

ORDINANCE NO. 5962

PROPOSED ORDINANCE NO. 22-053

AN ORDINANCE RELATING TO ZONING; MAKING FINDINGS; AMENDING ORDINANCE 4773, AS AMENDED, TO PROVIDE FOR A MAJOR MODIFICATION TO PLANNED UNIT DEVELOPMENT ZONING TO ALLOW FOR THE REDEVELOPMENT OF THE FORMER WEDGEWOOD GOLF COURSE FOR 834 MULTI-FAMILY DWELLING UNITS, 60 SINGLE-FAMILY ATTACHED DWELLING UNITS AND 60 SINGLE-FAMILY DETACHED DWELLING UNITS ON 127.89 ACRES GENERALLY LOCATED NORTH OF I-4, SOUTH OF HEATHERPOINT DRIVE, EAST AND WEST OF CARPENTERS WAY AND SOUTH OF WEDGEWOOD ESTATES BOULEVARD; PROVIDING CONDITIONS; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Board held a public hearing on May 17, 2022 to consider the request of Jonathan Hall, on behalf of SJD Development, LLC, to amend Ordinance 4773, as amended, to modify PUD zoning to allow for the redevelopment of the former Wedgewood Golf Course for 874 multi-family dwelling units, 60 single-family attached (townhome) dwelling units and 60 single-family detached dwelling units on 127.89 acres generally located north of I-4, south of Heatherpoint Drive, east and west of Carpenters Way and south of Wedgewood Estates Boulevard, as more particularly described on Attachment "W-1" and graphically depicted on Attachment "W-2" (the "Property"); and

WHEREAS, the Planning and Zoning Board approved the requested PUD zoning modification on October 18, 2022 and recommended said modification to the City Commission; and

WHEREAS, the City Commission, after due public notice and a public hearing at which all interested persons were afforded the opportunity to be heard, finds that the

Property should be classified or zoned as recommended by the Planning and Zoning Board, with the exception that the total number of multi-family dwelling units should be reduced to from 874 to 834 units as provided herein;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF
THE CITY OF LAKE LAND, FLORIDA:**

SECTION 1. The Property is hereby classified or zoned PUD (Planned Unit Development) as set forth in Attachments "W-1," "W-2," "W-3," "W-4a," "W-4b", "W-5a," "W-5b," "W-6a," "W-6b," "W-6c," "W-6d," and "W-7," subject to the following amended conditions:

XIV. Area W

A. ~~Land Use Intensity: PUD-10~~

B. ~~Permitted Uses: Golf clubhouse with associated maintenance and recreational facilities. To include tennis courts and swimming pool~~

A. Permitted Uses.

1. Single-Family Detached Residential Uses: Tracts 1, 5, 6, and 7

2. Single-Family Attached Residential Uses: Tract 8

3. Multi-Family Residential Uses: Tracts 2, 3, 4, 10 and 11

4. Future Development Tract: Tract 9

B. Maximum Intensity of Use: The maximum intensity of use for each development tract shall be as follows.

1. Single-Family Detached Residential Uses (Tracts 1, 5, 6 and 7):

a. Tract 1: 14 single-family detached dwelling units

b. Tract 5: 14 single-family detached dwelling units

c. Tract 6: 12 single-family detached dwelling units

d. Tract 7: 20 single-family detached dwelling units

2. Single-Family Attached Residential Uses (Tract 8)

- a. Tract 8: 60 single-family attached dwelling units

3. Multi-family Residential Uses (Tracts 2, 3, 4, 10 and 11)

- a. Tract 2: 230 multi-family dwelling units
- b. Tract 3: 154 multi-family dwelling units
- c. Tracts 4/10/11: 450 multi-family dwelling units

C. Development Standards:

1. Single-Family Detached Residential Uses:

- a. Tract 1: In accordance with the RA-3/SNH context sub-district except as follows

i.	Minimum Lot Width:	90 feet
ii.	Minimum Lot Area:	10,000 sq. ft.
iii.	Minimum Front Setback:	25 feet
iv.	Minimum Street Side Setback:	15 feet
v.	Minimum Side Setback:	7.5 feet
vi.	Minimum Rear Yard Setback:	25 feet

- b. Tracts 5, 6 and 7: In accordance with the RA-3/SNH context sub-district except as follows

i.	Minimum Lot Width:	60 feet
ii.	Minimum Lot Area:	7,500 sq. ft.
iii.	Minimum Front Setback:	25 feet
iv.	Minimum Street Side Setback:	15 feet
v.	Minimum Side Setback:	7.5 feet
vi.	Minimum Rear Yard Setback:	25 feet

2. Single-Family Attached Residential Uses: In accordance with the MF-12/SNH context sub-district except as follows.

- a. Minimum Setbacks for Townhouse Building Groups

- i. From Property Lines of Adjacent Multi-Family Uses: 25 feet.
- ii. Minimum Internal Setback Between Building Groups: 10 feet.

- b. Development Standards for Single-Family Attached Dwellings:

i.	Minimum Lot Width:	19 feet
ii.	Minimum Living Area:	1,463 sq. ft.
iii.	Minimum Front Setback:	25 feet
iv.	Minimum Street Side Setback:	15 feet
v.	Minimum Interior Side Setback:	0 feet
vi.	Minimum Rear Yard Setback:	10 feet
vii.	Maximum Building Height:	2 stories.
viii.	Maximum number of dwellings per group:	Six (6)

3. Multi-Family Residential Uses: In accordance with the MF-12/SNH context sub-district except as follows.

a. Minimum Setbacks:

- i. From Property Lines of Adjacent Multi-Family Uses:
25 feet.
- ii. Minimum Internal Setback Between Buildings:
15 feet

b. Maximum Building Height: Four (4) stories**

c. Architectural Design: At least 75% of the units above the first floor of each building shall have a balcony. Multi-family buildings shall reference the architectural elements of existing multi-family uses located within the Carpenters Way PUD, including but not limited to, roof type, finishing materials, and paint colors used.

**Four-story buildings shall be limited to the specific buildings listed in the Site Data Table and the locations shown on the Master Site Plan, Exhibit "W-3," and the Site Data Table & Phasing Plan, Exhibit "W-7." All other multi-family buildings shall be limited to a maximum height of either two (2) or three (3) stories as specified in Exhibit "W-7".

D. Site Development Plan: The site shall be developed in accordance with the proposed site development plan included as Exhibit "W-3" and the site data table and phasing plan included as Exhibit "W-7." With the approval of the Director of Community & Economic Development, minor alterations may be made at the time of site plan review without requiring a modification to the PUD zoning.

E. Landscaping and Buffering: In accordance with Section 4.5 of the Land Development Code, the Landscape Buffer Plan, Exhibit "W-4a" and Typical Buffer Details, Exhibit "W-4b." In addition to the buffering shown on the Landscape Buffer Plan, a Type "D" buffer as shown in Exhibit "W-4b" shall be installed and maintained adjacent to the north and west boundaries of the United Brotherhood of Carpenters and Joiners of America cemetery. Within Tract 8, the buffer shall include a six-foot tall vinyl privacy fence. Within Tract 2, the buffer shall include either a black or green vinyl chain

link fence or decorative metal picket fencing with a minimum height of four feet.

F. Access

1. Access from the development tracts onto Carpenter's Way shall be limited to the intersections illustrated in Exhibit "W-3"
2. Access improvements on Carpenters Way at street or driveway connections to the development tracts, such as turning lanes, shall be constructed in accordance with the standards and specifications of the Florida Department of Transportation and City as appropriate and determined during the permitting process. The cost of such improvements shall be the responsibility of the applicant.
3. All roads within the development shall be constructed in accordance with City of Lakeland standards.
4. Access to the United Brotherhood of Carpenters and Joiners of America cemetery shall be formalized through a recorded agreement. If such agreement already exists, a copy of the agreement shall be provided prior to the issuance of the first building permit for the development.

G. Civic Open Space and Recreational Amenities

1. A development-wide paved multi-use trail system shall be constructed as illustrated in Exhibits "W-5b," "W-6a," "W-6b" and "W-6d."
2. Tracts 2 and 3 shall have their own amenity center with a clubhouse, swimming pool and other recreational facilities.
3. Tracts 4, 10 and 11 shall have a master amenity center consisting of a clubhouse, swimming pool and other recreational facilities that is shared by the residents of all three tracts.

H. Off-street Parking: Off-street parking shall be provided in accordance with Section 4.11 and Table 4.11-1 of the Land Development Code. If the minimum amount of parking cannot be provided for a specific development tract, the maximum number of multi-family dwelling units shall be reduced to align with amount of parking provided.

I. Signage: In accordance with Section 4.9 of the Land Development Code.

J. Outdoor Lighting: Except for City-approved streetlights within rights-of-way, all outdoor lighting fixtures shall be of the "fully shielded" type such that the light emitting, distributing, reflecting, and refracting components of the light fixture (lamp, lens, reflective surfaces, etc.) shall not extend beyond the opaque housing of the fixture.

K. Stormwater Ponds: stormwater ponds shall be designed as water features with a natural appearance and shape. The use of fencing shall be minimized, but in the event fencing is required, fence materials used shall consist of either black or green vinyl chain link or decorative metal picket fencing. Any landscaping shall be located on the outside of such fencing.

L. Transportation:

1. Prior to the first site plan or preliminary plat submittal, the developer and City shall execute and record in the Official Records of the Polk County Clerk of Courts a Development Agreement through which the timing of the following specific transportation concurrency mitigation requirements are addressed. This agreement shall be executed by the City Commission and recorded with the Polk County Clerk of Courts.

a. Right-of-way dedication to the City of Lakeland to accommodate the Lakeland Park Center Drive Extension south of Carpenters Way. The dedicated right-of-way and design shall minimize impacts to an existing gas transmission line and accommodate necessary stormwater treatment facilities for this future roadway or shared facilities for the roadway and adjacent development.

b. Right-of-way dedication and construction of a roundabout at the Carpenters Way/Wedgewood Estates Boulevard/Heatherpoint Drive intersection, including the realignment of Wedgewood Estates Boulevard to align with Heatherpoint Drive as generally illustrated in Exhibit "W-5a".

c. Installation of a transit shelter and bus bay shall be installed on Lakeland Park Drive at the entrance to Tracts 3A/3B to serve a re-alignment of the Citrus Connection's Pink Line, which is anticipated to occur once the apartment development phases commence.

2. A major update to the Wedgewood Redevelopment Traffic Impact Study (dated March 2022) shall be conducted for all remaining project phases for which a building permit has not been requested by September 1, 2027.

3. Bicycle/Pedestrian Infrastructure

a. An integrated multi-use trail network shall be implemented throughout the proposed development area as depicted in Exhibits "W-5a" and "W-5b". The appropriate cross-sections for each trail and street type shall be included with site plan and subdivision construction plan submittals for the applicable project phases. Raised crosswalks shall be

installed at each location where this trail network crosses Carpenters Way.

