

FUTURE LAND USE MAP (FLUM) AMENDMENT

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

CONSULTANTS:

- **FOREMAN CONSULTING INC.**
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- **AUSTIN ENVIRONMENTAL CONSULTANTS, INC.**
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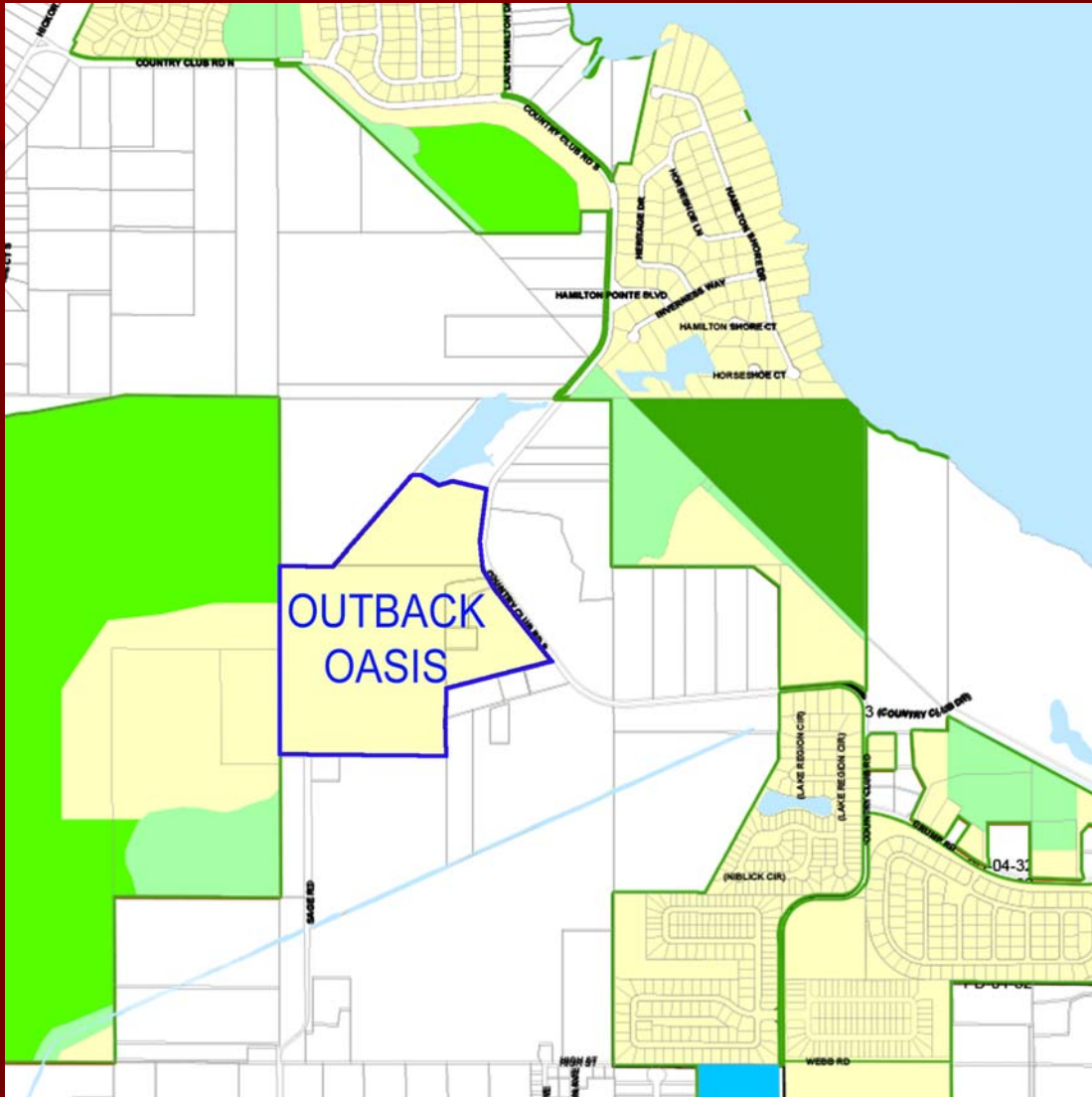
LOCATION:



ANNEXATION AREA SITE PLAN:



PROPOSED LAND USE MAP:



