

CHAMPIONSGATE CPA

EXHIBIT D

CHAMPIONSGATE POLK COUNTY OVERLAY DISTRICT

RESIDENTIAL
+/- 13.83 ACRES

COMMERCIAL / RETAIL
+/- 13 ACRES
150,000 SF DENSITY
OWNED FEE SIMPLE

RESIDENTIAL
+/- 34.70 ACRES

PARCEL 1

PARCEL 2

PARCEL 3

CHAMPIONSGATE BLVD

CR 54

	ACREAGE		
	UPLAND	WETLAND	TOTAL
PARCEL 1	+/- 11.90	+/- 0.36	+/- 12.26
PARCEL 2	+/- 1.93	+/- 5.12	+/- 7.05
PARCEL 3	+/- 47.30	+/- 13.05	+/- 60.35
USABLE	+/- 61.13		
WETLAND		+/- 18.53	

DEVELOPMENT PROGRAM	
USE	UNITS
RESIDENTIAL	2,136 DU
COMMERCIAL / RETAIL	150,000 SF