- b. Concurrent with the construction of the Carpenters Way/Wedgewood Estates Boulevard-Heatherpoint Drive roundabout, a sidewalk shall be constructed along the south side of Carpenters Way to the eastern terminus of the existing frontage sidewalk at Douglas Cook Park.
- c. ADA-compliant sidewalk routes shall be constructed between each principal multi-family residential building and amenity to the planned trail network and existing frontage sidewalks on the adjacent street network.
- d. Bicycle parking for each multi-family residential building and amenity shall be provided in compliance with Section 4.11.6 of the Land Development Code, with designs in compliance with Index 900 of the City Engineering Standards Manual.
- 4. Prior to the first Certificate of Occupancy for Tract 2, a roadway "stub-out" shall be constructed to the eastern site boundary in support of a future roadway connection to Arteva Drive.
- 5. Current and future developers within this area of the PUD shall work with the City to support its efforts to locate a high-speed rail (such as Brightline) stop in its vicinity.
- M. Maintenance of Trails and Common Areas: Each development tract shall have a Homeowners Association, Property Owners Association, or some other legal entity which shall be responsible for the maintenance of trails and common areas within the boundaries of the development tract.

SECTION 2. The City Commission does hereby expressly find that the provisions of this Ordinance are in conformity with the Comprehensive Plan of the City of Lakeland adopted by Ordinance 5885.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4. If any word, sentence, clause, phrase, or provision of this Ordinance, for any reason, is held to be unconstitutional, void, or invalid, the validity of the remainder of this Ordinance shall not be affected thereby.

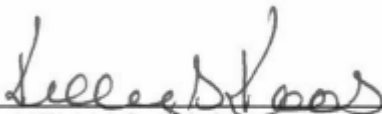
SECTION 5. This Ordinance shall take effect immediately upon the effective date of Large-Scale Amendment #LUL22-002 to the Future Land Use Map, as provided in Ordinance No. 5961.

PASSED AND CERTIFIED AS TO PASSAGE this 5th day of December, A.D. 2022.



H. WILLIAM MUTZ, MAYOR

ATTEST:



KELLY S. KOOS, CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS:



PALMER C. DAVIS
CITY ATTORNEY



ATTACHMENT "W-1"

Tract 1

A parcel of land lying within Section 25, Township 27 South, Range 23 East, Polk County, Florida, being more particularly described as follows;

For a POINT OF REFERENCE commence at the Northeast corner of said Section 36, Township 27 South, Range 23 East Polk County, Florida; thence N.00°30'46"W., 443.18 feet along the East boundary of said Section 25, said line also being the West boundary line of LAKE GIBSON HEIGHTS, as recorded in Plat Book 6, Page 21, of the Public Records of Polk County, Florida, for a POINT OF BEGINNING; thence continue N.00°30'46"W., along said East boundary, 897.12 feet; thence S.89°54'40"W., 585.11 feet; thence S.04°59'05"E., 124.01 feet; thence S.41°00'41"W., 294.00 feet to a point lying on the Northeasterly boundary line of Lot 16, WEDGEWOOD LAKE ESTATES, as recorded in Plat Book 76, Pages 33 and 34, of the Public Records of Polk County, Florida; thence along the boundary of said Wedgewood Lake Estates the following seven (7) courses: 1) S.48°24'19"E., 240.00 feet; 2) S.76°36'58"W., 565.90 feet; 3) S.70°22'19"W., 277.40 feet; 4) S.77°58'37"W., 195.26 feet; 5) S.88°26'52"W., 190.46 feet; 6) N.88°22'19"W., 178.65 feet; 7) S.69°41'52"W., 76.00 feet to a point on the Northeasterly right-of-way line of Heatherpoint Drive (a private road); thence along said right-of-way line, S.20°32'46"E., 152.33 feet to a non-tangent point of curvature; thence Southeasterly 61.99 feet along the arc of a curve to the left, said curve having a radius of 58.54 feet, a central angle of 60°40'05", and a chord bearing and distance of S.50°38'01"E., 59.13 feet to a non-tangent point of curvature; thence Southeasterly 140.00 feet along the arc of a curve to the right, said curve having a radius of 275.00 feet, a central angle of 29°10'05", and a chord bearing and distance of S.66°22'50"E., 138.49 feet; thence North 89°43'23" East, 280.60 feet; thence N.75°47'29"E., 504.92 feet; thence N.67°51'48"E., 837.82 feet; thence S.27°11'04"E., 344.56 feet; thence N.89°29'26"E., a distance of 109.23 feet to the POINT OF BEGINNING

Containing 19.02 Acres, more or less.

Tract 2

A parcel of land lying in Sections 25 and 36, both in Township 27 South, Range 23 East, Polk County, Florida, more particularly described as follows;

For a POINT OF BEGINNING commence at the Northeast corner of said Section 36; thence along the East boundary of said Section 25, also the West boundary of Lake Gibson Heights N.00°30'46"W. 443.18 feet; thence S.89°29'26"W. 109.23 feet; thence S.79°11'01"W., 408.63 feet; thence S.63°10'05"W., 909.05 feet; thence S.°06'12"E., 249.14 feet; thence N.74°14'52"E., 339.85 feet; thence S.84°49'58"E., 198.28 feet; thence N.55°49'23"E., 262.92 feet; thence S.04°09'20"E., 266.53 feet; thence S.54°15'54"W., 61.61 feet; thence S.05°14'11"E., 377.43 feet; thence N.89°34'13"E. 247.40 feet; thence N.33°06'26"E. 86.98 feet to the Southwest corner of Carpenters Home Cemetery; thence along the West boundary of said cemetery, N.00°03'15"W., 660.00 feet to a point lying on the North boundary of aforementioned Section 36 also being the North boundary of

Carpenters Home Cemetery, thence along said North boundary S.89°53'35"E., 200.00 feet to the POINT OF BEGINNING.

Containing 16.48 acres, more or less

Tract 3

A parcel of land lying within Section 36, Township 27 South, Range 23 East, Polk County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE commence at the Northeast corner of Section said 36; thence N.89°53'35"W., along North boundary line of Section 36, a distance of 200.00 feet, to the Northwest corner of Carpenters Home Cemetery; thence along the West boundary, S.00°03'15"E., a distance of 660.00 feet to the Southwest corner of cemetery and POINT OF BEGINNING; thence S.33°06'26"W., a distance of 86.98 feet; thence S.89°34'13"W., a distance of 247.40 feet; thence S.71°39'55"W., a distance of 165.71 feet; thence S.09°55'42"E., a distance of 274.41 feet; thence S.72°42'42"W., a distance of 40.00 feet; thence S.09°23'46"W., a distance of 525.69 feet to the Northeasterly right-of-way line of D.O.T. Overpass; thence along said right-of-way line S.55°41'37"E., a distance of 211.50 feet; thence S.29°15'05"E., a distance of 103.79 feet to the Northwestern right-of-way line of Interstate No. 4 (SR 400); thence N.60°44'55"E., along said Northwestern right-of-way line a distance of 578.23 feet, to a point along the East boundary line of said Section 36; thence N.00°03'15"W., along said East boundary a distance of 854.77 feet to the Southeast corner of aforementioned Carpenters Home Cemetery; thence N.89°58'08"W., along South boundary of said cemetery a distance of 200.20 feet to the POINT OF BEGINNING.

Containing 14.55 acres, more or less.

Tracts 4, 10 and 11

A parcel of land lying within Sections 25 and 36, Township 27 South, Range 23 East, Polk County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE commence at the Northeast corner of said Section 36; thence S.00°04'20"E., along the East boundary line of said Section 36, a distance of 1,515.05 feet to the Northwestern right-of-way line of Interstate No. 4 (S.R. 400); thence S.60°44'55"W. along said right-of-way, a distance of 578.23 feet to the Northeasterly right-of-way of D.O.T. Overpass; thence along said Northeasterly right-of-way the following Two (2) courses: 1) N.29°15'05"W., a distance of 103.79 feet; 2) N.55°41'37"W., a distance of 211.50 feet for a POINT OF BEGINNING; thence leaving said Northeasterly right-of-way N.09°22'58"E., a distance of 526.23 feet; thence N.45°44'38"W., a distance of 403.13 feet; thence N.39°18'54"W., a distance of 346.32 feet; thence N.56°39'37"W., a distance of 329.77 feet; thence N.43°45'47"W., a distance of 259.06 feet; thence N.35°12'06"W., a distance of 357.72 feet; thence N.31°19'34"W., a distance of 169.72 feet to a non-tangent point of curvature; thence Westerly 111.79 feet along the arc of a curve to the left, said curve having a radius of 49.95 feet, a central angle of 128°13'33", and a chord bearing and distance of S.84°50'00"W., 89.88 feet to a point lying on the Easterly right-of-way line of Heatherpoint Drive; to a non-tangent point of curvature; thence Southwesterly 35.68 feet along the arc of a curve to the right, said curve having a radius of 236.41 feet, a

central angle of $08^{\circ}38'47''$, and a chord bearing and distance of $S.25^{\circ}21'52''W.$, 35.64 feet to the Northern most corner of Sandwedge Villas, as recorded in Plat Book 80, Page 25, of the Public Records of Polk County, Florida; thence $S.01^{\circ}38'39''E.$, along the boundary of said Plat a distance of 540.99 feet; thence $S.60^{\circ}20'02''W.$, a distance of 446.44 feet to a point lying on the Northeasterly right-of-way line of Carpenters Way; thence $S.24^{\circ}24'22''E.$, along said Northeasterly right-of-way a distance of 137.74 feet to the Northwest corner of Fairfield on The Tee, as recorded in Plat Book 78, Page 24 of Public Records of Polk County, Florida; thence along the boundary of said Plat the following three (3) courses: 1) $N.68^{\circ}16'41''E.$, a distance of 635.91 feet; 2) $S.36^{\circ}51'12''E.$, a distance of 332.93 feet; 3) $S.68^{\circ}36'49''W.$, a distance of 708.21 feet to the Northeasterly right-of-way line of Carpenters Way and a non-tangent point of curvature; thence Southeasterly 256.81 feet along the arc of a curve to the left, said curve having a radius of 942.37 feet, a central angle of $15^{\circ}36'50''$, and a chord bearing and distance of $S.34^{\circ}20'11''E.$, 256.02 feet; thence leaving said Northeasterly right-of-way $N.70^{\circ}46'25''E.$, a distance of 433.40 feet; thence $S.55^{\circ}25'35''E.$, a distance of 339.18 feet; thence $S.32^{\circ}50'30''E.$, a distance of 160.81 feet; thence $S.55^{\circ}24'36''E.$, a distance of 161.03 feet; thence $S.75^{\circ}20'02''W.$, a distance of 178.73 feet; thence $S.39^{\circ}00'17''W.$, a distance of 117.70 feet to a point lying on the Northerly right-of-way line of Carpenters way and a non-tangent point of curvature; thence Easterly 403.47 feet along the arc of a curve to the left, said curve having a radius of 599.57 feet, a central angle of $38^{\circ}33'20''$, and a chord bearing and distance of $S.81^{\circ}33'18''E.$, 395.90 feet; thence $N.59^{\circ}40'36''E.$, a distance of 55.15 feet to a point along the Northeasterly right-of-way of D.O.T. Overpass thence $S.89^{\circ}18'22''E.$ along said right-of-way, a distance of 215.88 feet to the POINT OF BEGINNING.

