

**CITY OF WINTER HAVEN FACT SHEET
PLANNING COMMISSION MEETING
January 3, 2019**

DATE: December 20, 2018

TO: Winter Haven Planning Commissioners

VIA: Merle Bishop, Growth Management Director *MB*
Eric Labbe, Planning Manager *EL*

FROM: Sean Byers, Principal Planner *SB*

SUBJECT: **Case Number P-19-08:** Request by Paul William Schulz to assign Residential-Low Density and Neighborhood Activity Center Future Land Uses to 4 annexed parcels. **General Location:** Parcels generally located on the west side of Country Club Road, approximately 1,700 feet south of Hamilton Point, NE. The area covered by this request is 69.2± acres; and

Case Number P-19-09: Request by Paul William Schulz to assign Planned Unit Development (PUD) zoning district to 4 annexed parcels. **General Location:** Parcels generally located on the west side of Country Club Road, approximately 1,700 feet south of Hamilton Point, NE. The area covered by this request is 69.2± acres.

BACKGROUND:

Paul William Schulz, petitioner, requests the City assign Residential-Low Density and Neighborhood Activity Center Future Land Uses and Planned Unit Development (PUD) zoning district to 4 annexed parcels. The area subject to this request consists of a single family residence, portions of the Outback Oasis event venue, the reclaimed Sage Road landfill, and vacant land. The area contains a total of 69.2± acres. Annexation of the parcels was approved by the City Commission October 22, 2018.

The petitioner proposes to develop the subject area with an “aging in place” concept which includes a mixture of residential uses marketed to individuals over age 55. Uses would include a combination of detached active adult residences, attached low-rise condominiums or townhouses, and an assisted living facility. To support these residential uses, and other nearby residential uses, a small 9.3-acre neighborhood commercial area will be provided near the development’s intersection with Country Club Road. The existing Outback Oasis event venue is envisioned to continue and support the “aging in place” community as recreation and open space.

To facilitate development of the subject area, and to improve overall traffic circulation in this part of the City, the petitioner proposes to dedicate right-of-way to allow for the future extension of Sage Road to Country Club Road. The right-of-way is generally located along the western edge of the subject area near the old Sage Road Landfill, and then extends eastward, south of an

existing pond located on the northern portion of the property. No habitable structures will be developed over the old landfill; however, this space may be used for parking and/or recreation.

The requested PUD addresses the following development criteria: specific land uses, development timing, building setbacks and height, landscaping, noise, transportation requirements, and signage.

As this request contains a large-scale Future Land Use Map amendment, review by the Florida Department of Economic Opportunity (DEO) and other state and local agencies is required.

INFRASTRUCTURE ANALYSIS:

Based on 56.1 acres of Residential-Low Density and 9.3 acres of Neighborhood Activity Center Future Land Uses (3.8 acres will be reserved for the Sage Road extension), up to a maximum of 561 residential units and 202,554 square feet of commercial space could be developed. This represents an increase of 492 residential units and 202,554 square feet of commercial space from the development intensity permitted by the existing Polk County Residential Low 1 Future Land Use. However, the companion Planned Unit Development (PUD) zoning requested for the parcels will limit the number of residential units to 500 and the amount of commercial space to 50,000 square feet. Utility impacts relating to this request are illustrated in the table below.

<i>Potable Water and Sewer</i>				
Type of Infrastructure	Existing Capacity* (November 30, 2018)	Vested Demands	Potential New Demands (500 units & 50,000 sf)	Remaining Capacity
Potable Water	4,180,000 g/d	618,100 g/d	138,000 g/d	3,423,900 g/d
Sewer (WWTP 2)	697,000 g/d	110,500 g/d	120,710 g/d	465,790 g/d

Sufficient capacity exists within the water and infrastructure to accommodate the petitioner’s request.

Under the most intensive development scenario (see attached development scenario analysis), up to 324 total peak-hour trips may be generated. At maximum build-out under the proposed PUD, sufficient capacity exists on Country Club Road to accommodate the petitioner’s request. Staff’s analysis is consistent with a traffic study conducted by Traffic and Mobility Consultants in December, 2018, which found “Country Club Road will adequately and efficiently accommodate the projected traffic movement at the driveway.” In their study, they determined the projected number of new of peak-hour trips will be approximately 202. The traffic study does recommend two egress lanes and one ingress lane into the subject area; a 260-foot left-turn lane from Country Club Road; and a 185-foot right-turn lane from Country Club Road. Transportation impacts relating to this request are illustrated in the table below.