Legend

-  Central_Urban_Core
- FLU**
-  Commercial
-  Conservation
-  Institutional
-  Industrial
-  Neighborhood Activity Center
-  Recreation/Open Space
-  Primary Activity Center
-  Regional Activity Center
-  Residential Estate (0-2.0 du/ac)
-  Residential High Density (10.01-25 du/ac)
-  Residential Low Density (2.01-10 du/ac)
-  Traditional Neighborhood Area
-  WINTER HAVEN CITY LIMITS
-  Utility Service Area

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

Application to:
City of Winter Haven, Florida
For
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EXISTING CONDITIONS:

- Outback Oasis Botanical Gardens and Event Facilities
- Retention Ponds and Restored Wetlands



EXISTING CONDITIONS:

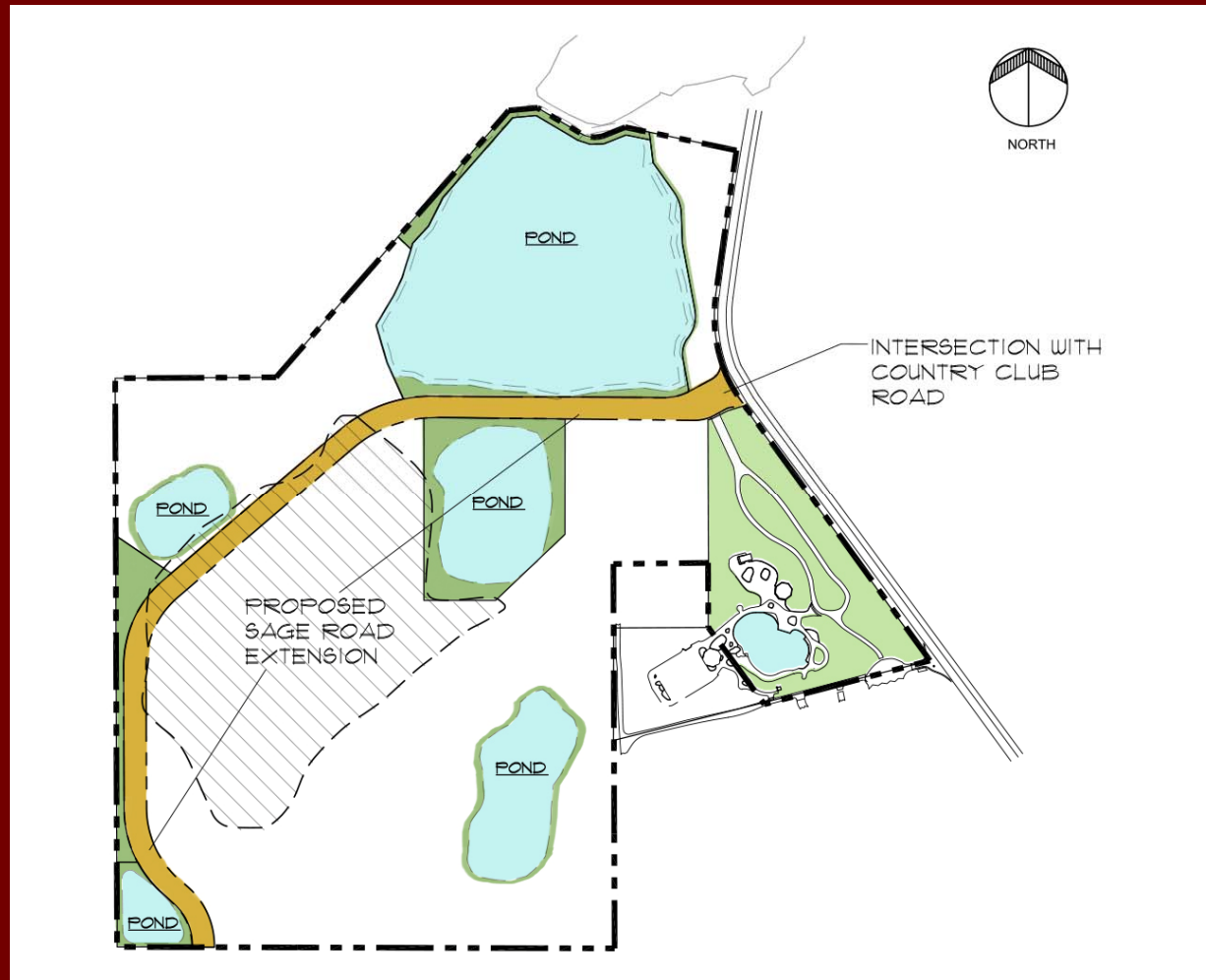


EXISTING CONDITIONS:



PROPOSED SAGE ROAD EXTENSION AND INTERSECTION WITH COUNTRY CLUB ROAD

- 3.82 ACRES
- 60' R.O.W.