Containing 28.190 acres, more or less.

Tract 5

A parcel of land lying within Section 36, Township 27 South, Range 23 East, Polk County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE commence at the Northeast corner of said Section 36; thence $S.00^{\circ}03'15''E.$ along East boundary line of said Section 36, a distance of 1,514.50 feet to a point on the Northwesterly right-of-way line of Interstate No. 4 (S.R. 400); thence $S.60^{\circ}42'45''W.$ along said right-of-way, a distance of 740.52 feet for a POINT OF BEGINNING; thence continuing along said Northwesterly right-of-way $S.60^{\circ}44'55''W.$, a distance of 431.46 feet to a point of curvature; thence Southwesterly 241.66 feet along the arc of a curve to the left, said curve having a radius of 5,879.58 feet, a central angle of $02^{\circ}21'18''$, and a chord bearing and distance of $S.59^{\circ}34'16''W.$, 241.64 feet; thence leaving said right-of-way $N.31^{\circ}58'50''W.$, a distance of 425.86 feet to the Southeasterly boundary of Wedgewood Golf and Country Club Phase One- Unit Three as recorded in Plat Book 77, Page 8 of the Public Records of Polk County, Florida; thence along said Plat boundary the following Three (3) courses: 1) $N.74^{\circ}23'16''W.$, a distance of 491.65 feet; 2) $N.37^{\circ}34'54''W.$, a distance of 433.13 feet; 3) $S.52^{\circ}27'07''W.$, a distance of 120.00 feet to the Northeasterly right-of-way line of Derby Drive; thence $N.37^{\circ}32'53''W.$ along said right-of-way, a distance of 63.42 feet to the Southerly corner of Lot 7, Wedgewood Golf & Country Club, Phase One- Unit Four, as recorded in Plat Book 76, Page 35, of the Public Records of Polk County, Florida; thence along the boundary of said plat the following

Three (3) courses: 1) N.52°27'07"E., a distance of 120.00 feet; 2) N.37°32'53"W., a distance of 262.50 feet; 3) N.52°27'43"E., a distance of 208.46 feet to the Southwesterly right-of-way line of Carpenters Way and a non-tangent point of curvature; thence continuing along said Southwesterly right-of-way Southeasterly 590.00 feet along the arc of a curve to the left, said curve having a radius of 1,000.77 feet, a central angle of 33°46'42", and a chord bearing and distance of S.45°21'43"E., 581.49 feet; thence S.62°11'30"E., a distance of 453.55 feet to a non-tangent point of curvature; thence Easterly 443.82 feet along the arc of a curve to the left, said curve having a radius of 666.10 feet, a central angle of 38°10'34", and a chord bearing and distance of S.81°31'03"E., 435.66 feet to the Southwesterly right-of-way line of D.O.T. Overpass; thence S.77°30'34"E., along said Southwesterly right-of-way a distance of 53.07 feet; thence S.85°21'41"E., a distance of 66.04 feet; thence S.70°38'41"E., a distance of 160.33 feet; thence S.26°19'34"E., a distance of 150.19 feet to the aforementioned Northwesterly right-of-way of Interstate No. 4 and the POINT OF BEGINNING.

Containing 13.234 acres, more or less.

Tract 6

A parcel of land lying within Section 36, Township 27 South, Range 23 East, Polk County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE commence at the Northeast corner of said Section 36; thence S.00°03'15"E., along the East boundary line of said Section 36 a distance of 1,514.50 feet to the Northwesterly right-of-way of Interstate 4 (S.R.400); thence S.60°31'42"W., along said Northwesterly right-of-way a distance of 1,413.58 feet to a non-tangent curve for a POINT OF BEGINNING; thence Southwesterly 656.20 feet along the arc of a curve to the left, said curve having a radius of 5,879.58 feet, a central angle of 06°23'41", and a chord bearing and distance of S.55°11'47"W., 655.86 feet; thence N.89°38'41"W., a distance of 93.16 feet; thence S.51°14'19"W., a distance of 119.72 feet to the centerline of said Section 36; thence N.89°50'54"W. along said centerline, a distance of 356.47 feet to the Southeast corner of Lot 8, Wedgewood Golf & Country Club, Phase One- Unit Two as recorded in Plat Book 73, Page 11 of Public Records of Polk County, Florida; thence along said Plat the following nine (9) courses: 1) N.00°13'57"E., a distance of 190.00 feet; 2) N.89°46'03"W., a distance of 110.00 feet; 3) N.00°13'57"E., a distance of 10.00 feet; 4) S.89°46'03"E., a distance of 90.00 feet; 5) N.00°13'57"E., a distance of 60.00 feet; 6) N.89°46'03"W., a distance of 20.00 feet; 7) N.00°13'57"E., a distance of 180.00 feet; 8) N.89°46'03"W., a distance of 75.00 feet; 9) N.00°13'57"E., a distance of 110.00 feet; thence leaving the boundary of said plat N.77°07'05"E., a distance of 252.03 feet to the Southwest boundary of Wedgewood Golf & Country Club, Phase One- Unit Three as recorded in Plat Book 77, Page 8 of the Public Records of Polk County, Florida; thence along said Plat the following four (4) described courses: 1) S.12°52'55"E., a distance of 374.97 feet; 2) N.69°53'09"E., a distance of 272.19 feet; 3) N.49°01'19"E., a distance of 443.07 feet; 4) N.15°02'20"E., a distance of 190.25 feet; thence S.31°58'50"E., a distance of 425.86 feet to the aforementioned right-of-way of Interstate No. 4 and the POINT OF BEGINNING.

Containing 9.042 acres, more or less.

Tract 7

A parcel of land lying within Section 36, Township 27 South, Range 23 East, Polk County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE commence at the Northeast corner of said Section 36; thence S.89°23'17"W. along the North boundary of said Section 36, a distance of 2,384.94 feet; thence S.00°36'43"E., a distance of 1,395.89 feet to the Southeasterly corner of Lot 6 Wedgewood Golf & Country Club, Phase One- Unit Two as recorded in Plat Book 73, Page 11, of the Public Records of Polk County, Florida and POINT OF BEGINNING; thence S.37°18'51"E., along the Southwesterly right-of-way line of Derby Drive a distance of 169.90 feet to the Northerly corner of Lot 1, Wedgewood Golf & Country Club, Phase One- Unit Three, as recorded in Plat Book 77, Page 8 of the Public Records of Polk County, Florida; thence along the boundary of said Plat the following four (4) courses: 1) S.52°25'02"W., a distance of 119.09 feet; 2) S.37°32'31"E., a distance of 179.99 feet; 3) S.22°07'58"E., a distance of 59.97 feet; 4) S.12°52'55"E., a distance of 229.56 feet; thence leaving said plat S.77°07'05"W., a distance of 252.03 feet to the Northeasterly corner of Wedgewood Golf & Country Club Phase One- Unit Two as recorded in Plat Book 73, Page 11 of the Public Records of Polk County, Florida; thence along the boundary of said Plat the following described seven (7) courses: 1) N.89°46'03"W., a distance of 60.00 feet; 2) S.00°13'57"W., a distance of 30.00 feet; 3) N.89°49'56"W., a distance of 120.01 feet; 4) S.00°13'57"W., a distance of 110.00 feet; 5) N.89°46'03"W., a distance of 85.00 feet; 6) S.00°13'57"W., a distance of 140.00 feet; 7) N.74°30'44"W., a distance of 114.02 feet to the North right-of-way line of Rockingham Road; thence N.89°46'03"W., said North right-of-way a distance of 190.00 feet; thence S.76°11'46"W., a distance of 123.69 feet; thence N.89°46'03"W., a distance of 250.00 feet to the Easterly right-of-way line of Staffordshire Drive; thence N.00°13'57"E., along said right-of-way a distance of 62.33 feet to a point of curvature; thence Northeasterly 150.08 feet along the arc of a curve to the right, said curve having a radius of 138.83 feet, a central angle of 61°56'19", and a chord bearing and distance of N.31°12'07"E., 142.88 feet; thence N.62°10'12"E., a distance of 165.99 feet to the aforementioned Wedgewood Golf & Country Club Phase One plat; thence N.56°26'18"E., along boundary of said plat a distance of 360.00 feet; thence N.37°11'42"E., a distance of 401.48 feet; thence N.51°14'17"E., a distance of 289.84 feet to the POINT OF BEGINNING.

Containing 11.188 acres, more or less.

Tract 8

A parcel of land lying within Section 36, Township 27 South, Range 23 East, Polk County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE commence at the Northeast corner of said Section 36; S.89°33'18"W., along the North boundary of said Section 36 a distance of 3878.70 feet; thence South 1,331.58 feet to the Southeast corner of CAMBRIDGE ON THE GREEN, as recorded in Plat Book 75, Pages 26 and 27, of the Public Records of Polk County, Florida and the POINT OF BEGINNING; thence along the Southeasterly line of said plat,

N.10°53'00"E. 192.44 feet; thence N.45°12'39"E., 167.37 feet to a point lying on the Southwesterly right-of-way line of Fenton Lane as per the map of WEDGEWOOD GOLF & COUNTRY CLUB PHASE ONE, as recorded in Plat Book 73, Page 3, of the Public Records of Polk County, Florida, to a non-tangent point of curvature; thence along said Southwesterly right-of-way Southeasterly 141.06 feet along the arc of a curve to the left, said curve having a radius of 200.00 feet, a central angle of 40°24'39", and a chord bearing and distance of S.38°51'28"E., 138.15 feet; thence S.59°03'47"E., 100.00 feet; thence leaving said right-of-way line S.07°36'17"W., 1,277.02 feet; thence N.89°46'03"W., 165.01 feet; thence N.05°08'48"W., 800.00 feet; thence N.11°35'59"E, 327.19 feet to a point lying on the Southerly line of CAMBRIDGE ON THE GREEN; run thence along said Southerly line S.89°46'03"E., 12.41 feet to the POINT OF BEGINNING.

Containing 8.31 acres, more or less.