<i>Transportation</i>					
Type of Infrastructure	Existing Trips	Vested Demands	Potential New Demands (500 units & 50,000 sf)	Remaining Capacity	Percent Remaining Capacity
Country Club Road NB (PM Peak-hour Capacity 792 Trips)	184 trips	59	165	384	48.9%
Country Club Road SB (PM Peak-hour Capacity 792 Trips)	179 trips	57	159	397	49.5%

It must be noted, even though adequate capacity exists on Country Club Road to accommodate the proposed development, the petitioner intends to dedicate a 60-foot right-of-way through the subject area to facilitate an extension of Sage Road from the south to Country Club Road. The portion of this road located on the subject property will be constructed as part of the development plans. Should the roadway connection to SR 542 (Dundee Road) be constructed, a significant portion of the new trips will likely be directed southward, away from Country Club Road towards Dundee Road. The Sage Road connection is identified in the 2025 Comprehensive Plan's Future Roadway Network Maps.

As the proposed residential uses will be age-restricted, there will be no impact on public schools and compliance with public school concurrency will not be required.

SURROUNDING USES:

Uses surrounding the subject property include woodlands, wetlands, and a single-family residence with agricultural buildings to the north; woodlands, single-family residence, and agricultural buildings to the east; single-family residences on varying lot sizes and wetlands to the south; and agricultural uses and wetlands to the west. Several single-family subdivisions are located less than one mile from the subject property along Country Club Road. The table below illustrates the approximate distance to nearby residential subdivisions.

Subdivision	Approximate Distance	General Direction
Crossroads at Lake Region	3,100 feet	Southeast
Country Club Estates	2,100 feet	Southeast
Country Walk of Winter Haven	2,900 feet	Southeast
Gates of Lake Region	1,900 feet	East South East
Hamilton Pointe	1,400 feet	Northeast
Hamilton West	3,000 feet	North
Hampton Cove	3,700 feet	Northwest

COMPREHENSIVE PLAN:

The subject area is designated as Polk County Residential Low 1. The requested 56.1 acres of Residential-Low Density Future Land Use represents the most compatible City Future Land Use to the existing Polk County Future Land Use on the property, the existing Future Land Use on

surrounding properties remaining in unincorporated Polk County, and those adjacent and nearby properties located inside the City. The table below illustrates the developed residential densities of subdivisions located within one mile of the subject parcels.

Subdivision	Density (units/ac)	Year Developed
Crossroads at Lake Region	2.53	2005
Country Club Estates	3.40	2007
Country Walk of Winter Haven	4.17	2018
Gates of Lake Region	3.56	1995
Hamilton Pointe	1.28	1990
Hamilton West	2.41	2003 and 2004
Hampton Cove	2.76	2007
Average	2.87	

The requested 9.3 acres of Neighborhood Activity Center Future Land Use is designed to provide a location for supporting neighborhood commercial uses as expressed by Future Land Use Element Policy 1.5.9A, Transportation Element Objective 2.1, and Conservation Element policy 6.1.5. Without the proposed Neighborhood Activity Center, the nearest commercially designated area to the subject parcels is approximately 1.3 miles away at the corner of Country Club Road and Dundee Road. Close proximity of some supporting services will potentially reduce the number of trips using the surrounding roadway network.

NOTIFICATION:

All public notification requirements for these requests were met. In addition to the City’s official notice of these requests, the petitioner held an advertised neighborhood meeting December 13, 2018. Six nearby residents attended the neighborhood meeting and expressed concerns relating to noise and traffic.

CONCLUSION:

In reviewing the petitioner’s requests, the following conclusions have been reached:

- At full residential and commercial build-out, the petitioner’s request will generate approximately 324 peak-hour trips. While this is an increase over the potential number of trips which may be generated for residential uses permitted by Polk County or by the City’s R-1 zoning district, Country Club Road will only be operating at 66 percent of its capacity;
- Construction of the Sage Road connection to Dundee Road would likely divert most of the new trips off of Country Club Road as Sage Road would become a more direct route to reach supporting services and likely destinations;
- With an overall residential density of 7.2 units per acre and commercial Floor Area Ratio of 0.02, the petitioner’s requested development is consistent with the requested Residential-Low Density and Neighborhood Activity Center Future Land Uses;
- Uses with the potential of creating off-site impacts under the former Polk County Residential-Low 1 Future Land Use such as small group homes, mobile homes, intensive animal farms,

livestock auctions, and schools will not be permitted. Likewise, the City’s R-1 zoning allows for all types of schools which have the potential to create significant impacts on surrounding roadways. As opposed to conventional zoning, the requested PUD places restrictions on the types and locations of specific uses, which cannot be amended without additional public hearings.

