

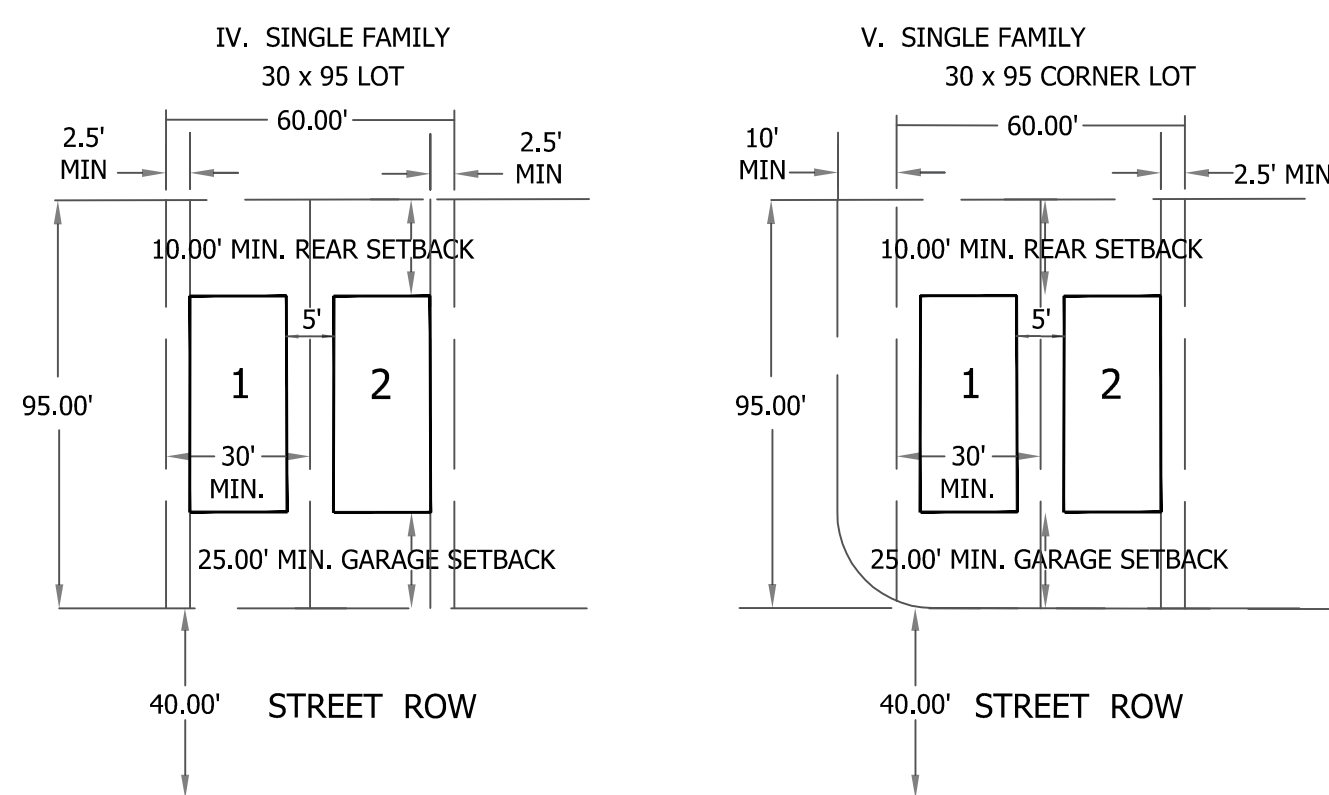
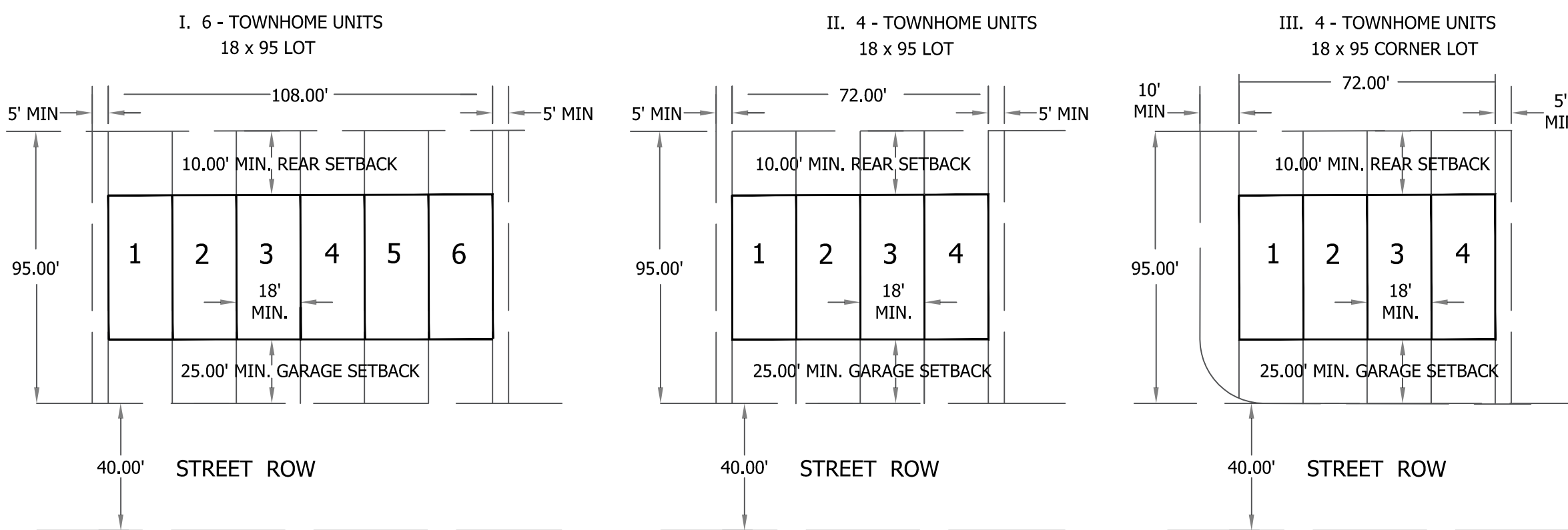
BERKLEY CROSSINGS

