARCEL	A, B, C, D	A.B.C.D	B.C	A. B. C.D.
MIN. LIVING AREA (S.F.)	800	800	500	100
MIN. LOT AREA (S.F.)	\$000	2000	N/A	NA
MIN. LOT WDTH (FT.)	40	20	N/A	NIA
MIN. LOT DEPTH (FT.)	110	100	N/A	NA
MAXIMUM BUILDING HEIGHT (FT.)	35	45	45	60
MAXIMUM STORIES	2	3	3	5
MAXIMUM IMP. SURFACE RATIO	60%	60%	60%	60%
MIN. FRONT SETBACK (FT.)	20	54	14	20
MIN. SIDE SETBACK (FT.)	5	0	0	10
MIN. STREET SIDE SETBACK (FT.)	14	54	14	NA
MIN. REAR SETBACK (FT.)	15	0	15	0
MIN. FRONT SETBACK (FT.) (ACCESSORY)	35	35	0	10
MIN. SIDE SETBACK (FT.) (ACCESSORY)	5	0	0	10
MIN. STREET SIDE SETBACK (FT.) (ACCESSORY)	14	54	14	10
MIN. REAR SETBACK (FT.) (ACCESSORY)	5	0	0	0

NOTES. NOW, STRAWDOL A COMMON PARANDA MAY BE PROVERED IN COMBINE PARAMONG AREAS SO LONG AS SUCH PARAMA AREA IS NOT INCHE THAN ONE HANDRED AND RETY (150) FEET BY THE MOST DRECT PEDESTRAWA ROUTE RIMON THE DOOD OF THE DWELLING WAY WHICH THE INTERACE TO BERVE. Is MINIMANTERIZE ESTENCIES OF DRECT FROM ANY THOU EXTERNAL PROPERTY.

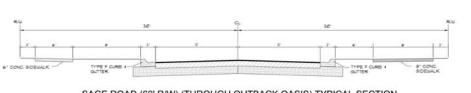
- - NO ATRONTOR A. S.F.R. ATTACHIO SHALL BE LISTEET BETWEEN BUILDING GROUPS. B. S.F.R. DETACHIO SHALL BE SUBJECT TO COMPLIANT WITH PART PERSTANCE BATING STANDARDS FOR WALLS AND RCOPS AS SET FOR THE OTY'S ADDIPTIO BUILDING COD
- MAXIMUM ACCESSORY STRUCTURE BUILDING AREA SHALL BE LIMITED TO SITN OF THE LOT AREA FOR THE SUBJECT PROPERTY OR INOVIDUAL LOT. A MINIMUM WT6ACK INTWEIN PRIMARY BUILDINGS AND PROJECT PERMITTIR SHALL BE 2011. MINIMUM WT6ACK INTWEIN ACCESSORY URLS AND PROJECT PERMITTIR SHALL BE VET
- SHOULD THE OWNER DECORE TO DEVELOP PARCELS A AND/OR B AS A RECREATIONAL VEHICLE PARK IAS ALLOWED IN TABLE 1L. THE OWNER AGREES TO MEET THE STANDARDE ESTABLE IN THE CITY'S AN JOINING CODE AS IT RELATES TO B V. PARKS.





LEGAL DESCRIPTION FOR SCHULZ PROPERTY APPLICATION FOR PLANNED UNIT DEVELOPMENT.

LIGAL CECURTOR IN CALCULATIONENT APPLICATION FOR LANKED UNIT DEVILUTIONENT.



SAGE ROAD (60' R/W) (THROUGH OUTBACK OASIS) TYPICAL SECTION

SCALE: 1"=40"

STANDARDS

FLOOR AREA RATIO

MIN LOT WIDTH (FT.)

MIN LOT DEPTH (FT.)

MAXMUM STORIES

2020 to 2021

2021 to 2022

2022 m 202

2023 to 2024

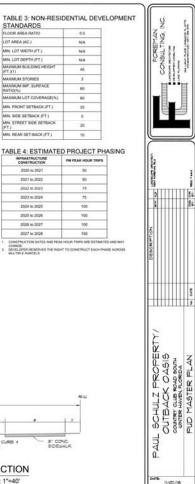
2024 to 2025

2025 to 2026

2025 to 2027

2027 in 2028

LOT AREA (AC.)



-AS SHOWN RTM K F ECHED BY

SHEET NO. PUD-2

ORDAN JORDAN & ASSOCIATES CONSULTING, INC. 199 SOLTH ORANGE AVE. STE 1550-5 ORLANDO, R. 32801 PHORE, 4077, 228-6869 FAX: (407) 248-8124

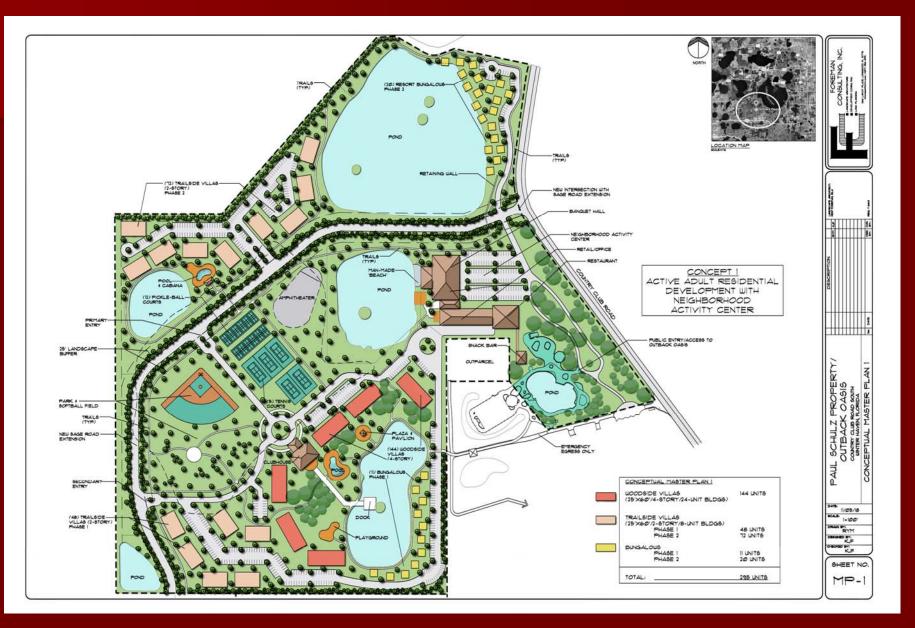
FBPR NO 26325

SUMMARY OF REQUESTS AND STIPULATIONS

PROPOSED DEVELOPMENT SUMMARY:

- REQUESTING "RESIDENTIAL LOW DENSITY" ON CITY'S FUTURE LAND USE MAP.
- REQUESTING PLANNED UNIT DEVELOPMENT (PUD) ZONING FOR MAXIMUM OF 500 ACTIVE ADULT OR ASSISTED LIVING FACILITIES UNITS.
- REQUESTING NEIGHBORHOOD ACTIVITY CENTER AS PART OF PUD. PHASE ONE TO INCLUDE EXISTING OUTBACK OASIS AND 10,000 SF OF ASSOCIATED COMMERCIAL USES. PHASE TWO TO INCLUDE 40,000 SF OF ASSOCIATED COMMERCIAL UPON COMPLETION OF SAGE ROAD EXTENSION (OR 2024).

CONCEPTUAL MASTER PLAN 1:



CONCEPTUAL MASTER PLAN 2:



THANK YOU