RECOMMENDATION:

Staff recommends the Planning Commission recommend to the City Commission approval of these requests with the following conditions recommended for the PUD:

1. Permitted Uses.

- A. Residential uses shall be limited to a maximum of 500 total age-restricted units. Permissible residential uses shall include: Assisted living facility, Single-family Detached, Single-family attached, and Multi-family.
- B. Total Commercial uses shall be limited to a maximum total of 50,000 square feet; however, the maximum square footage dedicated to retail shops shall not exceed 10,000 square feet. Permissible commercial uses include: Professional offices, Medical/dental offices, Health spa, Personal services, Retail shops, Indoor commercial recreation, Outdoor passive recreation, Restaurants without drive-through window service, Cafeterias, Delicatessens, Small bed and breakfast, Event venue, and Conference center.
- C. Commercial square-footage shall be limited to a maximum of 10,000 square feet until such time as the Sage Road connection from SR 542 (Dundee Road) to Country Club Road is completed.
- D. Specific locations for the above identified uses within the subject area shall be as identified in the table below.

Proposed Use	Development Parcel Per Concept Plan			
	Parcel A	Parcel B	Parcel C	Parcel D
Single-family Detached	X	X	X	
Single-family Attached	X	X	X	
Multi-family		X	X	
Assisted Living Facility			X	
Recreational Uses	X	X	X	X
Commercial Uses				X

2. Lot and building requirements shall be as follows:

Lot and Building Requirement		Standard
Lot Area	Single-family Detached	Minimum 5,000 square feet
	Single-family Attached	Minimum 2,000 square feet

Lot Width		Single-family Detached		Minimum 40 feet
		Single-family Attached		Minimum 20 feet
Living Area		Single-family Attached and Detached		Minimum 800 square feet
		Multi-family		Minimum 500 square feet
Setbacks	Residential	Front yard	Front Porch	Minimum 10 feet
			Living Area	Minimum 14 feet
			Front Entry Garage	Minimum 22.5 feet
		Side yard	Single-family Detached	Minimum 5 feet
			Single-family Attached and Multi-family	Minimum 0 feet
			Assisted Living Facility	Minimum 10 feet
	Side Street		Minimum 14 feet	
	Rear	Single-family Detached and Multi-family	Minimum 15 feet	
		Single-family Attached and Assisted Living Facility	Minimum 0 feet	
	Commercial	Country Club Road		Minimum 35 feet
All other Roads or Driveways		Minimum 20 feet		
Side or Rear Lot Lines		Minimum 15 feet		
Building Separation (Excluding Detached Single-family)				Minimum 15 feet
Building Height		Single-family Detached		Maximum 2 Floors up to 35 feet
		Single-family Attached		Maximum 3 Floors up to 45 feet
		Multi-family		Maximum 4 Floors up to 52 feet
		Assisted Living Facility		Maximum 5 Floors up to 65 feet
Accessory Structures (Detached Single-family)		Area		Maximum 10 percent of lot area up to 750 square feet
		Setbacks		Minimum 3 feet from side and rear property line
Impervious Surface Area				Maximum 60 percent

3. Landscaping.

A. Event Venue

A minimum 20-foot wide buffer with a minimum 5-foot berm shall be installed along the event venue's frontage with Country Club Road and adjacent to any adjacent off-site residential properties. The buffer shall contain, at a minimum, the following plantings:

Planting Type	Requirement
Overstory Tree	Minimum 4 per 100 linear feet
Understory Tree	Minimum 7 per 100 linear feet

Large Shrub	Minimum 10 per 100 linear feet
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- B. A minimum 10-foot wide buffer shall be installed between the stand-alone commercial uses and any adjoining off-site residential parcel. The buffer shall contain, at a minimum, the following:

Planting Type	Minimum Requirement
Overstory Tree	2 per 100 linear feet
Understory Tree	4 per 100 linear feet
Large Shrub	5 per 100 linear feet
Fence Requirement	6-foot Opaque Fence

- C. A minimum 7.5-foot wide buffer shall be installed between the stand-alone commercial uses and any adjoining on-site residential area. The buffer shall contain, at a minimum, the following:

Planting Type	Minimum Requirement
Overstory Tree	2 per 100 linear feet
Understory Tree	4 per 100 linear feet
Large Shrub	4 per 100 linear feet
Fence Requirement	Optional 6-foot Opaque Fence

- D. Tree canopy coverage of parking and driveway areas.

The developer shall install and maintain tree canopy coverage equal to 40 percent of the impervious driveway and parking areas on site. Tree canopy coverage shall be achieved through the use of a variety of at least 4 different species of trees selected from the table below.

