



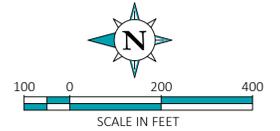
PD Site Details	
PD Parcel ID#s	27-30-35-000000-011030 27-30-36-000000-033010 27-30-35-000000-011060 27-30-26-000000-022000 27-30-26-000000-021000 28-30-19-947800-045000 28-30-19-947800-047000 28-30-19-947800-044000 28-30-19-947800-062010 27-30-26-000000-021020 28-30-19-947800-061000
PD Acreage	268.2 + acres
Commercial Tract	22.76 + acres
Residential Acreage	245.44 + acres

PD Development Program	
Single Family 40' Wide Lots	107
Single Family 50' Wide Lots	175
Single Family 60' Wide Lots	149
Townhomes (MF)*	102
Total Residential Units	533
Total Commercial Entitlements	223,353 sq.ft.
Developed Commercial	5,500 sq. ft. Circle K (4.43 acres)
Hotel Entitlements	98,953 sq. ft.
Total Remaining Commercial	118,900 sq.ft.

*Multi-family dwelling unit is the land use category defined as a building or a portion thereof, regardless of ownership, containing more than one dwelling unit, including without limitation, townhomes, apartments and condominiums.

Note:
Water, sewer and reclaim are all provided by the City of Lake Wales.

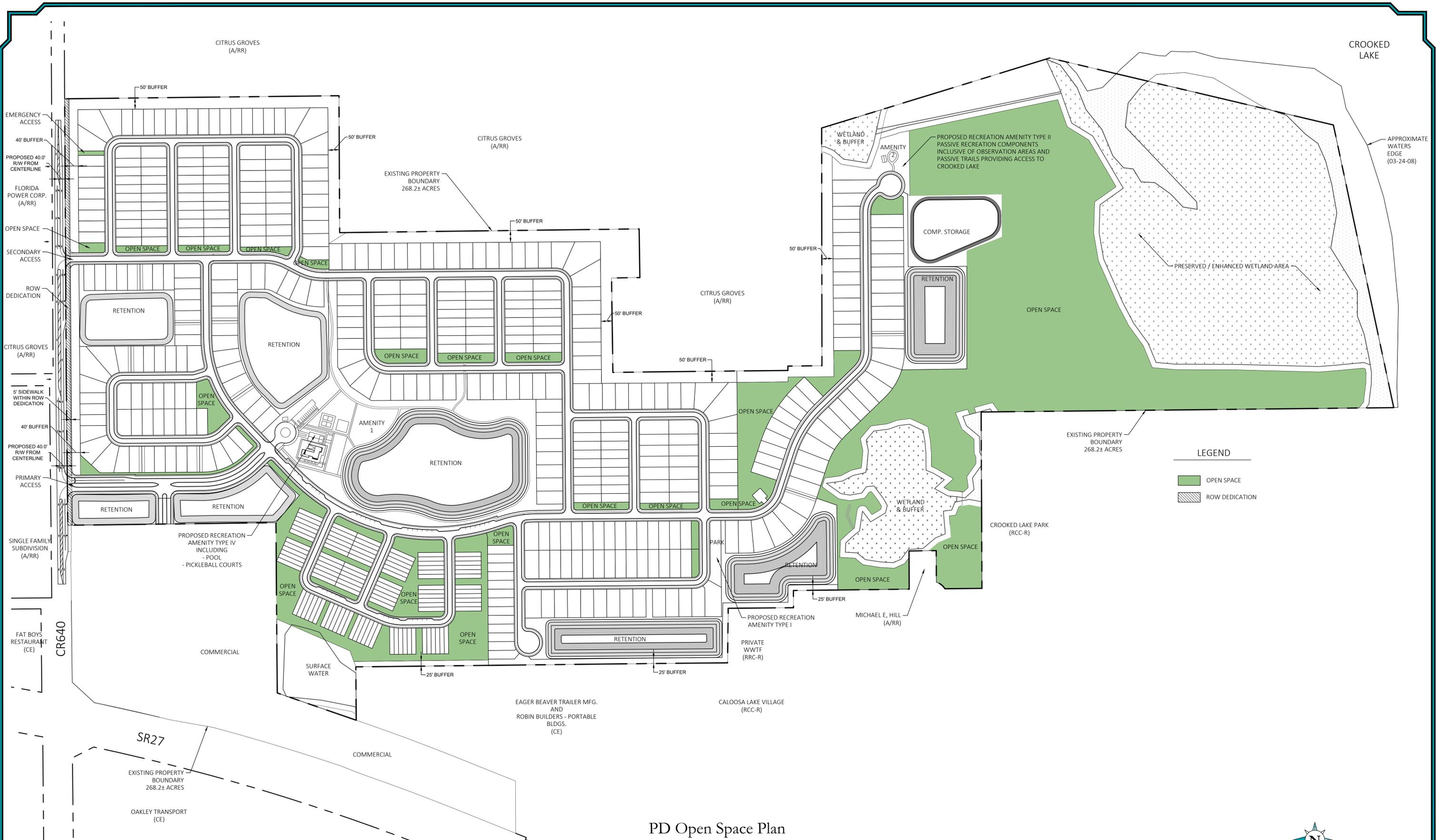
- LEGEND**
- TOWNHOME
 - 40' LOT
 - 50' LOT
 - 60' LOT
 - OPEN SPACE
 - LANDSCAPE BUFFER
 - PARK / AMENITY
 - STORMWATER
 - LIFT STATION
 - COMMERCIAL
 - WETLAND
 - 15' MIN / 25' AVERAGE UPLAND BUFFER
 - PERPETUAL CONSERVATION EASEMENT SUBJECT TO PASSIVE RECREATION COMPONENTS



