

**SCHULZ PROPERTY /
OUTBACK OASIS**

**ATTACHMENT C:
DEVELOPMENT NOTES**

**SUBMITTED TO:
THE CITY OF WINTER HAVEN
APRIL 1, 2019**

DEVELOPMENT NOTES:

FOR THE SCHULZ PROPERTY/OUTBACK OASIS PLANNED UNIT DEVELOPMENT

1. OWNER/APPLICANT OWNED OR CONTROLLED PROPERTY WITHIN PUD:
67.08 ACRES.
2. NEW UNIMPROVED RIGHT-OF-WAY TO BE DEEDED TO THE CITY OF WINTER HAVEN: 3.72 ACRES.
3. GROSS DEVELOPMENT AREA: 63.26 ACRES
4. PROPOSED RESIDENTIAL UNITS: 400 ACTIVE ADULT/SENIOR HOUSING AND/OR ASSISTED LIVING FACILITY DWELLING UNITS (D.U.).
5. PROPOSED NEIGHBORHOOD ACTIVITY CENTER / DEVELOPMENT PARCEL D: THOSE EXISTING AND PERMITTED USES ASSOCIATED WITH THE EXISTING OUTBACK OASIS BOTANICAL GARDENS AND EVENT FACILITIES, AND A MAXIMUM 5000 SF FOR AN AMENITY BUILDING WITHIN THE OUTBACK OASIS FACILITIES.
6. LAND ASSIGNED TO NEIGHBORHOOD ACTIVITY CENTER (DEVELOPMENT PARCEL D): 6.03 ACRES.
7. LAND ASSIGNED TO RESIDENTIAL DEVELOPMENT PARCELS: 40.78 ACRES.
8. GROSS RESIDENTIAL DENSITY: 400 D.U./63.26 AC. =6.32 D.U./AC.
9. PROPOSED MINIMUM RECREATION, PARKS, AND BUFFERS:
4.79 ACRES PLUS ADDITIONAL OPEN SPACE AND BUFFERS AS PART OF THE INDIVIDUAL PARCEL DEVELOPMENT.
10. PERMITTED USES:
 - A. EXISTING OUTBACK OASIS BOTANICAL GARDENS AND EVENT FACILITIES USES: ANY AND ALL EVENT FACILITIES AND ACTIVITIES CURRENTLY OCCURRING ON THIS SITE, INCLUDING:
 1. WEDDINGS
 2. BANQUETS
 3. RECEPTIONS
 4. PARTIES
 5. EDUCATIONAL PROGRAMS
 6. CIVIC AND SOCIAL ACTIVITY PROGRAMS
 7. KANGAROO SHELTER AND/OR ANIMAL/NATURE EDUCATIONAL EXHIBITS INCLUDING CLASS 1, 2 & 3 ANIMALS
 8. BANQUET FOOD PREPARATION AND/OR CATERING PREPARATION AREAS
 9. TEMPORARY FOOD TRUCKS
 10. FISH AND AQUATIC PONDS
 11. WALKING TRAILS
 12. ASSOCIATED PARKING

13. SCULPTURES AND ARTWORK
14. GIFT SHOP
15. SITE LIGHTING

B. RESIDENTIAL USES:

1. ACTIVE ADULT / SENIOR RESIDENTIAL, INCLUDING SINGLE-FAMILY DETACHED, SINGLE FAMILY ATTACHED, AND MULTI-FAMILY HOUSING TYPES.
2. ASSISTED LIVING FACILITIES
3. A COMBINATION OF USES 1 AND 2 ABOVE.

C. NEIGHBORHOOD ACTIVITY CENTER/COMMERCIAL USES:

1. EXISTING AND PERMITTED OUTBACK OASIS BOTANICAL GARDENS AND EVENT FACILITIES USES (See Item #10)
2. MAXIMUM 5000 SF AMENITY BUILDING WITHIN AND IN ASSOCIATION WITH THE OUTBACK OASIS BOTANICAL GARDENS AND EVENT FACILITIES.

D. LOCAL COMMUNITY SERVICE USES:

1. SALES & RENTAL OFFICES (FOR SCHULZ PROPERTY/OUTBACK OASIS ONLY)
2. CONSTRUCTION TRAILERS AND TEMPORARY SALES FACILITIES (FOR SCHULZ PROPERTY/OUTBACK OASIS ONLY)
3. ADDITIONAL COMMUNITY SERVICES USES AS AGREED TO BY THE CITY OF WINTER HAVEN

E. ACCESSORY USES TO DEVELOPMENT PARCELS:

1. PLAYGROUNDS
2. PASSIVE OPEN SPACE
3. WALKING AND MULTI-USE TRAILS (IMPROVED AND UN-IMPROVED)
4. DOG PARKS
5. SWIMMING POOLS
6. SPLASH PADS
7. COMMUNITY GARDENS
8. RECREATIONAL FACILITIES RELATED TO ACTIVE ADULT AND ASSISTED LIVING FACILITIES RESIDENTIAL USES
9. ANIMAL/NATURE EDUCATIONAL EXHIBITS
10. ADDITIONAL ACCESSORY USES AS AGREED TO BY THE CITY OF WINTER HAVEN

