

LOCATION MAP SCALE

### PUD MASTER PLAN FOR THE PAUL SCHULZ PROPERTY/ OUTBACK OASIS



NO.	DESCRIPTION	DATE	BY

### PAUL SCHULZ PROPERTY/ OUTBACK OASIS COUNTRY CLUB ROAD SOUTH WINTER HAVEN, FLORIDA PUD MASTER PLAN

DATE:	04/01/19
SCALE:	1"=100'
DRAWN BY:	RYM
DESIGNED BY:	KJF
CHECKED BY:	KJF

SHEET NO.  
PUD-1

**JORDAN**  
CONSULTING

JORDAN & ASSOCIATE'S CONSULTING, INC.  
189 SOUTH ORANGE AVE., STE. 1500 S  
ORLANDO, FL 32801  
PHONE: (407) 226-8640  
FAX: (407) 248-6124  
www.JordanConsulting.com  
FIRM NO. 20229

# DEVELOPMENT NOTES

- OWNER/APPLICANT OWNED OR CONTROLLED PROPERTY WITHIN PUD #67 68 ACRES
- NEW UNIMPROVED RIGHT-OF-WAY TO BE DEEDED TO THE CITY OF WINTER HAVEN: 3.72 ACRES
- GROSS DEVELOPMENT AREA: 63.26 AC
- PROPOSED RESIDENTIAL UNITS: 450 ACTIVE ADULT AND/OR ASSISTED LIVING FACILITY DWELLING UNITS (D.U.)
- 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.
- LAND ASSIGNED TO NEIGHBORHOOD ACTIVITY CENTER (DEVELOPMENT PARCEL D): 6.03 ACRES
- LAND ASSIGNED TO RESIDENTIAL DEVELOPMENT PARCELS: 40.78 ACRES
- GROSS RESIDENTIAL DENSITY: 400 D.U./53.26 AC = 6.32 D.U./AC
- PROPOSED MINIMUM RECREATION, PARKS, AND BUFFERS: 4.79 ACRES PLUS ADDITIONAL OPEN SPACE AND BUFFERS AS PART OF THE INDIVIDUAL PARCEL DEVELOPMENT.
- PERMITTED USES:
  - EXISTING OUTBACK OASIS BOTANICAL GARDENS AND EVENT FACILITIES USES AND ALL EXISTING FACILITIES AND ACTIVITIES CURRENTLY OCCURRING ON THIS SITE, INCLUDING:
    - WEDDINGS
    - BANQUETS
    - RECEPTIONS
    - PARTIES
    - EDUCATIONAL PROGRAMS
    - CIVIC AND SOCIAL ACTIVITY PROGRAMS
    - MANGROVE SHELTER AND/OR ANIMAL/NATURE EDUCATIONAL EXHIBITS INCLUDING CLASS 1, 2 & 3 ANIMALS
    - BANQUET FOOD PREPARATION AND/OR CATERING PREPARATION AREAS
    - TEMPORARY FOOD TRUCKS
    - FISH AND AQUATIC PONDS
    - WALKING TRAILS
    - ASSOCIATED PARKING
    - SCULPTURES AND ARTWORK
    - DOT SHOP
    - SITE LIGHTING
  - RESIDENTIAL USES:
    - ACTIVE ADULT/SENIOR RESIDENTIAL, INCLUDING SINGLE-FAMILY DETACHED, SINGLE FAMILY ATTACHED, AND MULTI-FAMILY HOUSING TYPES
    - ASSISTED LIVING FACILITIES
    - A COMBINATION OF USES 1 AND 2 ABOVE.
  - NEIGHBORHOOD ACTIVITY CENTER/COMMERCIAL USES
    - EXISTING AND PERMITTED OUTBACK OASIS BOTANICAL GARDENS AND EVENT FACILITIES USES (SEE ITEM #10)
    - MAXIMUM 5000 SF AMENITY BUILDING WITHIN AND IN ASSOCIATION WITH THE OUTBACK OASIS BOTANICAL GARDENS AND EVENT FACILITIES
  - LOCAL COMMUNITY SERVICE USES:
    - SALES & RENTAL OFFICES (FOR SCHULZ PROPERTY/OUTBACK OASIS ONLY)
    - CONSTRUCTION TRAILERS AND TEMPORARY SALES FACILITIES (FOR SCHULZ PROPERTY/OUTBACK OASIS ONLY)
    - ADDITIONAL COMMUNITY SERVICE USES AS AGREED TO BY THE CITY OF WINTER HAVEN
  - ACCESSORY USES TO DEVELOPMENT PARCELS:
    - PLAYGROUNDS
    - PASSIVE OPEN SPACE
    - WALKING AND MULTI-USE TRAILS (IMPROVED AND UN-IMPROVED)
    - DOG PARKS
    - SWIMMING POOLS
    - SPLASH PADS
    - COMMUNITY GARDENS
    - RECREATIONAL FACILITIES RELATED TO ACTIVE ADULT AND ASSISTED LIVING FACILITIES/RESIDENTIAL USES
    - ANIMAL/NATURE EDUCATIONAL EXHIBITS
- ADDITIONAL ACCESSORY USES AS AGREED TO BY THE CITY OF WINTER HAVEN:
  - POTABLE WATER: CITY OF WINTER HAVEN
  - RE-USE WATER: CITY OF WINTER HAVEN
  - SANITARY SEWER: CITY OF WINTER HAVEN
  - ELECTRIC: DUKE ENERGY
  - STREET LIGHTING: DUKE ENERGY OR PRIVATELY OWNED
  - CABLE TV: TO BE DETERMINED
  - TELEPHONE/DATA: TO BE DETERMINED
- STREET LIGHTING DEVELOPER SHALL PROVIDE 0.4 FC FOR INTERNAL ROADWAY PER DOT GREEN BOOK MAXIMUM HEIGHT FOR STREET LIGHTS SHALL BE 20 FEET. ALL LIGHTING ON THE SAGE ROAD CORNER FOR SMALL CORNER WITH POLK COUNTY STANDARDS AND FDOT GREENBOOK. ALL LIGHTING SHALL BE DARK SKY COMPLIANT.
- BUFFER YARDS BETWEEN THIS PROJECT AND ADJACENT EXISTING LAND USES SHALL BE PROVIDED IN ACCORDANCE WITH ORD 9-88-08 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 9-88-08 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.
- 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.
- 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.
- 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 ORD 9-88-08.
- THE EXISTING OUTBACK OASIS EVENT FACILITIES AND ANY FUTURE EXPANSION OR ENHANCEMENTS SHALL COMPLY WITH THE CITY OF WINTER HAVEN'S NOISE ORDINANCE (CHAPTER 12, ARTICLE III). IN ADDITION, THE DEVELOPER AGREES TO NO OUTDOOR AMPLIFIED SOUND AT THE OUTBACK OASIS BOTANICAL GARDENS AND EVENT FACILITIES.
- 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 REMAIN THE "BACK TOWN" 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.
- ALL SIGNAGE SHALL BE CONSIDERED AS ON-SITE SIGNAGE IRRESPECTIVE OF THE PHYSICAL LOCATION WITHIN THE COMMUNITY.
- 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.