Permitted Tree		Canopy Credit
Common Name	Botanical Name	
Shumard oak	Quercus shumardii	1,250 square feet
Sand live oak	Quercus geminata	500 square feet
Red maple	Acer rubrum	700 square feet
Sweetgum	Liquidambar styraciflua	700 square feet
Florida elm	Ulmus americana var. floridana	700 square feet
Winged elm	Ulmus alata	700 square feet
Crape myrtle	Lagerstroemia indica	125 square feet
Tabebuia	Tabebuia chrysotricha Tabebuia heptaphylla Tabebuia impetiginosa	500 square feet
Longleaf pine	Pinus palustris	500 square feet
Slash pine	Pinus elliottii	500 square feet
Sand pine	Pinus clausa	500 square feet
Bald cypress	Taxodium distichum	500 square feet

E. The use of Florida Friendly plantings shall be required.

4. Signage.

A. Ground Signs. Ground signs for free-standing commercial businesses shall be in the form of monument style signs permitted as follows:

Roadway Frontage	Maximum Area	Maximum Height
Country Club Road	64 square feet	10 feet
Sage Road	96 square feet	15 feet

All ground signs shall maintain a minimum separation from each other of 200 feet along any one parcel.

B. Building Signs. Exterior building mounted signage for free-standing commercial businesses shall be permitted at a ratio of 1.50 square foot per linear foot of storefront; however, signage for a single storefront shall not exceed a maximum of 100 square feet. Building mounted signage may only be placed on the front and side elevations of the building.

C. Electronic message center signs shall not be permitted.

5. Transportation.

A. Access to the lands subject to this ordinance shall be restricted to two entrances from Country Club Road, one of which shall include the future Sage Road connection.

B. Right-of-way shall be dedicated along the development's frontage with Country Club Road to allow for a minimum of 30 feet to the centerline of the right-of-way.

C. A minimum 60-foot right-of-way shall be dedicated through the property to allow for the future extension of Sage Road to Country Club Road. Should the roadway not be under development within 10 years from the adoption of this ordinance, ownership of the right-of-way may revert back to the developer or any successor owner.

D. All parcels shall provide for cross-access driveways between each parcel.

E. A minimum 6-foot sidewalk shall be installed along the development's frontage with Country Club Road and Sage Road. Minimum 4-foot sidewalks shall be installed along both sides of any internal roadway.

F. Street lighting shall be installed on the Sage Road extension and any internal roadways at intervals of one light per 350 linear feet of roadway. Street lighting shall utilize energy efficient cobra head light fixtures with cut-off luminaires.

6. Noise.

- A. Amplified outdoor music or DJs shall only be permitted between the hours of 4 p.m. and 8 p.m. Monday through Thursday, between the hours of 4 p.m. and 9 p.m. on Fridays, between the hours of 2 p.m. and 9 p.m. on Saturdays, and between 2 p.m. and 8 p.m. on Sundays.
- B. All noise shall remain within the sound levels established by Chapter 12 of the Winter Haven Code of Ordinances at all times. Noise readings shall be measured at the property line of the property generating the noise.

7. Sage Road Landfill.

No habitable structures shall be constructed on the former Sage Road Landfill as delineated on the attached conceptual site layout. Additionally, no fill material shall be removed from the former landfill site. The landfill may be used for outdoor recreational uses, open space, or parking.