POLK COUNTY, FLORIDA
SECTION 17, TOWNSHIP 27 S, RANGE 25

PROJECT NUMBER: SPEC25390
DATE: 02/27/2026

SITE DATA						
1. PARCEL #:	252717000000012020 252717000000012040 252717000000012050					
2. ADDRESS	POLK COUNTY, FLORIDA					
3. EXISTING LAND USE:	RL-1					
4. OVERLAY:	TSDA and TCCO					
5. GROSS ACREAGE:	17.598 ±AC					
NET ACREAGE (Less Wetlands):	17.018±AC					
PERMITTED USES:						
<ul style="list-style-type: none"> • ATTACHED AND DETACHED SINGLE-FAMILY LOTS (FOR SALE OR FOR RENT) • CUSTOMARY ACCESSORY USES • PARKS (TOT LOT/DOG PARK) • OPEN SPACE AREAS • CLUBHOUSE 						
TOTAL NUMBER OF LOTS:	NOT TO EXCEED 170 LOTS					
MAX DENSITY:	10 DU/AC					
MIN. LIVING AREA:	950 SQ. FT.					
MAX BUILDING HEIGHT:	35 FT.					
PARKING:	2 SPACES PER LOT AND: 1 SPACE PER 7 UNITS					
MAX IMPERVIOUS SURFACE:	OVERALL IMPERVIOUS SURFACES ACROSS THE DEVELOPMENT SHALL NOT EXCEED 60%					
MAX LOT COVERAGE:	70%					
RESIDENTIAL DESIGN STANDARDS						
LOT TYPE	MIN. LOT WIDTH	MIN. LOT DEPTH	MIN. GARAGE SETBACK	MIN. SIDE SETBACK	MIN. REAR SETBACK	MIN. REAR ACCESSORY STRUCTURE SETBACK
SINGLE FAMILY	30'	95'	25'	2.5'	10'	5'
TOWNHOMES	18'	95'	25'	5'	10'	5'