TABLE 1: LAND USE

PARCEL DESIGNATION	PERMITTED USES					
	ACTIVE ADULT/SENIOR HOUSING			ASSISTED LIVING FACILITIES	NEIGHBORHOOD ACTIVITY CENTER	LOCAL COMMUNITY SERVICES
	SINGLE FAMILY DETACHED	SINGLE FAMILY ATTACHED	MULTI-FAMILY	ALL HOUSING TYPES AND ACCESSORIES		
DEVELOPMENT PARCEL A	X	X		X		X
DEVELOPMENT PARCEL B	X	X	X	X		X
DEVELOPMENT PARCEL C	X	X	X	X		X
DEVELOPMENT PARCEL D					X	X

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

PERMITTED RESIDENTIAL USE	S/F DETACHED				S/F ATTACHED		MULTI-FAMILY	ASSISTED LIVING FACILITIES
	A	B	C	D	A, B, C, D	B, C	A, B, C, D	
ALLOWED IN EACH DEVELOPMENT PARCEL	800	800	500	500				
MIN LIVING AREA (S.F.)	5000	2000	N/A	N/A				
MIN LOT AREA (S.F.)	40	20	N/A	N/A				
MIN LOT WIDTH (FT.)	110	100	N/A	N/A				
MIN LOT DEPTH (FT.)	40	20	N/A	N/A				
MAXIMUM BUILDING HEIGHT (FT.)	35	45	45	45				
MAXIMUM STORIES	2	3	3	3				
MAXIMUM IMP SURFACE RATIO	60%	60%	60%	60%				
MIN FRONT SETBACK (FT.)	20	14	14	20				
MIN SIDE SETBACK (FT.)	5	0	0	5				
MIN STREET SIDE SETBACK (FT.)	14	14	14	N/A				
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	14	14	10				
MIN REAR SETBACK FT. (ACCESSORY)	5	0	0	0				