8. Development shall be in general accordance with the attached conceptual layout of the property.

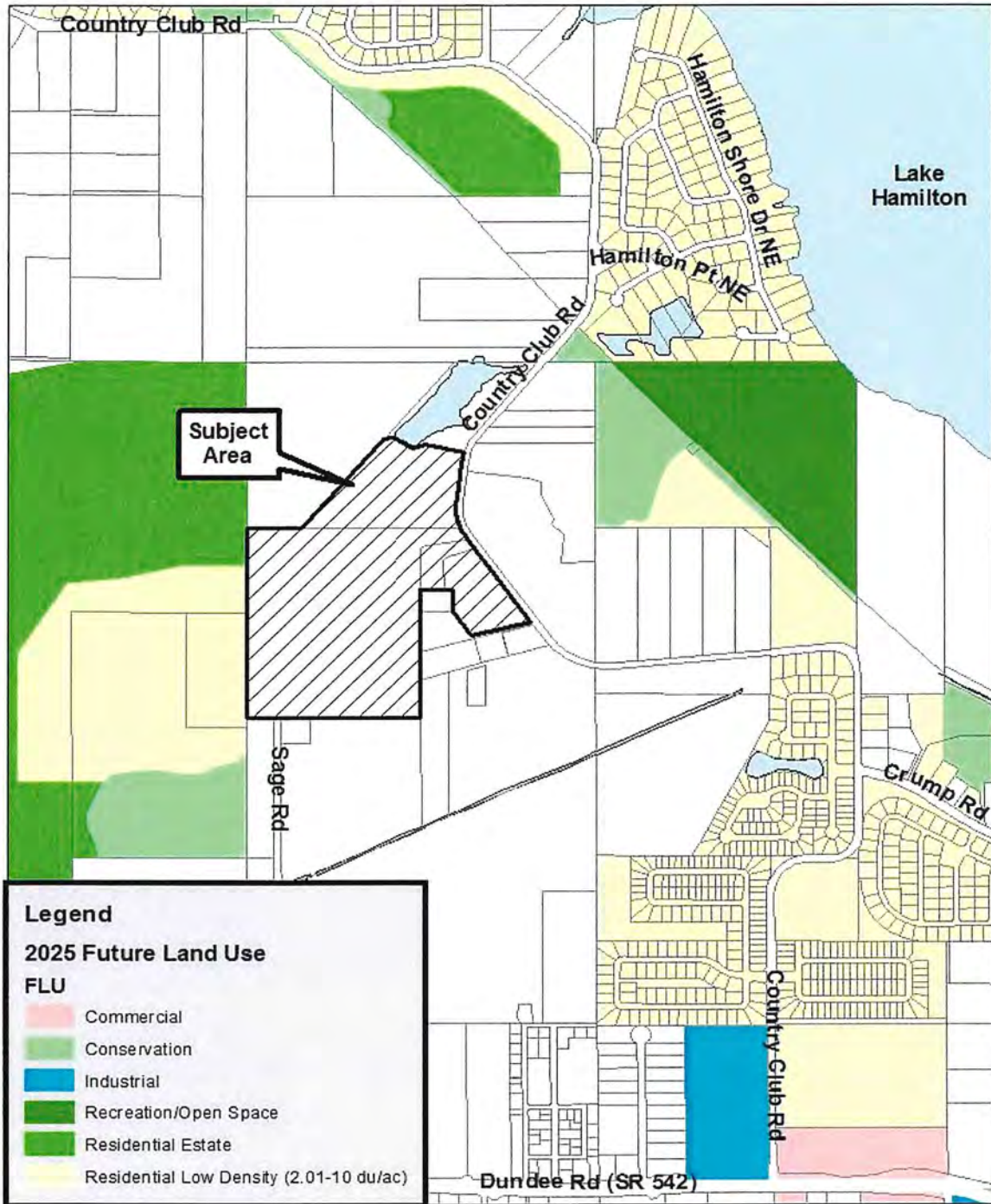
9. All other code requirements shall be met.

ATTACHMENTS:

- Future Land Use Map
- Proposed Future Land Use Map
- Zoning Map
- Aerial Map
- Polk County Future Land Use Map
- Polk County vs. Winter Haven Comparison of Uses
- Vehicle Trip Generation Analysis
- Conceptual Plan

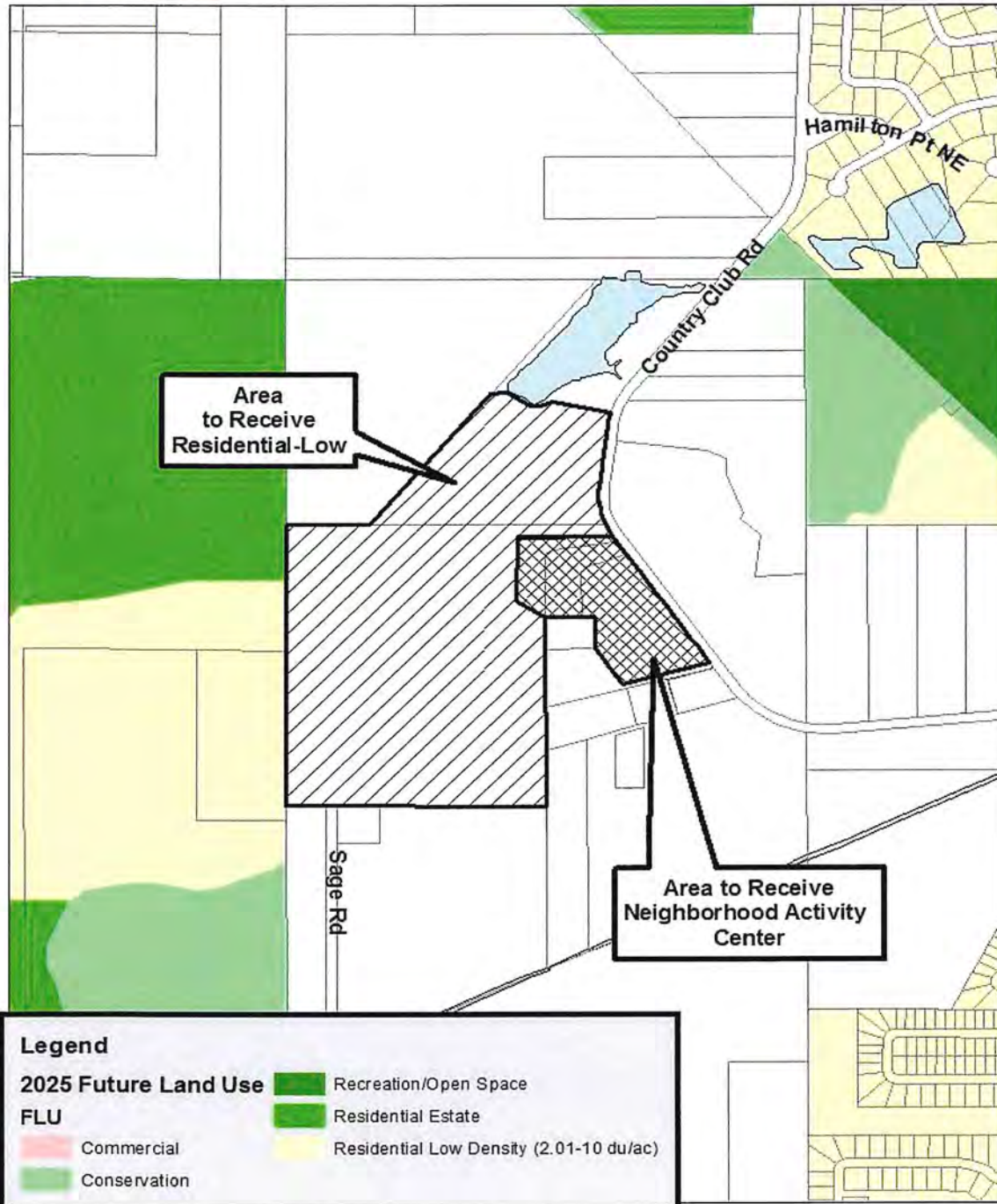
ANTICIPATED CITY COMMISSION ACTION DATES:

- January 28, 2018 (First Reading and Transmittal Public Hearing)
- March, 2019 (Second Reading, Public Hearing, and Final Adoption)



The map is created from a subset of data from the City of Winter Haven Geographic Information System (GIS) database. The City of Winter Haven makes no claims, no representations, and no warranties, express or implied, concerning the validity (express or implied), the reliability or the accuracy of the GIS data and GIS data products furnished by the City, including the implied validity of any uses of such data.





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Polk County Future Land Use Map

Polk County Data Viewer

Page 1 of 1

The screenshot displays the Polk County GIS Map Viewer interface. At the top left is the Polk County logo, followed by the text "Polk County GIS Map Viewer". To the right is a search bar with a magnifying glass icon and the placeholder text "Enter address here". Further right is a "Help" link. The main map area shows a yellow-colored land use zone with various parcel boundaries. A purple arrow points to a specific location within this zone. Labels on the map include "RL-3" in the top left, "POINSETTIA PARK" below it, "RL-1" in the lower middle, and "FLO HIGHL SUBDI" in the bottom right. On the left side of the map, there are navigation controls: a plus sign for zooming in, a minus sign for zooming out, and a right-pointing arrow for panning.

<http://gisapps.polk-county.net/gisviewer/>

10/22/2018

Schulz Property Potential Uses
Polk County vs. City of Winter Haven

Polk County RL-1 Future Land Use			Proposed Winter Haven PUD	Winter Haven R-1 Zoning
Uses Permitted by Right	Uses Permitted by Administrative Review	Uses Permitted with a Public hearing	Proposed Permitted Uses	Permitted Uses
General Farming	Small Group Home (6 or less residents)	Group Living Facility (15 or more residents)	Existing Event Venue	Single-family Residential
Single-family Uses Minimum 40,000 sf Lots	Individual Mobile Homes	Mobile Home Park/Subdivision	Active Adult Residential	Single-family Modular Home
Class 1 and 2 Utilities	Infill Residential Development	Short Term Rental Unit	Townhomes/Villas	Accessory Residential Unit
	Intensive Animal farm	Planned Development	Assisted Living Facility	Home Occupations
	Livestock Auction	Adult daycare (7 or more clients)	Restaurant- No Drive Through	Adult Family Care Home
	Nurseries & Greenhouses	Off-site Agricultural Support	Offices	Family Daycare Home
	Small emergency Shelter (6 or less occupancy)	Bed and Breakfast	Retail Shops	Family Foster Home
	Golf Course	Childcare Center		Bed and Breakfast
	Passive Recreation	Cultural facility		Golf Course
	Low-intensity Recreation	Large Emergency Shelter		Public and Private Schools
	Elementary School	Government Facility		Parks and Open Space
	Middle School	Helistops		Recreation- Indoor Public
	Class 2 Utilities	Non-phosphate Mining		Recreation- Outdoor Public
		High Intensity Recreation		
		Vehicle Oriented Recreation		
		Religious Institution		
		Riding Academies		
		High School		
		Leisure Special Interest School		
		Class 3 Utility		