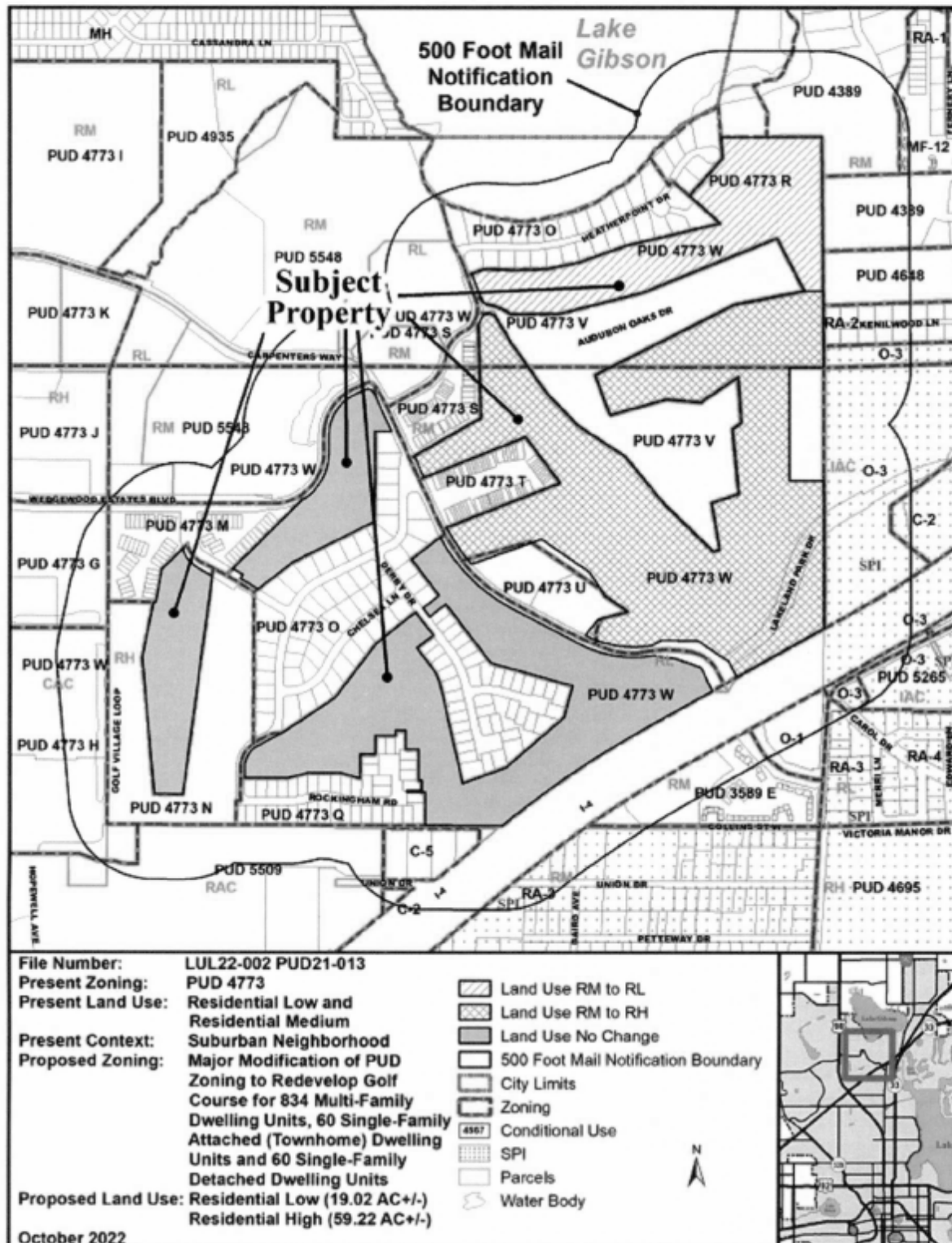
Tract 9

A parcel of land lying within Section 36, Township 27 South, Range 23 East, Polk County, Florida, being more particularly described as follows:

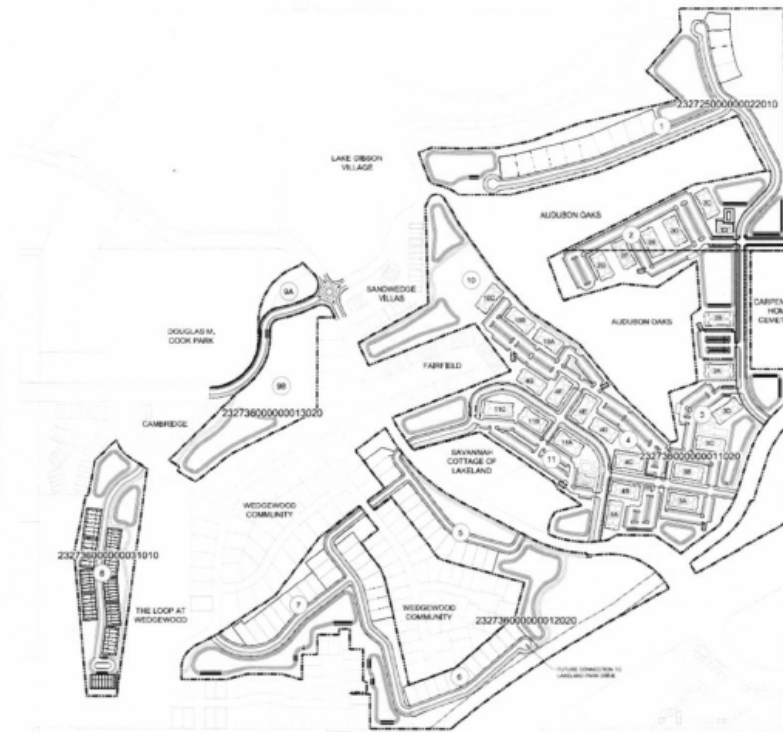
For a POINT OF REFERENCE commence at the Northeast corner of said Section 36; thence S.89°29'53"W. along the North boundary of said Section 36, a distance of 3,440.03 feet; thence S.00°26'47"E. to the Southernmost corner of Cambridge on The Tee, as recorded in Plat Book 74, Pages 45 and 46, of the Public Records of Polk County, Florida, a distance of 1,139.23 feet for a POINT OF BEGINNING; thence N.45°22'55"E., along the Southeasterly boundary line of said Cambridge on the Tee, a distance of 560.06 feet, to a non-tangent point of curvature along the Southeasterly right-of-way line of Wedgewood Estates Boulevard; thence Northeasterly 340.39 feet along the arc of a curve to the left, said curve having a radius of 329.73 feet, a central angle of 59°08'51", and a chord bearing and distance of N.29°45'12"E., 325.47 feet; thence N.00°08'35"E., a distance of 99.72 feet to a non-tangent point of curvature; thence Northeasterly 301.17 feet along the arc of a curve to the right, said curve having a radius of 265.76 feet, a central angle of 64°55'47", and a chord bearing and distance of N.32°57'15"E., 285.31; thence N.65°32'09"E., a distance of 60.86 feet, to the Southwesterly right-of-way line of Carpenters Way (a private road), a non-tangent point of curvature; thence Easterly 51.33 feet along the arc of a curve to the right, said curve having a radius of 35.75 feet, a central angle of 82°16'55", and a chord bearing and distance of S.71°25'10"E., 47.03 feet to a non-tangent point of curvature; thence Southeasterly 66.96 feet along the arc of a curve to the right, said curve having a radius of 553.21 feet, a central angle of 06°56'06", and a chord bearing and distance of S.26°52'30"E., 66.92 feet; thence S.24°38'12"E., a distance of 185.22 feet to the Northeast corner of Lot 10, Wedgewood Golf & Country Club, Phase One, Unit Four, as recorded In Plat Book 76, Page 35, of the Public Records of Polk County, Florida; thence along the boundary of said Plat the following four (4) courses: 1) N.89°46'01"W., a distance of 96.84 feet; 2) S.00°14'21"W., a distance of 522.69 feet; 3) S.63°20'06"W., a distance of 533.79 feet; 4) S.52°38'22"W., a distance of 251.45 feet to the Northeasterly right-of-way line of Fenton Lane; thence N.59°07'49"W., along said right-

of-way a distance of 116.48 feet; thence N.30°56'13"E., a distance of 25.00 feet; thence N.59°03'47"W., a distance of 70.00 feet to the POINT OF BEGINNING.
Containing 8.470 acres, more or less.

ATTACHMENT "W-2"



ATTACHMENT "W-3"

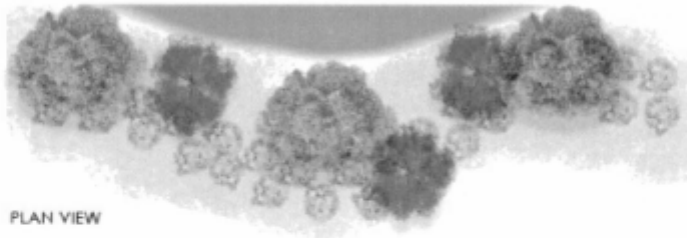


WEDGEWOOD MASTER PLAN
DECEMBER 6, 2022

PRELIMINARY SITE DATA TABLE										
DEVELOPMENT AREA 1			DEVELOPMENT AREA 2		DEVELOPMENT AREA 3		DEVELOPMENT AREA 4		DEVELOPMENT AREA 5	
TOTAL AREA	1.00 AC	0.00 AC	TOTAL AREA	1.00 AC	TOTAL AREA	1.00 AC	TOTAL AREA	1.00 AC	TOTAL AREA	1.00 AC
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ATTACHMENT "W-4b"



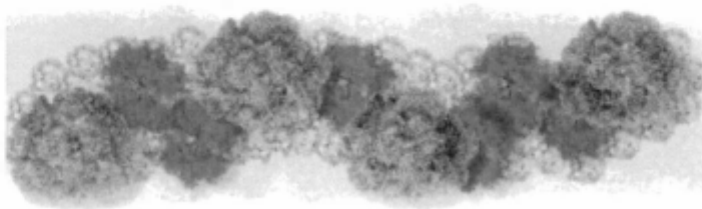
PLAN VIEW

A TYPE 'A' LANDSCAPE BUFFER

TYPICAL PER EVERY 100 LF

- 3 canopy trees, 3 understory trees, 30 shrubs, 2'-3' height berm
- shrubs to be placed in natural, organic patterns

PLAN VIEW

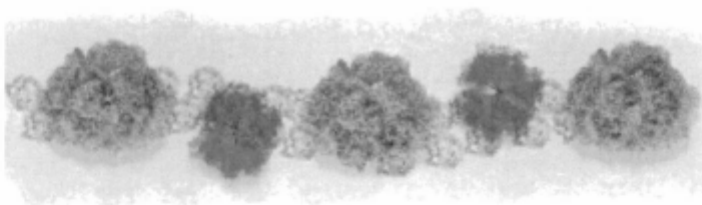


B TYPE 'B' LANDSCAPE BUFFER

TYPICAL PER EVERY 100 LF

- 4 canopy trees, 6 understory trees, 50 shrubs, 2'-3' height berm
- shrubs to be placed in natural / organic patterns

PLAN VIEW

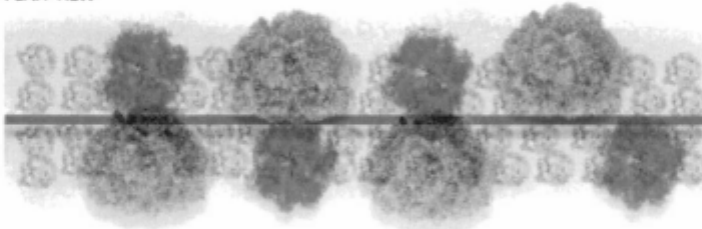


C TYPE 'C' LANDSCAPE BUFFER

TYPICAL PER EVERY 100 LF

- 2 canopy trees, 2 understory trees, 30 shrubs
- shrubs to be placed in natural / organic patterns