TYPICAL LOT CONFIGURATIONS:



- PD DEVELOPMENT NOTES:**
- Potential 10' utility easement to be negotiated with the city of Auburndale during engineering;
 - Development of the Property may be accomplished in a single or multiple phases;
 - The location of parking areas, access point, amenities, and infrastructure improvements (including but not limited to stormwater ponds, utilities, and related facilities) as shown on the conceptual plan are illustrative only and shall be determined at the time of construction plans submittal;
 - Increases in lot sizes and/or decreases in the number of lots shall be deemed to be in substantial conformance with this Berkley Crossing PD Concept Plan;
 - The final mix of residential product types (e.g., attached single-family and/or detached single-family homes) will be determined at the time of construction plans submittal in response to market conditions;
 - Any modification to the Berkley Crossing PD Plan under Polk County Land Development Code Section 906.E shall be considered a minor modification.
 - Parking, open space/recreation and amenity requirements may be adjusted at the Level 2 submittal, based on the final unit count, as long as the LDC standards are met



LOCATION MAP

1" = 600'

SHEET INDEX

MASTER DEVELOPMENT PLAN SET	
SHEET NUMBER	SHEET TITLE
1	MASTER PLAN COVER SHEET
2	OVERALL CONCEPT PLAN
3	OVERALL AMENITY PLAN
4	OVERALL OPEN SPACE PLAN

MAP REFERENCES

BOUNDARY AND TOPOGRAPHIC SURVEY

INFORMATION TAKEN FROM "BOUNDARY AND TOPOGRAPHIC SURVEY" FOR "PROJECT NAME" PREPARED BY JOHN L. WABY, PLS, OF AVID/MCADAMSCO DATED 06/11/2024.

PROFESSIONAL TEAM

CIVIL ENGINEER:
AVID/MCADAMS
ATTN: TBD
4904 EISENHOWER BLVD., STE 350
TAMPA, FL 33634
PHONE: (727) 789-9500
E-MAIL: name@mcadamsco.com

SURVEYOR:
AVID/MCADAMS
ATTN: JOHN L. WABY, PLS
4904 EISENHOWER BLVD., STE 350
TAMPA, FL 33634
PHONE: (727) 789-9500
E-MAIL: jwaby@mcadamsco.com

LEGAL DESCRIPTION

North 14 1/2 acres of the following lands less and except lands described in Official Records Book 7713, page 928: That part of the Southeast Quarter of the Northeast Quarter lying East of the Seaboard Coast Line Railroad right-of-way and West of the right-of-way of State Road #655, less and except the South 35 feet thereof, all in Section 17, Township 27 South, Range 25 East, Polk County, Florida.



The John R. McAdams Company, Inc.
4904 Eisenhower Blvd.
Suite 350
Tampa, FL 33634
phone 727. 789. 9500
license number: COA 32893, LB 8290