Vehicle Trip Generation Analysis

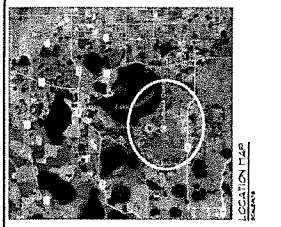
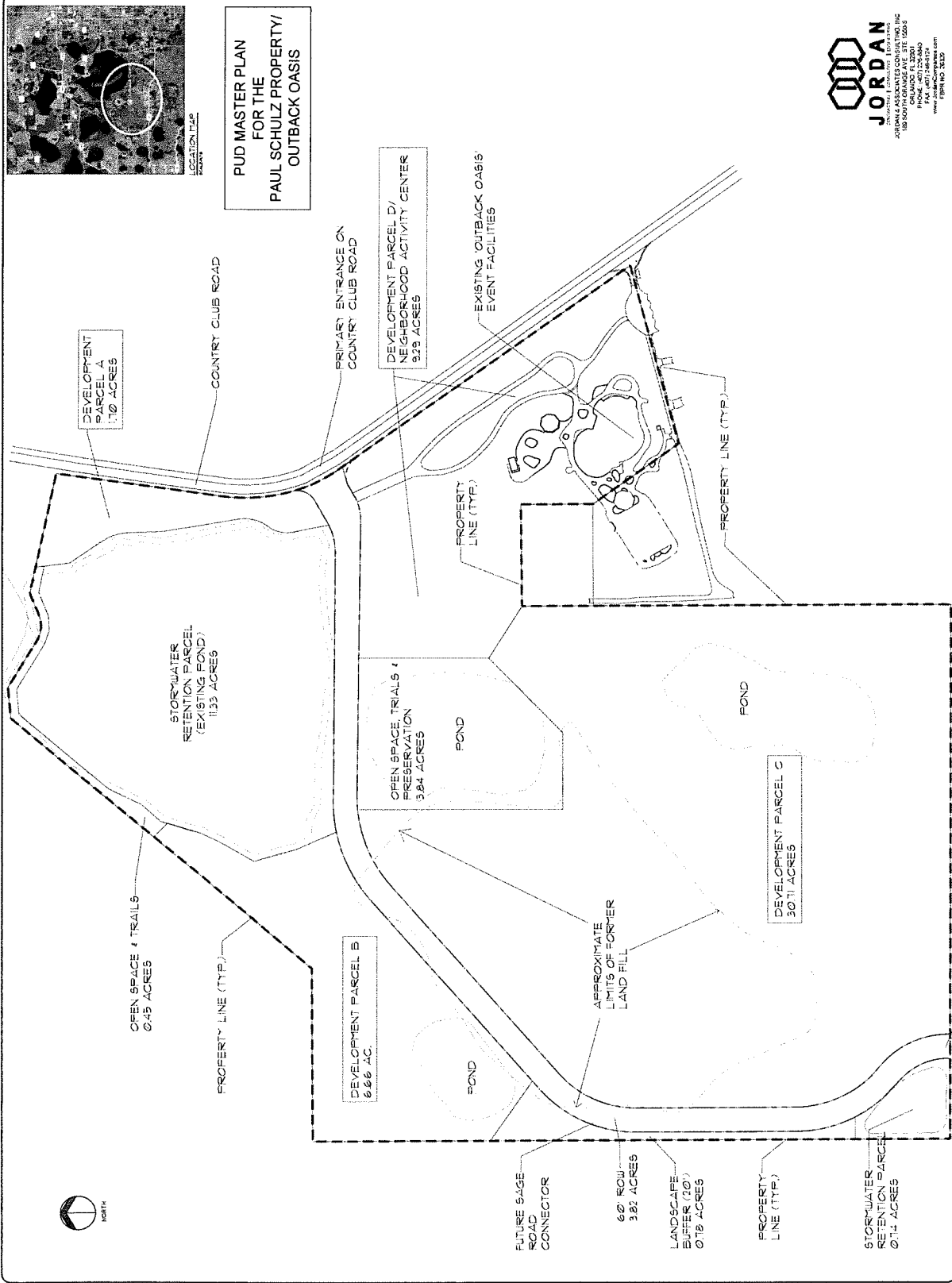
Land Use Scenario	Trip Generation Rate*	Intensity	Projected New Trips	Country Club Rd Existing Trips	Vested Trips	Total New Trips Country Club Rd	Percent of Capacity (792 trips)
Single Use Scenarios							
Single Family- Existing Polk FLU	1.02/unit	69 units	36 NB	184	59	279	35.2%
			34 SB	179	57	270	34.1%
Single-family- Winter Haven R-1	1.02/unit	208 units	108 NB	184	59	351	44.3%
			104 SB	179	57	340	42.9%
Active Adult Detached	0.27/unit	500 units**	69 NB	184	59	312	39.4%
			66 SB	179	57	302	38.1%
Senior Housing Attached	0.16/unit	500 units**	41 NB	184	59	284	35.9%
			39 SB	179	57	275	34.7%
Assisted Living	0.22/bed	500 beds**	56 NB	184	59	299	37.8%
			54 SB	179	57	290	36.6%
Office	1.73/1,000 sf	50,000 sf**	44 NB	184	59	287	36.2%
			43 SB	179	57	279	35.2%
Medical/Dental Office	3.46/1,000 sf	50,000 sf**	88 NB	184	59	331	41.8%
			85 SB	179	57	321	40.5%
Specialty Retail	2.71/1,000 sf	50,000 sf**	69 NB	184	59	312	39.4%
			67 SB	179	57	303	38.3%
Quality Restaurant	0.26/seat	200 seats	27 NB	184	59	270	34.1%
			25 SB	179	57	261	33.0%
Public School (Elementary)	1.21/student	750 students	463 NB	184	59	706	89.1%
			445 SB	179	57	681	86.0%
Public School (High School)	0.97/student	1,800 students	890 NB	184	59	1,133	143.1%
			856 SB	179	57	1,092	137.9%
Private School (K-12)	0.58/student	350 students	104 NB	184	59	347	43.8%
			99 SB	179	57	335	42.3%