PLAN VIEW



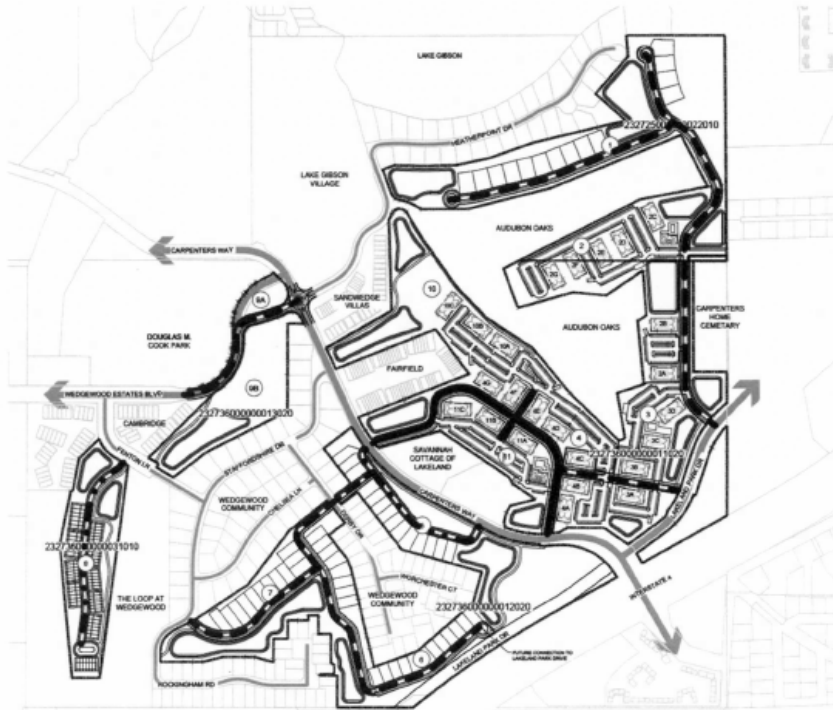
D TYPE 'D' LANDSCAPE BUFFER

TYPICAL PER EVERY 100 LF

- 4 trees, 4 understory trees, 30 shrubs (each side of wall), optional 6' ht. screen wall

LANDSCAPE BUFFER - SECTIONS

ATTACHMENT "W-5a"



GRAPHIC LEGEND

- SECTION "A"
- SECTION "B"
- SECTION "C"
- EXISTING PRIMARY ROADS
- EXISTING SECONDARY ROADS

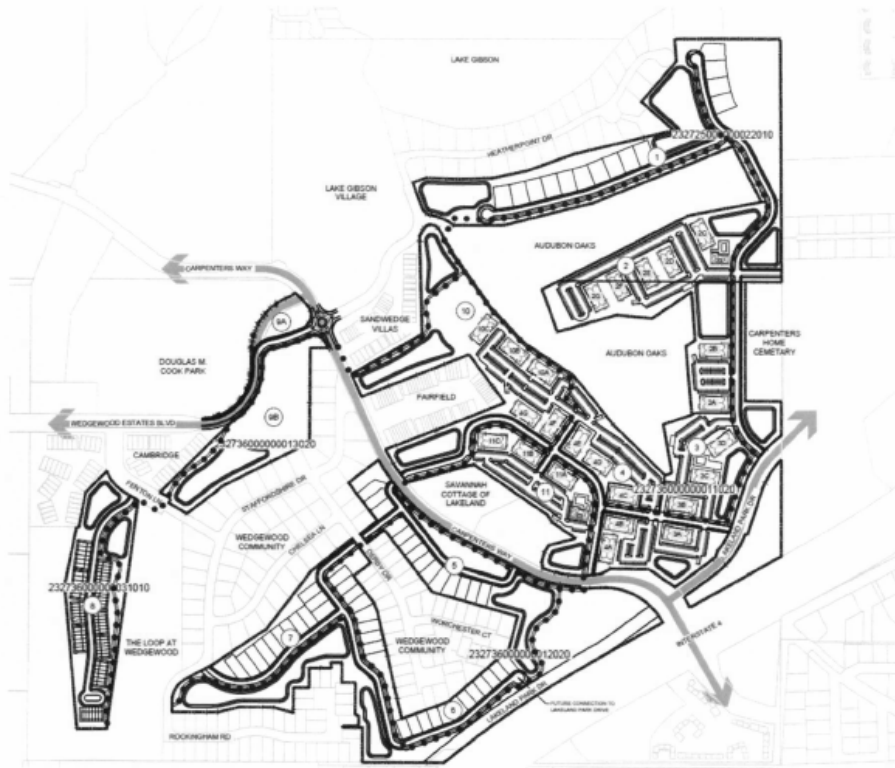
SITE CIRCULATION - ROADWAY (EXHIBIT W-5A)

DECEMBER 8, 2022



KimleyHorn

ATTACHMENT "W-5b"



GRAPHIC LEGEND

- SECTION "D"
- > EXISTING PRIMARY ROADS

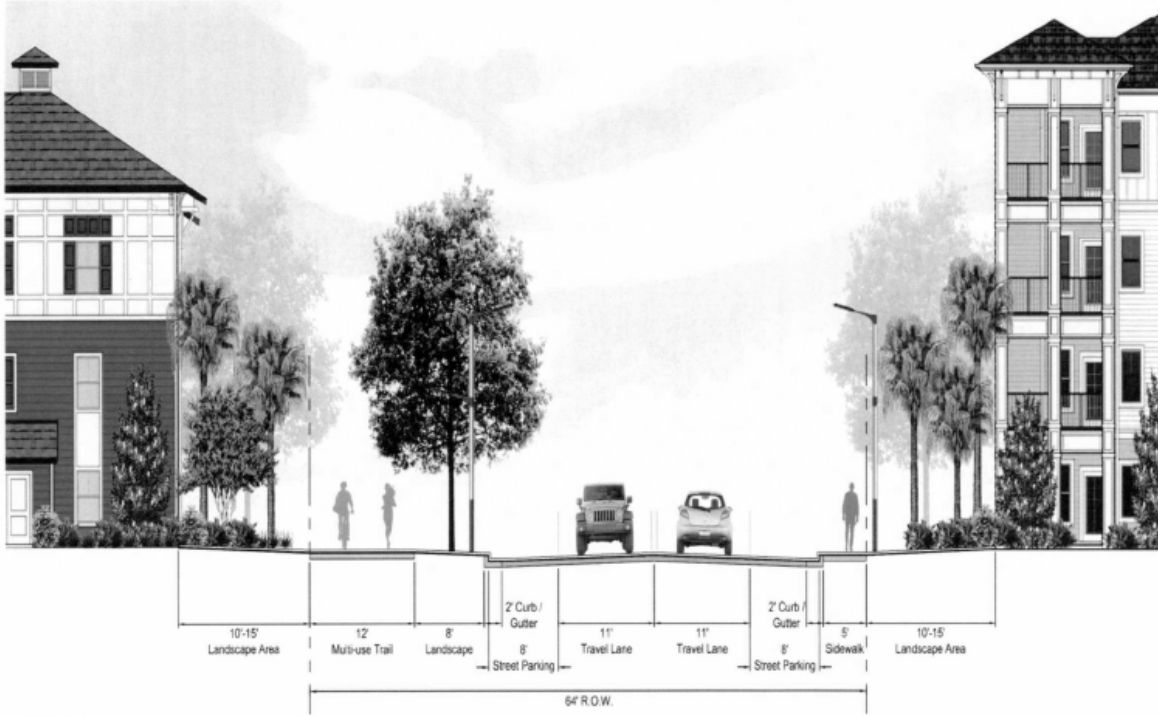
SITE CIRCULATION - PEDESTRIAN (EXHIBIT W-5B)

DECEMBER 6, 2022



Kimley»Horn

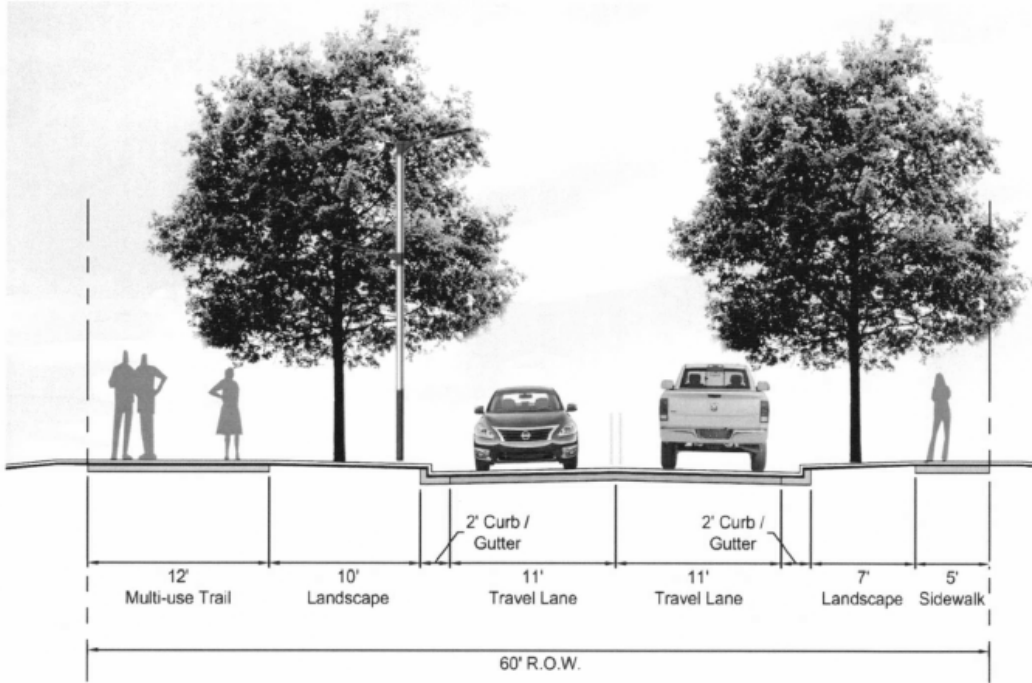
ATTACHMENT "W-6a"



SECTION 'A'

(64' R.O.W. with 2-way traffic, on-street parking, multi-use trail, and landscaping)

