

BERKLEY CROSSINGS

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

PROJECT NUMBER: SPEC25390
DATE: 02/27/2026

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 JOHH L. WABY, PLS, OF AVID/MCADAMSCO DATED 06/11/2024.

PROFESSIONAL TEAM

CIVIL ENGINEER:

AVID/MCADAMS
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4904 EISENHOWER BLVD., STE 350
TAMPA, FL 33634
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SURVEYOR:

AVID/MCADAMS
ATTN: JOHN L. WABY, PLS
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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.

LOCATION MAP

1" = 600'

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:

• 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%

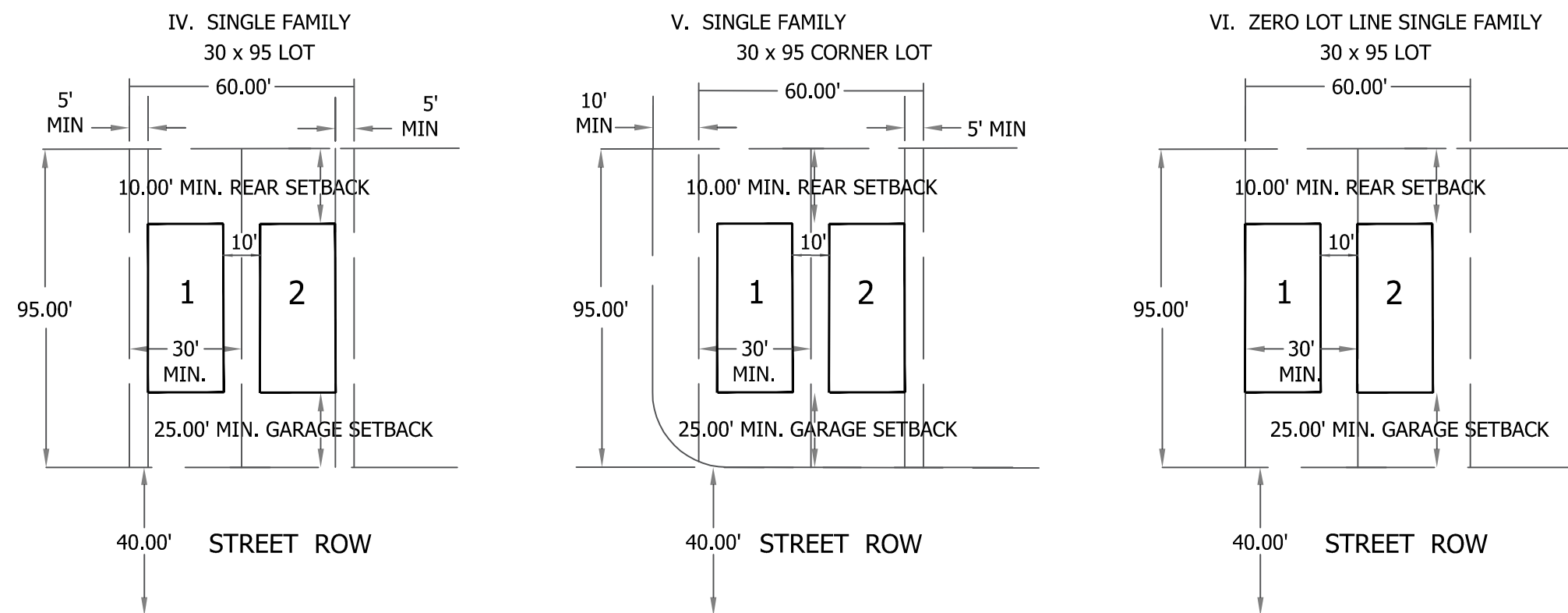
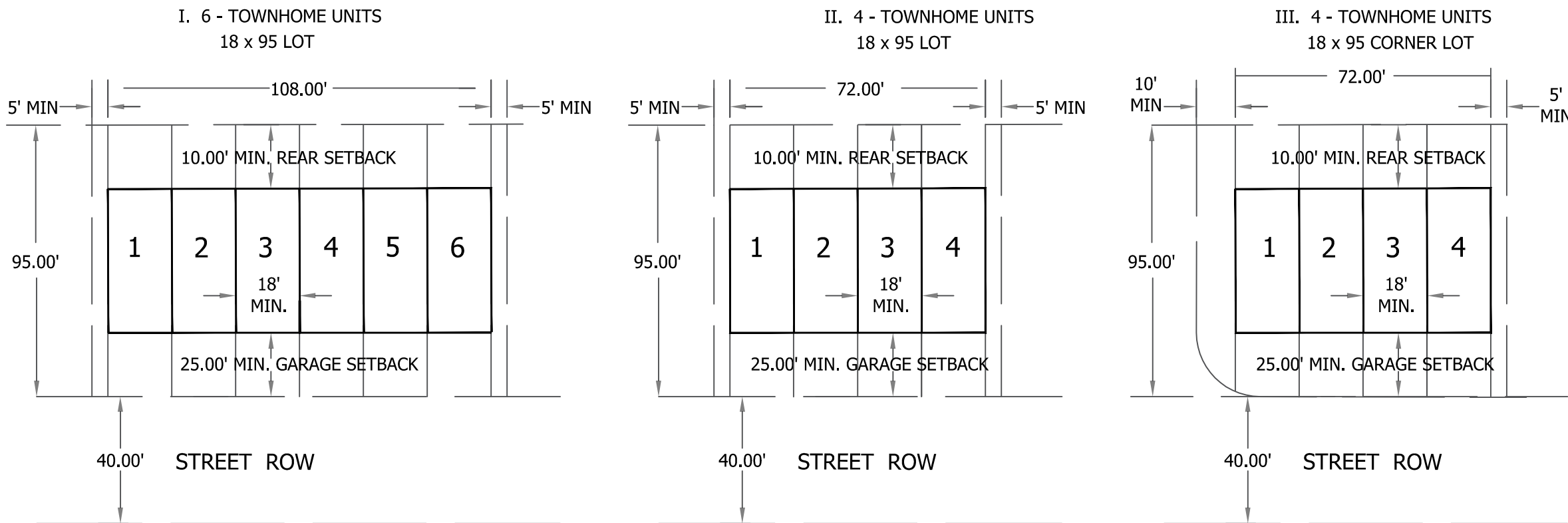
MAX LOT COVERAGE:

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'	5'	10'	5'
SINGLE FAMILY ZERO LOT LINE	30'	95'	25'	0'/10'	10'	5'
TOWNHOMES	18'	95'	25'	5'	10'	5'

TYPICAL LOT CONFIGURATIONS:



PD DEVELOPMENT NOTES:

- The Berkley Crossing PD will be required to dedicate a 10'-wide utility easement, mutually agreed upon by the Developer and the City of Auburndale during Level 2;
- 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.



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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	
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6	

PLAN INFORMATION

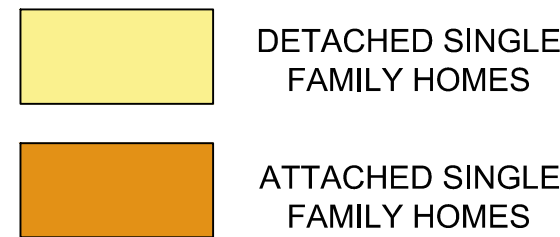
PROJECT NO. SPEC25390
FILENAME SPEC25390_MASTER
PLAN COVER SHEET
CHECKED BY XXX
DRAWN BY XXX
SCALE #####
DATE 11/13/2025

SHEET

MASTER PLAN COVER
SHEET

1

K:\Projects\SPEC\2025\SPEC25390 NWQ Berkeley Rd & Pace Rd\04-Production\Planning + Design\Annex-FLUM-Rezone\SPEC25390 OVERALL CONCEPT PLAN.dwg, 7/15/2026 5:16:22 PM, Finn Agee



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PROJECT NO. SPEC25390
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OVERALL CONCEPT PLAN