www.avidgroup.com
www.mcadamsco.com

CLIENT

MAS DEVELOPMENT
2874 NE 191ST STREET, SUITE 305
AVENTURA, FL 33180

IF AVAILABLE

BERKLEY CROSSINGS
BERKLEY ROAD AND PACE ROAD
POLK COUNTY, FLORIDA

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE
1	
2	
3	
4	
5	
6	

PLAN INFORMATION

PROJECT NO. SPEC25390
FILENAME SPEC25390_MASTER
PLAN COVER SHEET
CHECKED BY XXX
DRAWN BY XXX
SCALE #####
DATE 11/13/2025

SHEET

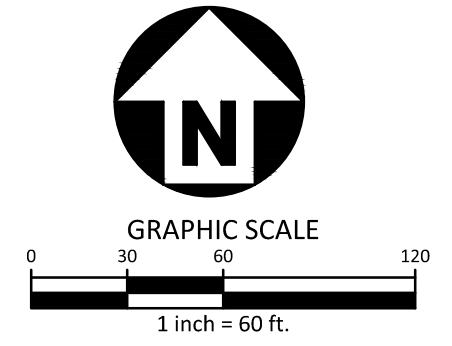
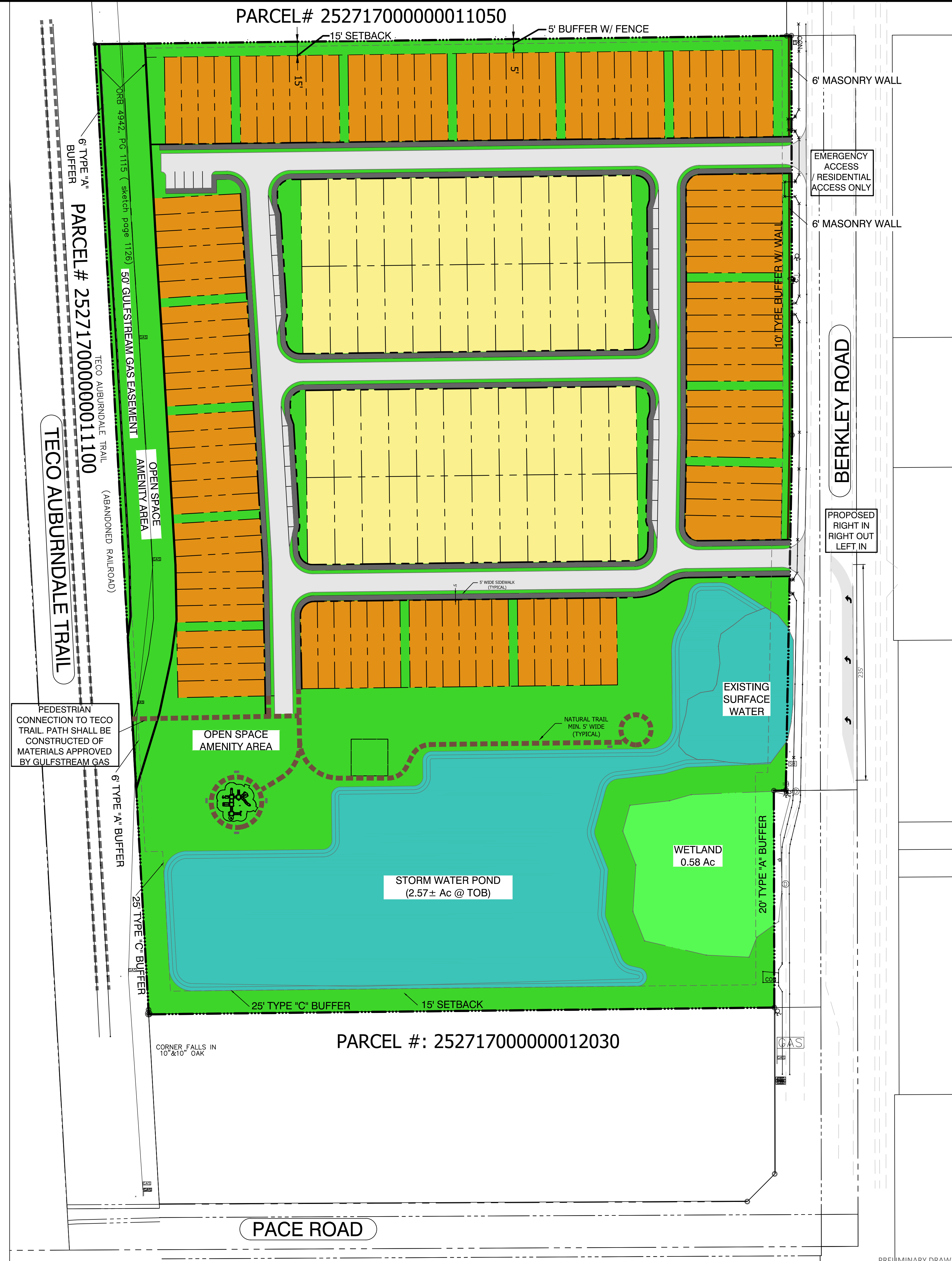
MASTER PLAN COVER SHEET