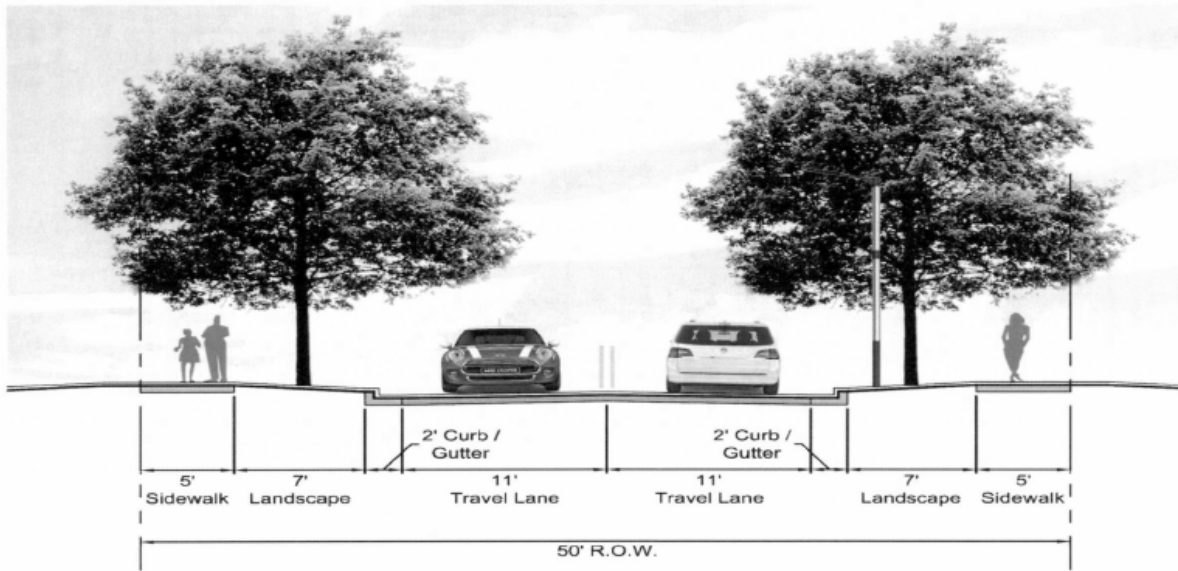
ATTACHMENT "W-6b"



SECTION 'B'

(60' R.O.W. with 2-way traffic, multi-use trail, and landscaping)

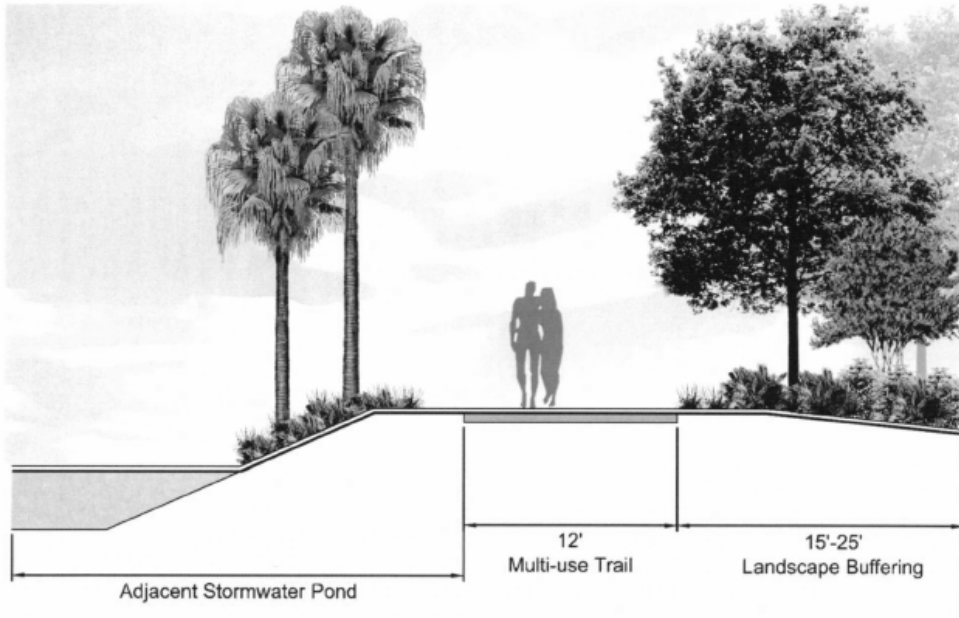
ATTACHMENT "W-6c"



SECTION 'C'

(50' R.O.W. with 2-way traffic, standard sidewalk, and landscaping)

ATTACHMENT "W-6d"



SECTION 'D'

(multi-use trail / greenway open space)

ATTACHMENT "W-7"

PRELIMINARY SITE DATA TABLE

SINGLE FAMILY PARCELS -----				EXISTING FLU	PROPOSED FLU	PHASE
DEVELOPMENT AREA 1:				RM	RL	II
TOTAL AREA	±	19.04 AC				
WETLANDS	±	3.33 AC				
DEVELOPABLE AREA:	±	15.71 AC				
UNITS (90' WIDE):	±	14				
DENSITY:	±	0.89 DU/AC				
DEVELOPMENT AREA 5:				RL	RL	I
TOTAL AREA	±	13.02 AC				
WETLANDS	±	2.99 AC				
ROW DEDICATION	±	1.31 AC				
DEVELOPABLE AREA:	±	8.72 AC				
UNITS (60' WIDE):	±	14				
DENSITY:	±	1.61 DU/AC				
DEVELOPMENT AREA 6:				RL	RL	I
TOTAL AREA	±	9.18 AC				
ROW DEDICATION	±	1.42 AC				
DEVELOPABLE AREA:	±	7.76 AC				
UNITS (60' WIDE):	±	12				
DENSITY:	±	1.55 DU/AC				
DEVELOPMENT AREA 7:				RL	RL	I
DEVELOPABLE AREA:	±	11.21 AC				
UNITS (60' WIDE):	±	20				
DENSITY:	±	1.78 DU/AC				
TOTAL SINGLE FAMILY UNITS:	±	60 UNITS				
TOWNHOME PARCELS -----				EXISTING FLU	PROPOSED FLU	PHASE
DEVELOPMENT AREA 8:				RH	RH	II
DEVELOPABLE AREA	±	8.63 AC				
TOTAL UNITS:	±	60 UNITS				
(24' X 83')		12 UNITS				
(22' X 76')		12 UNITS				
(19' X 77')		36 UNITS				
DENSITY:	±	6.95 DU/AC				
TOTAL TOWNHOME UNITS:	±	60 UNITS				
MULTIFAMILY PARCELS -----						
DEVELOPMENT AREA 2:				BUILDING DATA:		PHASE
DEVELOPABLE AREA:	±	16.55 AC		2A 4-STORY / 40 UNITS		III
UNITS:	±	230		2B 4-STORY / 40 UNITS		III
DENSITY:	±	13.90 DU/AC		2C 3-STORY / 30 UNITS		III
PARKING PROVIDED:	±	495 (2.2 RATIO)		2D 3-STORY / 30 UNITS		III
PARKING REQUIRED:	±	414		2E 3-STORY / 30 UNITS		III
1 BEDROOM/ STUDIO	±	92 (1.5 PER UNIT)		2F 3-STORY / 30 UNITS		III
2+ BEDROOM	±	138 (2 PER UNIT)		2G 3-STORY / 30 UNITS		III
DEVELOPMENT AREA 3:				BUILDING DATA:		PHASE
TOTAL AREA	±	12.46 AC		3A 4-STORY / 40 UNITS		II
WETLANDS	±	2.77 AC		3B 4-STORY / 40 UNITS		II
DEVELOPABLE AREA:	±	9.69 AC		3C 4-STORY / 34 UNITS		II
UNITS:	±	154		3D 4-STORY / 40 UNITS		II
DENSITY:	±	15.89 DU/AC				
PARKING PROVIDED:	±	264 (1.7 RATIO)				
PARKING REQUIRED:	±	277				
1 BEDROOM/ STUDIO	±	62 (1.5 PER UNIT)				
2+ BEDROOM	±	92 (2 PER UNIT)				
DEVELOPMENT AREA 4/10/11:				BUILDING DATA:		PHASE
DEVELOPABLE AREA:	±	28.31 AC		4A 4-STORY / 40 UNITS		II
UNITS:	±	450		4B 4-STORY / 40 UNITS		II
DENSITY:	±	15.90 DU/AC		4C 4-STORY / 40 UNITS		II
PARKING PROVIDED:	±	861 (1.9 RATIO)		4D 4-STORY / 40 UNITS		I
PARKING REQUIRED:	±	810		4E 4-STORY / 40 UNITS		I
1 BEDROOM/ STUDIO	±	180 (1.5 PER UNIT)		4F 4-STORY / 40 UNITS		I
2+ BEDROOM	±	270 (2 PER UNIT)		4G 4-STORY / 40 UNITS		I
				10A 2-STORY / 20 UNITS		I
				10B 2-STORY / 20 UNITS		I
				10C 2-STORY / 20 UNITS		I
				11A 4-STORY / 40 UNITS		I
				11B 4-STORY / 40 UNITS		I
				11C 3-STORY / 30 UNITS		I
TOTAL MULTIFAMILY UNITS:	±	834 UNITS				
BUILDINGS (80' X 157')	±	24				
PHASE 1	±	330 UNITS				
PHASE 2	±	274 UNITS				
PHASE 3	±	230 UNITS				



228 S MASSACHUSETTS AVE
LAKELAND, FLORIDA 33801
863.834.6011

July 19, 2024

John B. Allen, Peterson & Myers P.A.
225 E. Lemon Street, Suite 300
Lakeland, FL 33803

RE: Minor Modification of PUD Zoning for Property Located at 401 Carpenters Way – Project No. PUD24-009

Dear Mr. Allen,

On July 16, 2024, the Lakeland Planning & Zoning Board approved a Minor modification of PUD (Planned Unit Development) zoning to allow for the development of 162 single-family attached (townhome) dwelling units and 120 multi-family dwelling units, as an alternative development option in lieu of existing entitlements for 450 multi-family dwelling units within Tracts 4, 10 and 11 of the Wedgewood Golf Course Redevelopment, on approximately 28.21 acres generally located north and east of Carpenters Way, south of Heatherpoint Drive, and west of Audubon Oaks Apartments (401 Carpenters Way).

Sub-Section 7.4.2 of the City of Lakeland Land Development Code provides that minor modifications may be approved by the Planning & Zoning Board upon the recommendation of the Zoning Administrator. The Board's action, in effect, adopts a new optional site development plan for Tracts 4, 10 and 11, adds Exhibit W-3b, and revises the conditions of approval set forth within Area W of Ordinance 4773, as amended by Ordinance 5962 (see attached).

If you have any questions about this action by the Board, please contact me.

Sincerely,

Matthew Lyons, AICP
Executive Planner

cc: City Attorney, City Clerk, Building Inspection, Code Enforcement

Area W of Ordinance 4773, as reamended

XIV. Area W

A. Permitted Uses.

1. Single-Family Detached Residential Uses: Tracts 1, 5, 6, and 7
2. Single-Family Attached Residential Uses: Tracts 2*, 4, and 8, 10 and 11**
3. Multi-Family Residential Uses: Tracts 2*, 3, 4, 10 and 11**
4. Future Development Tract: Tract 9

*As an alternative development plan in lieu of 230 multi-family dwelling units, Tract 2 may be developed for single-family attached dwelling units in accordance with the maximum intensity of use specified in Condition B. 2. and Exhibit "W-3a." Prior to the issuance of a building permit, written notice shall be provided to the Community and Economic Development Department in which the developer elects to develop Tract 2 for one of the two approved development plans. When the written notice of election has been delivered, the development plan that was not chosen will no longer be an approved use for the property.