Mixed Use Scenarios						
Land Use Scenario	Projected New Trips	Country Club Rd Existing Trips	Vested Trips	Total New Trips Country Club Rd	Percent of Capacity (792 trips)	
50 Active Adult Units 300 ALF Units 150 Low-Rise Townhouse Units	55 NB	184	59	298	37.6%	
50 Active Adult Units 300 ALF Units 150 Low-Rise Townhouse Units 50,000 sf Medical Office	52 SB	179	57	288	36.4%	
50 Active Adult Units 300 ALF Units 150 Low-Rise Townhouse Units 25,000 sf Medical Office 25,000 sf Specialty Retail	143 NB	184	59	386	48.7%	
50 Active Adult Units 300 ALF Units 150 Low-Rise Townhouse Units 25,000 sf Medical Office 25,000 sf Specialty Retail	137 SB	179	57	373	47.1%	
50 Active Adult Units 300 ALF Units 150 Low-Rise Townhouse Units 25,000 sf Medical Office 25,000 sf Specialty Retail	133 NB	184	59	376	47.5%	
500 ALF Units 50,000 sf Medical Office	128 SB	179	57	364	46.0%	
500 ALF Units 25,000 sf Medical Office 25,000 sf Specialty Retail	144 NB	184	59	387	48.9%	
500 ALF Units 25,000 sf Medical Office 25,000 sf Specialty Retail	139 SB	179	57	375	47.3%	
Active Adult Detached 500 Units 25,000 sf Medical Office 25,000 sf Specialty Retail	135 NB	184	59	378	47.7%	
500 Low-Rise Townhouse Units 50,000 sf Medical Office	129 SB	179	57	365	46.1%	
500 Low-Rise Townhouse Units 25,000 sf Medical Office 25,000 sf Specialty Retail	165 NB	184	59	408	51.5%	
500 Low-Rise Townhouse Units 50,000 sf Medical Office	159 SB	179	57	395	49.9%	
500 Low-Rise Townhouse Units 50,000 sf Medical Office	129 NB	184	59	372	47.0%	
500 Low-Rise Townhouse Units 25,000 sf Medical Office 25,000 sf Specialty Retail	124 SB	179	57	360	45.5%	
500 Low-Rise Townhouse Units 25,000 sf Medical Office 25,000 sf Specialty Retail	119 NB	184	59	362	45.7%	
500 Low-Rise Townhouse Units 25,000 sf Medical Office 25,000 sf Specialty Retail	115 SB	179	57	351	44.3%	

* Institute for Transportation Engineers Trip Generation Manual- 8th Edition

** Based on PUD zoning restrictions

Concept Plan



PUD MASTER PLAN
FOR THE
PAUL SCHULZ PROPERTY/
OUTBACK OASIS

JORDAN
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EPA REG. NO. 34327

NO.	DESCRIPTION	DATE
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PUD MASTER PLAN
FOR THE
PAUL SCHULZ PROPERTY/
OUTBACK OASIS
COUNTRY CLUB ROAD SOUTH
WINTER HAVEN, FLORIDA

DATE: 11/02/06
SCALE: 1"=500'
DESIGNED BY: RTH
CHECKED BY: JCF
DRAWN BY: JCF

SHEET NO.
PUD-1