1

BERKLEY CROSSINGS OVERALL CONCEPT PLAN

RESIDENTIAL UNIT KEY

- DETACHED SINGLE FAMILY HOMES
- ATTACHED SINGLE FAMILY HOMES



The John R. McAdams Company, Inc.
4904 Eisenhower Blvd.
Suite 350
Tampa, FL 33634
phone 727.789.9500
license number: COA 32893, LB 8290

www.avidgroup.com
www.mcadamsco.com

CLIENT

MAS DEVELOPMENT
2874 NE 191ST STREET, SUITE 305
AVENTURA, FL 33180

IF AVAILABLE

BERKLEY CROSSINGS
BERKLEY ROAD AND PACE ROAD
POLK COUNTY, FLORIDA

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE
1	
2	
3	
4	
5	
6	

PLAN INFORMATION

PROJECT NO. SPEC25390
FILENAME
SPEC25390_OVERALL CONCEPT PLAN
CHECKED BY EF
DRAWN BY MJS
SCALE 1" = 60'
DATE 05/05/2026

SHEET

OVERALL CONCEPT
PLAN

2

BERKLEY CROSSINGS OVERALL OPEN SPACE PLAN

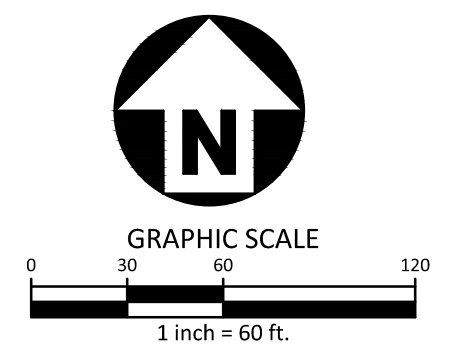
OPEN SPACE AREAS			
EXISTING SURFACE WATER	0.34	ACRES ±	1.99%
WETLAND AREA	0.58	ACRES ±	4.11%
PROPOSED RETENTION AREA	2.57	ACRES ±	15.75%
OPEN SPACE/RECREATION/PARK	3.49	ACRES ±	14.40%
TOTAL EXISTING LAKE, OPEN SPACE/RECREATION, PARK & RETENTION	6.40	ACRES ±	36.25%

MINIMUM REQUIRED OPEN SPACE (LOTS LESS THAN 80FT)
 $17.018 \text{ AC} \times 0.20\% = 3.404 \text{ AC}$
 PROVIDED OPEN SPACE = 3.49 AC

MINIMUM REQUIRED RECREATION SPACE (500 SF PER UNIT)
 $170 \text{ UNITS} \times 500 \text{ SF} = 85,000 \text{ SF} (1.95 \text{ AC})$
 PROVIDED RECREATION SPACE = 2.45 AC

NOTE:

RETENTION POND(S) WILL BE LANDSCAPED WITH TYPE "C" BUFFER PLANTINGS AND HAVE PEDESTRIAN CONNECTIONS.



The John R. McAdams Company, Inc.
 4904 Eisenhower Blvd.
 Suite 350
 Tampa, FL 33634
 phone 727.789.9500
 license number: COA 32893, LB 8290

www.avidgroup.com
 www.mcadamsco.com

CLIENT

MAS DEVELOPMENT
 2874 NE 191ST STREET, SUITE 305
 AVENTURA, FL 33180

IF AVAILABLE

BERKLEY CROSSINGS
BERKLEY ROAD AND PACE ROAD
 POLK COUNTY, FLORIDA

PRELIMINARY
 NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE
1	
2	
3	
4	
5	
6	

PLAN INFORMATION

PROJECT NO. SPEC25390
 FILENAME SPEC25390_OVERALL OPEN SPACE PLAN
 CHECKED BY EF
 DRAWN BY MJS
 SCALE 1" = 60'
 DATE 05/05/2026

SHEET

OVERALL OPEN SPACE PLAN

4

K:\Projects\SPEC2025\SPEC25390_OVERALL OPEN SPACE PLAN.dwg, 6/2/2026 8:59:10 AM, Firm Age