**As an alternative development plan in lieu of 330 multi-family dwelling units, Tracts 4, 10 and 11 may be developed for single-family attached dwelling units in accordance with the maximum intensity of use specified in Condition B. 2. and Exhibit "W-3b." Prior to the issuance of a building permit, written notice shall be provided to the Community and Economic Development Department in which the developer elects to develop Buildings 4D, 4E, 4F and 4G and Tracts 10 and 11 for one of the two approved development plans. When the written notice of election has been delivered, the development plan that was not chosen will no longer be an approved use for the property.

B. Maximum Intensity of Use: The maximum intensity of use for each development tract shall be as follows.

1. Single-Family Detached Residential Uses (Tracts 1, 5, 6 and 7):
 - a. Tract 1: 14 single-family detached dwelling units
 - b. Tract 5: 14 single-family detached dwelling units
 - c. Tract 6: 12 single-family detached dwelling units
 - d. Tract 7: 20 single-family detached dwelling units
2. Single-Family Attached Residential Uses (Tracts 2, 4, and 8, 10 and 11)
 - a. Tract 2: 96 single-family attached dwelling units
 - b. Tract 8: 60 single-family attached dwelling units

c. Tracts 4, 10 and 11: 162 single-family attached dwelling units

3. Multi-family Residential Uses (Tracts 2, 3, 4, 10 and 11)

- a. Tract 2: 230 multi-family dwelling units
- b. Tract 3: 154 multi-family dwelling units
- c. Tracts 4/10/11: 450 multi-family dwelling units

C. Development Standards:

1. Single-Family Detached Residential Uses:

- a. Tract 1: In accordance with the RA-3/SNH context sub-district except as follows

- i. Minimum Lot Width: 90 feet
- ii. Minimum Lot Area: 10,000 sq. ft.
- iii. Minimum Front Setback: 25 feet
- iv. Minimum Street Side Setback: 15 feet
- v. Minimum Side Setback: 7.5 feet
- vi. Minimum Rear Yard Setback: 25 feet

- b. Tracts 5, 6 and 7: In accordance with the RA-3/SNH context sub-district except as follows

- i. Minimum Lot Width: 60 feet
- ii. Minimum Lot Area: 7,500 sq. ft.
- iii. Minimum Front Setback: 25 feet
- iv. Minimum Street Side Setback: 15 feet
- v. Minimum Side Setback: 7.5 feet
- vi. Minimum Rear Yard Setback: 25 feet

2. Single-Family Attached Residential Uses: In accordance with the MF-12/SNH context sub-district except as follows.

- a. Minimum Setbacks for Townhouse Building Groups

- i. From Property Lines of Adjacent Multi-Family Uses: 25 feet.
- ii. Minimum Internal Setback Between Building Groups: 10 feet.

- b. Development Standards for Single-Family Attached Dwellings:

- i. Minimum Lot Width: 19 feet
- ii. Minimum Living Area: 1,463 sq. ft.
- iii. Minimum Front Setback: 25 feet
- iv. Minimum Street Side Setback: 15 feet
- v. Minimum Interior Side Setback: 0 feet
- vi. Minimum Rear Yard Setback: 10 feet
- vii. Maximum Building Height: 2 stories.
- viii. Maximum number of dwellings per group: Six (6)

3. Multi-Family Residential Uses: In accordance with the MF-12/SNH context sub-district except as follows.

a. Minimum Setbacks:

- i. From Property Lines of Adjacent Multi-Family Uses: 25 feet.
- ii. Minimum Internal Setback Between Buildings: 15 feet

b. Maximum Building Height: Four (4) stories**

- c. Architectural Design: At least 75% of the units above the first floor of each building shall have a balcony. Multi-family buildings shall reference the architectural elements of existing multi-family uses located within the Carpenters Way PUD, including but not limited to, roof type, finishing materials, and paint colors used.

**Four-story buildings shall be limited to the specific buildings listed in the Site Data Table and the locations shown on the Master Site Plan, Exhibit "W-3," and the Site Data Table & Phasing Plan, Exhibit "W-7." All other multi-family buildings shall be limited to a maximum height of either two (2) or three (3) stories as specified in Exhibit "W-7".

- D. Site Development Plan: The site shall be developed in accordance with the proposed site development plan included as Exhibits "W-3", and "W-3a" and "W-3b" and the site data table and phasing plan included as Exhibit "W-7." With the approval of the Director of Community & Economic Development, minor alterations may be made at the time of site plan review without requiring a modification to the PUD zoning.
- E. Landscaping and Buffering: In accordance with Section 4.5 of the Land Development Code, the Landscape Buffer Plan, Exhibit "W-4a" and Typical Buffer Details, Exhibit "W-4b." In addition to the buffering shown on the Landscape Buffer Plan, a Type "D" buffer as shown in Exhibit "W-4b" shall be installed and maintained adjacent to the north and west boundaries of the United Brotherhood of Carpenters and Joiners of America cemetery. Within Tract 8, the buffer shall include a six-foot tall vinyl privacy fence. Within Tract 2, the buffer shall include either a black or green vinyl chain link fence or decorative metal picket fencing with a minimum height of four feet.
- F. Access
1. Access from the development tracts onto Carpenter's Way shall be limited to the intersections illustrated in Exhibit "W-3"
 2. Access improvements on Carpenters Way at street or driveway connections to the development tracts, such as turning lanes, shall be constructed in accordance with the standards and specifications of the Florida Department of Transportation and City as appropriate and determined during the permitting process. The cost of such improvements shall be the responsibility of the applicant.
 3. All roads within the development shall be constructed in accordance with City of Lakeland standards.
 4. Access to the United Brotherhood of Carpenters and Joiners of America cemetery shall be formalized through a recorded agreement. If such

agreement already exists, a copy of the agreement shall be provided prior to the issuance of the first building permit for the development.

- G. Civic Open Space and Recreational Amenities
 - 1. A development-wide paved multi-use trail system shall be constructed as illustrated in Exhibits "W-5b," "W-6a," "W-6b" and "W-6d."
 - 2. Tracts 2 and 3 shall have their own amenity center with a clubhouse, swimming pool and other recreational facilities.
 - 3. Tracts 4, 10 and 11 shall have a master amenity center consisting of a clubhouse, swimming pool and other recreational facilities that is shared by the residents of all three tracts.
- H. Off-street Parking: Off-street parking shall be provided in accordance with Section 4.11 and Table 4.11-1 of the Land Development Code. If the minimum amount of parking cannot be provided for a specific development tract, the maximum number of multi-family dwelling units shall be reduced to align with amount of parking provided.
- I. Signage: In accordance with Section 4.9 of the Land Development Code.
- J. Outdoor Lighting: Except for City-approved streetlights within rights-of-way, all outdoor lighting fixtures shall be of the "fully shielded" type such that the light emitting, distributing, reflecting, and refracting components of the light fixture (lamp, lens, reflective surfaces, etc.) shall not extend beyond the opaque housing of the fixture.
- K. Stormwater Ponds: stormwater ponds shall be designed as water features with a natural appearance and shape. The use of fencing shall be minimized, but in the event fencing is required, fence materials used shall consist of either black or green vinyl chain link or decorative metal picket fencing. Any landscaping shall be located on the outside of such fencing.
- L. Transportation:
 - 1. Prior to the first site plan or preliminary plat submittal, the developer and City shall execute and record in the Official Records of the Polk County Clerk of Courts a Development Agreement through which the timing of the following specific transportation concurrency mitigation requirements are addressed. This agreement shall be executed by the City Commission and recorded with the Polk County Clerk of Courts.
 - a. Right-of-way dedication to the City of Lakeland to accommodate the Lakeland Park Center Drive Extension south of Carpenters Way. The dedicated right-of-way and design shall minimize impacts to an existing gas transmission line and accommodate necessary stormwater treatment facilities for this future roadway or shared facilities for the roadway and adjacent development.
 - b. Right-of-way dedication and construction of a roundabout at the Carpenters Way/Wedgewood Estates Boulevard/Heatherpoint Drive intersection, including the realignment of Wedgewood Estates

Boulevard to align with Heatherpoint Drive as generally illustrated in Exhibit "W-5a".

- c. Installation of a transit shelter and bus bay shall be installed on Lakeland Park Drive at the entrance to Tracts 3A/3B to serve a re-alignment of the Citrus Connection's Pink Line, which is anticipated to occur once the apartment development phases commence.
 2. A major update to the Wedgewood Redevelopment Traffic Impact Study (dated March 2022) shall be conducted for all remaining project phases for which a building permit has not been requested by September 1, 2027.
 3. Bicycle/Pedestrian Infrastructure
 - a. An integrated multi-use trail network shall be implemented throughout the proposed development area as depicted in Exhibits "W-5a" and "W-5b". The appropriate cross-sections for each trail and street type shall be included with site plan and subdivision construction plan submittals for the applicable project phases. Raised crosswalks shall be installed at each location where this trail network crosses Carpenters Way.
 - b. Concurrent with the construction of the Carpenters Way/Wedgewood Estates Boulevard-Heatherpoint Drive roundabout, a sidewalk shall be constructed along the south side of Carpenters Way to the eastern terminus of the existing frontage sidewalk at Douglas Cook Park.
 - c. ADA-compliant sidewalk routes shall be constructed between each principal multi-family residential building and amenity to the planned trail network and existing frontage sidewalks on the adjacent street network.
 - d. Bicycle parking for each multi-family residential building and amenity shall be provided in compliance with Section 4.11.6 of the Land Development Code, with designs in compliance with Index 900 of the City Engineering Standards Manual.
 4. Prior to the first Certificate of Occupancy for Tract 2, a roadway "stub-out" shall be constructed to the eastern site boundary in support of a future roadway connection to Arteva Drive.
 5. Current and future developers within this area of the PUD shall work with the City to support its efforts to locate a high-speed rail (such as Brightline) stop in its vicinity.
- M. Maintenance of Trails and Common Areas: Each development tract shall have a Homeowners Association, Property Owners Association, or some other legal entity which shall be responsible for the maintenance of trails and common areas within the boundaries of the development tract.