PD Master Site Plan
Winslow's Point
POULOS & BENNETT
 a Pape-Dawson company

2602 E. Livingston St., Orlando, FL 32803
 7563 Philips Hwy., Suite 303, Jacksonville, FL 32256
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 www.poulosandbennett.com
 Certificate of Authorization No. 28567

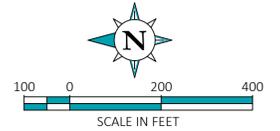


PD Open Space Plan
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PD History/Modification Request		
2010 Original PD Approval	PD10-01M	427 SF Homes; 106 MF units; 124,400 sq.ft. of retail commercial
2016 Winslow's Point Hotel Addition PD Amendment	PD10-01M DMS #58533	Addition of Hotel as a permitted use w/50' building height. Reduce retail entitlements by 98,953 for hotel.
May 2019 PD Amendment	PD10-01M LDPD-2019-5	Addition of a 5,500 sq.ft.. convenience store with 10 fuel pumps and 4 diesel pumps.
November 2019 Amendment	PD10-10M LDPD-2019-17	Modification to existing condition of approval to reduce the height requirement from an eight (8) foot to a four (4) foot fence with a Type "C" landscape buffer along the ±5 acre portion (LDPD-2019-5) for Circle K.
2025 Amendment Request	LDPD-2024-23 (Level 3 Modification)	Establish a minimum residential lot width of 40' and revise master plan to minimize impacts to wetlands and floodplains.

Residential Tract Site Data	
Residential Acreage	245.44 +- acres
Wetlands, Surface Waters + Buffers	48.16 acres
Dedicated ROW	1.20 acres
Residential Gross Developable Area*	196.08 acres
Proposed Density	2.72 du/acre (533 units/196.08 acres)
Open Space Required 20%**	39.2 acres
Open Space Provided	44.62 acres
Recreation Required	6.1 acres (500 sq.ft./unit)
Recreation Provided	8.33 acres
Stormwater (20%)	28.51 acres
Preservation Area (Conservation)***	67.1 acres minimum

Notes:

* 245.44 acres less wetlands, wetland buffers, ROW dedication, and surface waters

**Open Space Requirement is 20% of Residential Gross Developable Area. Open space will be dedicated by plat to be owned and maintained by a CDD or HOA. Open Space includes greenspace but excludes upland wetland buffers, perimeter buffers, and stormwater ponds.

*** Per PD Conditions of approval, a minimum of +- 67.1 acres to be set aside within a perpetual conservation easement which may include open space, surface waters, wetlands, and upland buffers.

All acreages are conceptual and subject to change based upon final engineering design and permitting subject to meeting the minimum requirements.

Interior Building Setbacks		
	Single Family	MF/Commercial
Roadways/Front:	20'	20'
Rear:	10'	10'
Side:	5'	0'

Buffers		
Property Boundary	Width	Landscape Type
North	40'	Per Section 720, LDC
South	None (Conservation Area)	N/A
East	50'	Per Section 720, LDC
West	25'	Per Section 720, LDC
Commercial Tract	Per Section 720, LDC	Per Section 720, LDC

Note: Unless otherwise stated in the PD, Buffers and landscaping will comply with the requirements of Section 720, Landscaping and Buffering, Polk County Land Development Code

Open Space/Amenities Plan		
Type	Use/Activity	Acreage
Recreation Amenity 1 (Type IV)	Neighborhood Center (Active Recreation)	7.03 acres
Recreation Amenity 2 (Type II)	Pond Overlook (Passive Recreation)	0.96 acres
Recreation Amenity 3 (Type I)	Linear Park (Passive Recreation)	0.34 acres
Open Space (Passive Recreation)	Green Space	44.62
* Open Space (Conservation Easement)	Wetlands, Upland Buffers, Green Space	67.1 acres

Note: *Subject to passive recreation components. Areas to be preserved by the conservation easement will be determined at final engineering but will not be less than 67.1 acres