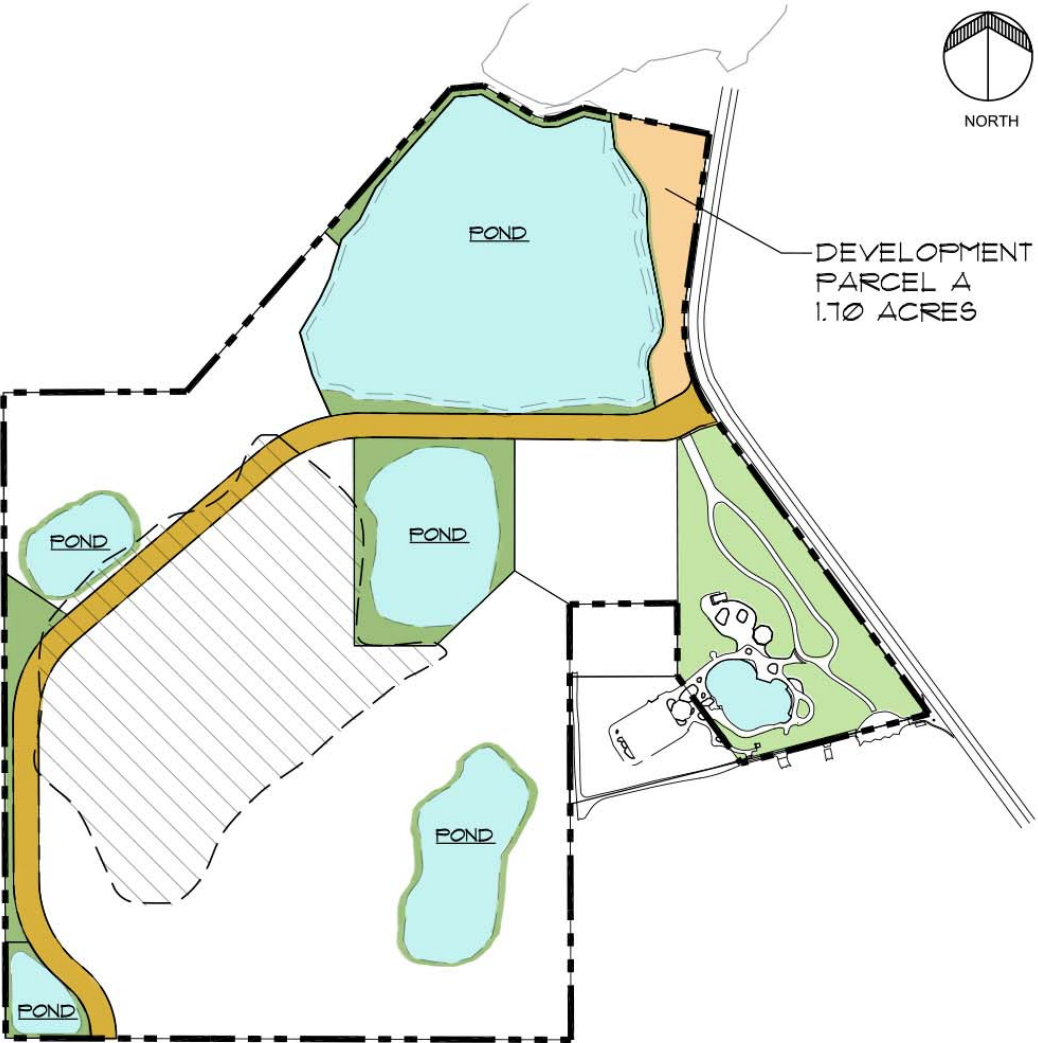
PROPOSED SAGE ROAD EXTENSION AND INTERSECTION WITH COUNTRY CLUB ROAD



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PROPOSED DEVELOPMENT PARCELS:



