

Project Narrative

The Winslow's Point PD was originally approved by Polk County in 2010 as a mixed-use project. The PD was approved for 427 SF Homes, 106 MF units, and 124,400 sq. ft. of commercial entitlements. There have been several amendments over the years to the PD, including the addition of a hotel as a permitted land use and entitlements for a larger convenience store with more fuel pumps.

The Winslow's Point PD is 268.2 +/- acres with a commercial tract and a residential tract. Currently, Circle K is the only developed portion of the Planned Development.

The original PD approval did not establish a minimum lot width but did establish a maximum lot width. The PD proposes a mix of lot sizes to provide a range of housing choices.

The proposed amendment applies specifically to the residential portion of the PD. The modification establishes a minimum lot width of 40' and re-designs the Master Site Plan to minimize impacts to wetlands and floodplains.

The residential portion of the PD designates 81.96 acres to be placed into a perpetual conservation easement. The conservation easements will include wetlands, wetland buffers, and upland areas.

The PD will also provide 27% open space separate for the recreational amenities, which exceeds the minimum requirement of 20%.

The Winslow's Point PD meets the Planned Development criteria for Timing of Development-Proximity to Public and Private Investment, Internal Design, and External Design.

The residential portion of the PD has a density of approximately 2.72 du/acre. Winslow's Point is vested for density and intensity with its 2010 approval; however, for comparison, the proposed site would score a twenty-six based on the following, which permits a maximum density of 5.5 du/acre.

All lots within the Planned Development are within one-quarter of a mile of walking distance from at least one recreation amenity.

The proposed PD is consistent and compatible with the surrounding land uses and the trend of development in the area. The subject property is surrounded by 60' SF lots, a mobile home park, commercial uses, and vacant agricultural land. To enhance compatibility, the PD proposes a 50' buffer along the east PD boundary, and the designated conservation area on the site buffers from the existing single-family residential uses along the lake from the PD. The townhome lots are proposed closer to

the commercial uses of the PD and along Hwy 27. The townhome lots are a good transitional use between commercial uses and the detached SF lots.

Three amenities are proposed in the PD. One Type I Amenity, a passive linear park, one Type II amenity (Pond Overlook), and one (1) Type IV amenity (Neighborhood Center with pickleball courts and a swimming pool).