11. UTILITIES:

- A. POTABLE WATER: CITY OF WINTER HAVEN
- B. RE-USE WATER: CITY OF WINTER HAVEN
- C. SANITARY SEWER: CITY OF WINTER HAVEN
- D. ELECTRIC: DUKE ENERGY
- E. STREET LIGHTING: DUKE ENERGY OR PRIVATELY OWNED
- F. CABLE TV: TO BE DETERMINED
- G. TELEPHONE/DATA: TO BE DETERMINED

12. STREET LIGHTING-DEVELOPER SHALL PROVIDE 0.4 FC FOR INTERNAL ROADWAY PER FDOT GREEN BOOK. MAXIMUM HEIGHT FOR STREET LIGHTS SHALL BE 25 FEET. ALL LIGHTING ON THE SAGE ROAD CONNECTOR SHALL COMPLY WITH POLK COUNTY STANDARDS AND FDOT GREENBOOK. ALL LIGHTING SHALL BE DARK SKY COMPLIANT.
13. BUFFER YARDS BETWEEN THIS PROJECT AND ADJACENT EXISTING LAND USES SHALL BE PROVIDED IN ACCORDANCE WITH ORD. 0-88-08 OR AS NOTED ON THE PUD MASTER PLAN. BUFFER YARDS BETWEEN ON-SITE USES AND THE PROPOSED ON-SITE ROAD NETWORK SHALL BE PROVIDED IN ACCORDANCE WITH ORD. 0-88-08 OR AS NOTED ON THE PUD MASTER PLAN.
IN ORDER TO PROMOTE A SENSE OF COMMUNITY WITHIN THE PROJECT, THE DEVELOPER RESERVES THE RIGHT TO ELIMINATE BUFFER YARDS BETWEEN THE VARIOUS USES WITHIN THE INTERIOR OF THE PROJECT.
14. ALL DEVELOPMENT PARCELS SHALL BE INTERCONNECTED TO EACH OTHER AND THE PARKS, OPEN SPACE, AND RECREATION FACILITIES WITH A COMBINATION OF SIDEWALKS AND TRAILS TO BE SHOWN ON THE CONSTRUCTION PLANS FOR EACH PHASE OF DEVELOPMENT AND REVIEWED BY CITY STAFF.
15. DEVELOPER RESERVES THE RIGHT TO UTILIZE PUBLIC OR PRIVATE STREETS WITHIN THE NEIGHBORHOOD AREAS AND SHALL BE PERMITTED TO UTILIZE VEHICULAR GATES FOR ALL PRIVATE STREETS. IT IS THE INTENT FOR ALL COUNTY MAINTAINED ROADS WITHIN AND ADJACENT TO THIS DEVELOPMENT TO REMAIN PUBLIC.
16. OPEN SPACE MAY INCLUDE SURFACE WATER MANAGEMENT SYSTEMS (WET OR DRY) THAT ARE DESIGNED WITH RECREATION TRAILS AND/OR LANDSCAPED IN ACCORDANCE WITH THE BUFFER STANDARDS IN ORDINANCE 0-88-08.
17. THE EXISTING OUTBACK OASIS EVENT FACILITIES AND ANY FUTURE EXPANSION OR ENHANCMENTS SHALL COMPLY WITH THE CITY OF WINTER HAVEN'S NOISE ORDINANCE (CHAPTER 12, ARTICLE II). IN ADDITION, THE DEVELOPER AGREES TO NO OUTDOOR AMPLIFIED SOUND AT THE OUTBACK OASIS BOTANICAL GARDENS AND EVENT FACILITIES.
18. THE EXISTING OUTBACK OASIS BOTANICAL GARDENS AND EVENT FACILITIES WILL CONTINUE WITH ANY AND ALL EXISTING EVENT FACILITIES AND ACTIVITIES AS ARE CURRENTLY OCCURRING ON THE SITE. THE INTENT OF THE OWNER IS FOR THE OUTBACK OASIS TO BECOME THE "BOK TOWER OF WINTER HAVEN" WITH THE GARDENS AVAILABLE TO THE PUBLIC DURING THE DAY AND EVENT FACILITIES USED PRIVATELY AS DETERMINED BY THE OWNER. THE FACILITIES MAY ALSO BE INCORPORATED INTO THE OVERALL ACTIVE ADULT/ASSISTED LIVING FACILITY DEVELOPMENT AMENITIES. THE MAXIMUM HOURS OF OPERATION WILL BE FROM 9 AM TO 11 PM.

19. ALL SIGNAGE SHALL BE CONSIDERED AS ON-SITE SIGNAGE IRREGARDLESS OF THE PHYSICAL LOCATION WITHIN THE COMMUNITY.
20. THE FINAL LIMITS OF THE FORMER LAND FILL ON THE SITE WILL BE DETERMINED PRIOR TO THE START OF CONSTRUCTION THROUGH THE USE OF CORE SAMPLES AND/OR AVAILABLE HISTORICAL DATA. DEVELOPMENT IN THESE AREAS WILL BE RESTRICTED TO BUILDINGS WITHOUT CONCRETE FOUNDATIONS.

4-1-19