- NOTES:
- ADDITIONAL STANDARDS:
    - A COMMON PARKING MAY BE PROVIDED IN COMMON PARKING AREAS AS LONG AS SUCH PARKING AREA IS NOT MORE THAN ONE HUNDRED AND FIFTY (150) FEET BY THE MOST DIRECT PEDESTRIAN ROUTE FROM THE DOOR OF THE DWELLING UNIT WHICH IT IS INTENDED TO SERVE.
    - MINIMUM STRUCTURE SETBACK IS 20 FEET FROM ANY PUD EXTERNAL PROPERTY.
  - BUILDING SEPARATION:
    - S/F ATTACHED SHALL BE 15 FEET BETWEEN BUILDING GROUPS.
    - S/F ATTACHED SHALL BE SUBJECT TO COMPLIANCE WITH FIRE RESISTANCE RATING STANDARDS FOR WALLS AND ROOFS AS SET FORTH IN THE CITY'S ADOPTED BUILDING CODE.
  - MAXIMUM ACCESSORY STRUCTURE BUILDING AREA SHALL BE LIMITED TO 10% OF THE LOT AREA FOR THE SUBJECT PROPERTY OR INDIVIDUAL LOT.
  - MINIMUM SETBACK BETWEEN PRIMARY BUILDINGS AND PROJECT PERIMETER SHALL BE 20 FT. MINIMUM SETBACK BETWEEN ACCESSORY USES AND PROJECT PERIMETER SHALL BE 5 FT.

PRIVATE ROADWAY SPECIFICATIONS  
ALL PUBLIC ROADWAY SPECIFICATIONS SHALL MEET THE REQUIREMENTS OF POLK COUNTY AND/OR CITY OF WINTER HAVEN

TABLE 3: NON-RESIDENTIAL DEVELOPMENT STANDARDS

FLOOR AREA RATIO	0.5
LOT AREA (AC)	N/A
MIN LOT WIDTH (FT.)	N/A
MIN LOT DEPTH (FT.)	N/A
MAXIMUM BUILDING HEIGHT (FT.)	45
MAXIMUM STORIES	3
MAXIMUM IMP SURFACE RATIO (%)	60
MINIMUM LOT COVERAGE (%)	60
MIN FRONT SETBACK (FT.)	20
MIN SIDE SETBACK (FT.)	5
MIN STREET SIDE SETBACK (FT.)	10
MIN REAR SET-BACK (FT.)	10

TABLE 4: ESTIMATED PROJECT PHASING

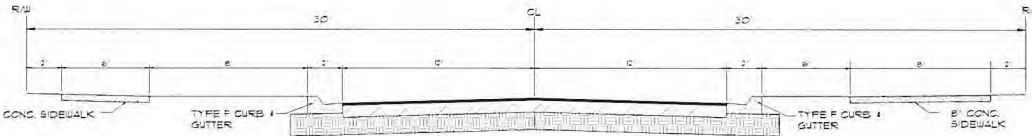
INFRASTRUCTURE CONSTRUCTION	PM PEAK HOUR TRIPS
2021 to 2022	50
2022 to 2023	75
2023 to 2024	50
2024 to 2025	75
2025 to 2026	50
2026 to 2027	50
2027 to 2028	50

- CONSTRUCTION DATES AND PEAK HOUR TRIPS ARE ESTIMATED AND MAY CHANGE.
- DEVELOPER RESERVES THE RIGHT TO CONSTRUCT EACH PHASE ACROSS MULTIPLE PARCELS.

# LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR SCHULZ PROPERTY APPLICATION FOR PLANNED UNIT DEVELOPMENT:

Description of Lands for Annexation application  
Lands lying in Section 24, Township 25 South, Range 28 East, lying in Polk County, Florida, more particularly described as follows: Commence at a point lying 403.38 feet West of the Northeast corner of said Section 24, then run North 89° 56' 37" W, along the old center line of Country Club Road South with the North Line of said Northwest quarter, thence run S. 10° 56' 37" W, along the North line of said Northwest quarter, 66.16 feet, thence run S. 61° 16' 17" W, 819.65 feet, to the Northeast corner of the Parcel described in Official Records Book 8972, Page 1172, Public Records of Polk County, Florida, for the Point of Beginning of this description, thence continue, S. 41° 16' 17" W, 943.70 feet, to a point on the South boundary of the Northwest quarter of the Northwest quarter of said Section 24, which is previously described as lying 300.00 feet West of the Southeast corner of said Northwest quarter of said Northwest quarter, said point also being the Southwest corner of said Parcel described in Official Records Book 8972, Page 1172, thence run S. 89° 16' 17" W, 428.66 feet, to the Northwest corner of the Southwest quarter of the Northwest quarter of said Section 24, thence run S. 00° 16' 17" W, 1323.88 feet, to the Southwest corner of said Southwest quarter of the Northwest quarter of the Northwest quarter of said Section 24, thence run S. 00° 16' 17" W, 200.00 feet, along the West line of the Northwest quarter of the Southwest quarter of said Section 24, thence run S. 89° 16' 17" W, 122.23 feet, parallel with the North line of said Northwest quarter of the Southwest quarter, to a point on the East line of said Northwest quarter of the Southwest quarter, thence run N. 00° 16' 17" W, 193.64 feet, to the Southeast corner of said Southwest quarter of the Northwest quarter, thence run N. 00° 16' 17" W, 1197.16 feet, along the East line of said Southwest quarter of the Northwest quarter, to the Northeast corner of that Parcel, described in Official Records Book 2012, Page 184, thence run along the boundary of the Parcel described in said Official Records Book 2012, Page 184, the next six courses and distances: N. 84° 16' 17" W, 47.58 feet, to the Northeast corner of said Parcel, described in Official Records Book 2254, Pages 0056 and 0057, thence run S. 35° 16' 17" E, 245.78 feet, to the Northeast corner of an Ingress/Egress Easement as described in Official Records Book 7768, Pages 1132, thence run N. 75° 16' 17" E, 451.27 feet, to the Northeast corner of said Ingress/Egress Easement which lies on the West line of said Country Club Road South, thence run along said Right of Way line, N. 35° 16' 17" E, 121.51 feet, to a beginning of a curve, concave Eastward, having a Radius of 406.97, a Central Angle of 44° 16' 17" 19", and a Chord Bearing of N. 14° 16' 17" 35", thence run along the Arc of said Curve, a distance of 312.92 feet, to a Point of Tangency, thence continue along said Right of Way line, N. 07° 16' 17" E, 330.17 feet, to a curve, concave Eastward, having a Radius of 406.97 feet, a Central Angle of 05° 16' 17" 37", and a Chord Bearing of N. 12° 16' 17" 09", 09", thence run along the Arc of said curve, 60.13 feet, to the Northeast corner of that Parcel described in Official Records Book 8972, Page 1172, said Polk County Public Records, thence run along said Right of Way line, run along the Northern Line of said Parcel, the following courses and distances: N. 75° 16' 17" 49", 306.30 feet, S. 68° 16' 17" 10" 49", 59.83 feet, to a curve, concave to the North, having a Radius of 72.50 feet, a Central Angle of 22° 16' 17" 05", 15", and a Chord Bearing of N. 85° 16' 17" 40" 34", Westward along the Arc of said Curve 55.91 feet, to a Point of Tangency, N. 50° 16' 17" 43" 31", 134.84 feet, S. 84° 16' 17" 43" 01", 77.71 feet, returning to the Point of Beginning.



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

SCALE: 1"=40'

FOREMAN CONSULTING, INC.  
LANDSCAPE ARCHITECTURE  
PLANNING  
ENGINEERING  
1000 W. UNIVERSITY BLVD., SUITE 100  
WINTER HAVEN, FL 33909  
TEL: 888-488-4888  
WWW.FOREMANCONSULTING.COM

DATE	DESCRIPTION	BY	DATE

PAUL SCHULZ PROPERTY/  
OUTBACK OASIS  
COUNTRY CLUB ROAD SOUTH  
WINTER HAVEN, FLORIDA  
PUD MASTER PLAN

DATE: 04/01/19  
SCALE: AS SHOWN  
DRAWN BY: RYM  
DESIGNED BY: KJE  
CHECKED BY: KJE

SHEET NO.  
PUD-2

**JORDAN**  
CONTRACTING | CONSULTING | ENGINEERING  
JORDAN & ASSOCIATES CONSULTING, INC.  
189 SOUTH ORANGE AVE., STE 1550-S  
ORLANDO, FL 32811  
PHONE: (407) 226-8840  
FAX: (407) 248-8124  
www.jordancompanies.com  
FEPF NO. 26329