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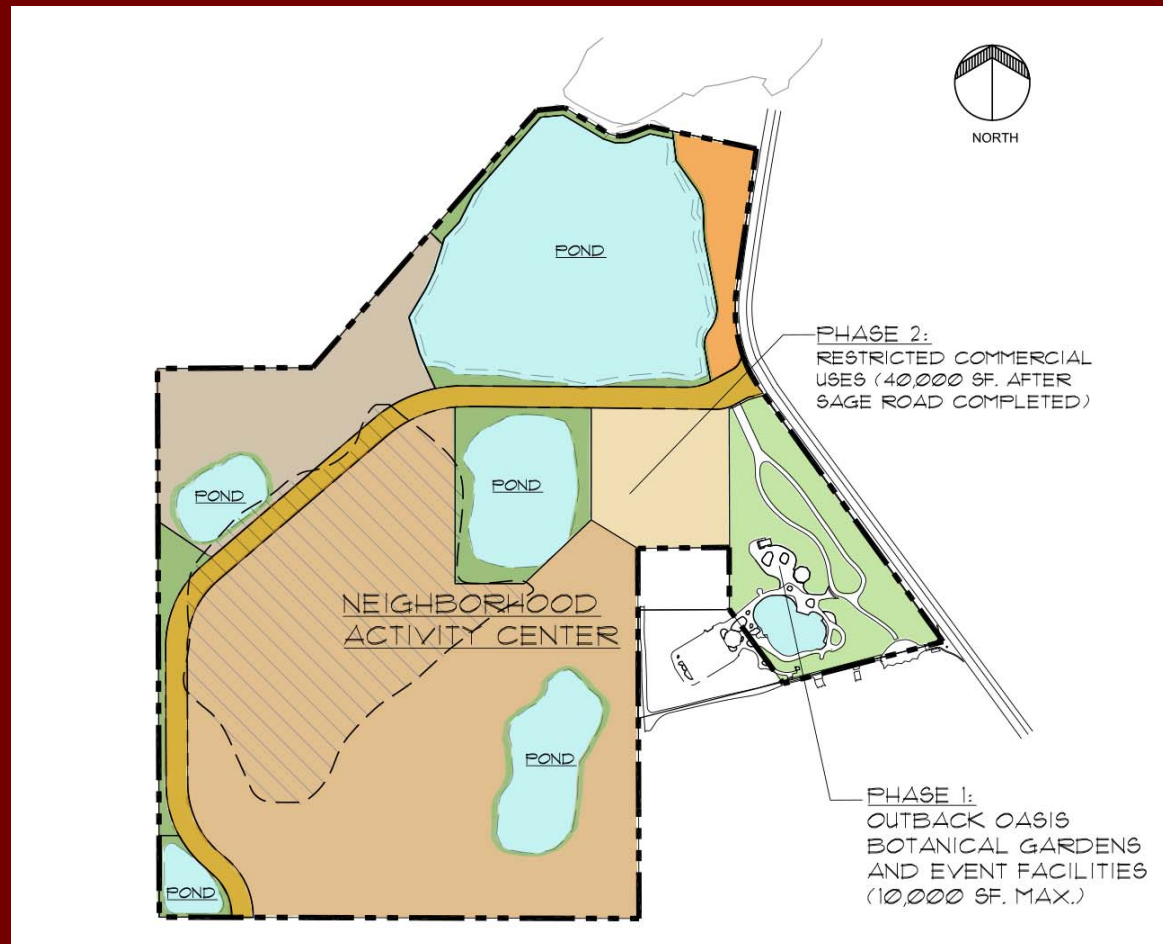


PROPOSED DEVELOPMENT PARCELS:



NEIGHBORHOOD 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)



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:



FOREMAN CONSULTING, INC.

**PAUL SCHULZ PROPERTY/
OUTBACK OASIS
COUNTRY CLUB WITH
WATER HAVEN FLORIDA**

CONCEPTUAL MASTER PLAN I

DATE: 11/05/10
SCALE: 1/8"=1'-0"
DRAWN BY: RYM
DESIGNED BY: C.S.
CHECKED BY: C.S.

SHEET NO. 1

THANK YOU