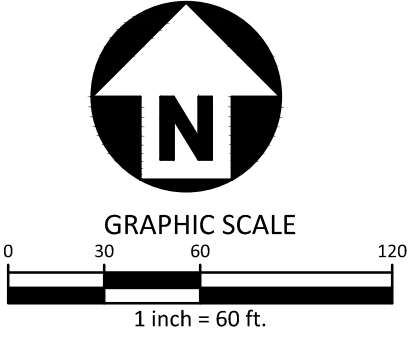
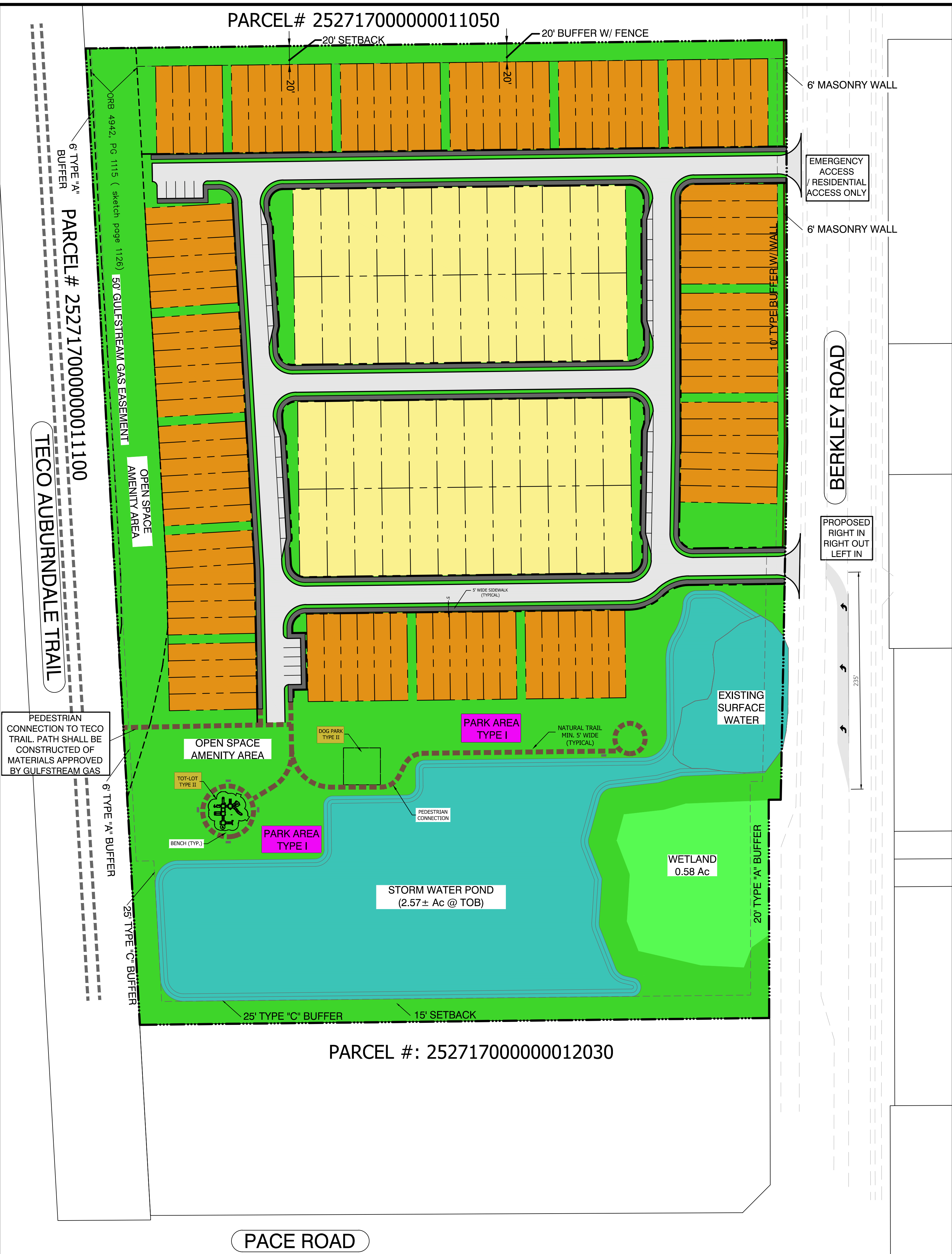
2

BERKLEY CROSSINGS
OVERALL AMENITY PLAN

- NOTES:
- 1. ALL LOTS ARE WITHIN 1,300 FEET OF PROPOSED PARKS.
 - 2. RETENTION PONDS WILL BE LANDSCAPED WITH TYPE "C" BUFFERS AND HAVE PEDESTRIAN CONNECTIONS.

AMENITY TYPE SUMMARY TABLE			
EACH AMENITY TYPE	NUMBER OF EACH	AMENITY TYPE	AMENITY POINTS PER TYPE
1	1	TYPE I - (25 POINTS EACH LOCATION)	25
2	2	TYPE II - (75 POINTS EACH LOCATION)	150
3	0	TYPE III - (150 POINTS EACH LOCATION)	0
4	0	TYPE IV - (200 POINTS EACH LOCATION)	0
TOTAL POINTS PROVIDED			175

* NOTE: 170 LOTS SMALLER THAN 80 FEET = 170 AMENITY POINTS REQUIRED*



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OVERALL AMENITY
PLAN

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BERKLEY CROSSINGS
OVERALL OPEN SPACE PLAN

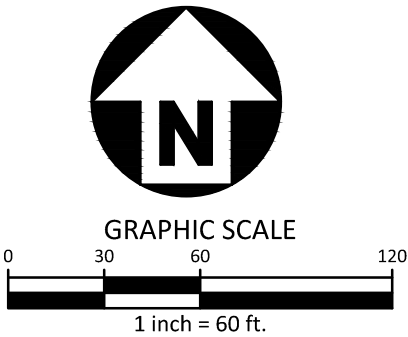
OPEN SPACE AREAS			
EXISTING SURFACE WATER	0.34	ACRES ±	1.99%
WETLAND AREA	0.58	ACRES ±	4.11%
PROPOSED RETENTION AREA	2.57	ACRES ±	15.75%
OPEN SPACE/RECREATION/PARK	3.51	ACRES ±	14.15%
TOTAL EXISTING LAKE, OPEN SPACE/RECREATION,PARK & RETENTION	7.00	ACRES ±	36.25%

MINIMUM REQUIRED OPEN SPACE (LOTS LESS THAN 80FT)
17.018 AC x 0.20% = 3.404 AC
PROVIDED OPEN SPACE = 3.51 AC

MINIMUM REQUIRED RECREATION SPACE (500 SF PER UNIT)
170 UNITS x 500 SF = 85,000 SF (1.95 AC)
PROVIDED RECREATION SPACE = 2.57 AC

NOTE:

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



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OVERALL OPEN SPACE
PLAN

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