Exhibit "W-1"

Tract 1

A parcel of land lying within Section 25, Township 27 South, Range 23 East, Polk County, Florida, being more particularly described as follows;

For a POINT OF REFERENCE commence at the Northeast corner of said Section 36, Township 27 South, Range 23 East Polk County, Florida; thence N.00°30'46"W., 443.18 feet along the East boundary of said Section 25, said line also being the West boundary line of LAKE GIBSON HEIGHTS, as recorded in Plat Book 6, Page 21, of the Public Records of Polk County, Florida, for a POINT OF BEGINNING; thence continue N.00°30'46"W., along said East boundary, 897.12 feet; thence S.89°54'40"W., 585.11 feet; thence S.04°59'05"E., 124.01 feet; thence S.41°00'41"W., 294.00 feet to a point lying on the Northeasterly boundary line of Lot 16, WEDGEWOOD LAKE ESTATES, as recorded in Plat Book 76, Pages 33 and 34, of the Public Records of Polk County, Florida; thence along the boundary of said Wedgewood Lake Estates the following seven (7) courses: 1) S.48°24'19"E., 240.00 feet; 2) S.76°36'58"W., 565.90 feet; 3) S.70°22'19"W., 277.40 feet; 4) S.77°58'37"W., 195.26 feet; 5) S.88°26'52"W., 190.46 feet; 6) N.88°22'19"W., 178.65 feet; 7) S.69°41'52"W., 76.00 feet to a point on the Northeasterly right-of-way line of Heatherpoint Drive (a private road); thence along said right-of-way line, S.20°32'46"E., 152.33 feet to a non-tangent point of curvature; thence Southeasterly 61.99 feet along the arc of a curve to the left, said curve having a radius of 58.54 feet, a central angle of 60°40'05", and a chord bearing and distance of S.50°38'01"E., 59.13 feet to a non-tangent point of curvature; thence Southeasterly 140.00 feet along the arc of a curve to the right, said curve having a radius of 275.00 feet, a central angle of 29°10'05", and a chord bearing and distance of S.66°22'50"E., 138.49 feet; thence North 89°43'23" East, 280.60 feet; thence N.75°47'29"E., 504.92 feet; thence N.67°51'48"E., 837.82 feet; thence S.27°11'04"E., 344.56 feet; thence N.89°29'26"E., a distance of 109.23 feet to the POINT OF BEGINNING

Containing 19.02 Acres, more or less.

Tract 2

A parcel of land lying in Sections 25 and 36, both in Township 27 South, Range 23 East, Polk County, Florida, more particularly described as follows;

For a POINT OF BEGINNING commence at the Northeast corner of said Section 36; thence along the East boundary of said Section 25, also the West boundary of Lake Gibson Heights N.00°30'46"W. 443.18 feet; thence S.89°29'26"W. 109.23 feet; thence S.79°11'01"W., 408.63 feet; thence S.63°10'05"W., 909.05 feet; thence S.°06'12"E., 249.14 feet; thence N.74°14'52"E., 339.85 feet; thence S.84°49'58"E., 198.28 feet; thence N.55°49'23"E., 262.92 feet; thence S.04°09'20"E., 266.53 feet; thence S.54°15'54"W., 61.61 feet; thence S.05°14'11"E., 377.43 feet; thence N.89°34'13"E. 247.40 feet; thence N.33°06'26"E. 86.98 feet to the Southwest corner of Carpenters Home Cemetery; thence along the West boundary of said cemetery, N.00°03'15"W., 660.00 feet to a point lying on the North boundary of aforementioned Section 36 also being the North boundary of Carpenters Home Cemetery, thence along said North boundary S.89°53'35"E., 200.00 feet to the POINT OF BEGINNING.

Containing 16.48 acres, more or less

Tract 3

A parcel of land lying within Section 36, Township 27 South, Range 23 East, Polk County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE commence at the Northeast corner of Section said 36; thence N.89°53'35"W., along North boundary line of Section 36, a distance of 200.00 feet, to the Northwest corner of Carpenters Home Cemetery; thence along the West boundary, S.00°03'15"E., a distance of 660.00 feet to the Southwest corner of cemetery and POINT OF BEGINNING; thence S.33°06'26"W., a distance of 86.98 feet; thence S.89°34'13"W., a distance of 247.40 feet; thence S.71°39'55"W., a distance of 165.71 feet; thence S.09°55'42"E., a distance of 274.41 feet; thence S.72°42'42"W., a distance of 40.00 feet; thence S.09°23'46"W., a distance of 525.69 feet to the Northeasterly right-of-way line of D.O.T. Overpass; thence along said right-of-way line S.55°41'37"E., a distance of 211.50 feet; thence S.29°15'05"E., a distance of 103.79 feet to the Northwesterly right-of-way line of Interstate No. 4 (SR 400); thence N.60°44'55"E., along said Northwesterly right-of-way line a distance of 578.23 feet, to a point along the East boundary line of said Section 36; thence N.00°03'15"W., along said East boundary a distance of 854.77 feet to the Southeast corner of aforementioned Carpenters Home Cemetery; thence N.89°58'08"W., along South boundary of said cemetery a distance of 200.20 feet to the POINT OF BEGINNING.

Containing 14.55 acres, more or less.

Tracts 4, 10 and 11

A parcel of land lying within Sections 25 and 36, Township 27 South, Range 23 East, Polk County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE commence at the Northeast corner of said Section 36; thence S.00°04'20"E., along the East boundary line of said Section 36, a distance of 1,515.05 feet to the Northwesterly right-of-way line of Interstate No. 4 (S.R. 400); thence S.60°44'55"W. along said right-of-way, a distance of 578.23 feet to the Northeasterly right-of-way of D.O.T. Overpass; thence along said Northeasterly right-of-way the following Two (2) courses: 1) N.29°15'05"W., a distance of 103.79 feet; 2) N.55°41'37"W., a distance of 211.50 feet for a POINT OF BEGINNING; thence leaving said Northeasterly right-of-way N.09°22'58"E., a distance of 526.23 feet; thence N.45°44'38"W., a distance of 403.13 feet; thence N.39°18'54"W., a distance of 346.32 feet; thence N.56°39'37"W., a distance of 329.77 feet; thence N.43°45'47"W., a distance of 259.06 feet; thence N.35°12'06"W., a distance of 357.72 feet; thence N.31°19'34"W., a distance of 169.72 feet to a non-tangent point of curvature; thence Westerly 111.79 feet along the arc of a curve to the left, said curve having a radius of 49.95 feet, a central angle of 128°13'33", and a chord bearing and distance of S.84°50'00"W., 89.88 feet to a point lying on the Easterly right-of-way line of Heatherpoint Drive; to a non-tangent point of curvature; thence Southwesterly 35.68 feet along the arc of a curve to the right, said curve having a radius of 236.41 feet, a central angle of 08°38'47", and a chord bearing and distance of S.25°21'52"W., 35.64 feet to the Northern most corner of Sandwedge Villas, as recorded in Plat Book 80, Page 25, of the Public Records of Polk County, Florida; thence S.01°38'39"E., along the boundary of said Plat a distance of 540.99 feet; thence S.60°20'02"W., a distance of 446.44 feet to a point lying on the Northeasterly right-of-way line of Carpenters Way; thence S.24°24'22"E., along said Northeasterly right-of-way a distance of 137.74 feet to the Northwest corner of Fairfield on The Tee, as recorded in Plat Book 78, Page 24 of Public Records of Polk County, Florida; thence along the boundary of said Plat the following three (3) courses: 1) N.68°16'41"E., a distance of 635.91 feet; 2) S.36°51'12"E., a distance of 332.93 feet; 3) S.68°36'49"W., a distance of 708.21 feet to the Northeasterly right-of-way line of Carpenters Way and a non-tangent point of curvature; thence Southeasterly 256.81 feet along the arc of a curve to the left, said curve having a radius of 942.37 feet, a central angle of 15°36'50", and a chord bearing and distance of S.34°20'11"E., 256.02 feet; thence leaving said Northeasterly right-of-way N.70°46'25"E., a distance of 433.40 feet; thence

S.55°25'35"E., a distance of 339.18 feet; thence S.32°50'30"E., a distance of 160.81 feet; thence S.55°24'36"E., a distance of 161.03 feet; thence S.75°20'02"W., a distance of 178.73 feet; thence S.39°00'17"W., a distance of 117.70 feet to a point lying on the Northerly right-of-way line of Carpenters way and a non-tangent point of curvature; thence Easterly 403.47 feet along the arc of a curve to the left, said curve having a radius of 599.57 feet, a central angle of 38°33'20", and a chord bearing and distance of S.81°33'18"E., 395.90 feet; thence N.59°40'36"E., a distance of 55.15 feet to a point along the Northeasterly right-of-way of D.O.T. Overpass thence S.89°18'22"E. along said right-of way, a distance of 215.88 feet to the POINT OF BEGINNING.

Containing 28.190 acres, more or less.

Tract 5

A parcel of land lying within Section 36, Township 27 South, Range 23 East, Polk County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE commence at the Northeast corner of said Section 36; thence S.00°03'15"E. along East boundary line of said Section 36, a distance of 1,514.50 feet to a point on the Northwesterly right-of-way line of Interstate No. 4 (S.R. 400); thence S.60°42'45"W. along said right-of-way, a distance of 740.52 feet for a POINT OF BEGINNING; thence continuing along said Northwesterly right-of-way S.60°44'55"W., a distance of 431.46 feet to a point of curvature; thence Southwesterly 241.66 feet along the arc of a curve to the left, said curve having a radius of 5,879.58 feet, a central angle of 02°21'18", and a chord bearing and distance of S.59°34'16"W., 241.64 feet; thence leaving said right-of-way N.31°58'50"W., a distance of 425.86 feet to the Southeasterly boundary of Wedgewood Golf and Country Club Phase One- Unit Three as recorded in Plat Book 77, Page 8 of the Public Records of Polk County, Florida; thence along said Plat boundary the following Three (3) courses: 1) N.74°23'16"W., a distance of 491.65 feet; 2) N.37°34'54"W., a distance of 433.13 feet; 3) S.52°27'07"W., a distance of 120.00 feet to the Northeasterly right-of-way line of Derby Drive; thence N.37°32'53"W. along said right-of-way, a distance of 63.42 feet to the Southerly corner of Lot 7, Wedgewood Golf & Country Club, Phase One- Unit Four, as recorded in Plat Book 76, Page 35, of the Public Records of Polk County, Florida; thence along the boundary of said plat the following Three (3) courses: 1) N.52°27'07"E., a distance of 120.00 feet; 2) N.37°32'53"W., a distance of 262.50 feet; 3) N.52°27'43"E., a distance of 208.46 feet to the Southwesterly right-of-way line of Carpenters Way and a non-tangent point of curvature; thence continuing along said Southwesterly right-of-way Southeasterly 590.00 feet along the arc of a curve to the left, said curve having a radius of 1,000.77 feet, a central angle of 33°46'42", and a chord bearing and distance of S.45°21'43"E., 581.49 feet; thence S.62°11'30"E., a distance of 453.55 feet to a non-tangent point of curvature; thence Easterly 443.82 feet along the arc of a curve to the left, said curve having a radius of 666.10 feet, a central angle of 38°10'34", and a chord bearing and distance of S.81°31'03"E., 435.66 feet to the Southwesterly right-of-way line of D.O.T. Overpass; thence S.77°30'34"E., along said Southwesterly right-of-way a distance of 53.07 feet; thence S.85°21'41"E., a distance of 66.04 feet; thence S.70°38'41"E., a distance of 160.33 feet; thence S.26°19'34"E., a distance of 150.19 feet to the aforementioned Northwesterly right-of-way of Interstate No. 4 and the POINT OF BEGINNING.

Containing 13.234 acres, more or less.

Tract 6

A parcel of land lying within Section 36, Township 27 South, Range 23 East, Polk County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE commence at the Northeast corner of said Section 36; thence S.00°03'15"E., along the East boundary line of said Section 36 a distance of 1,514.50 feet to the Northwestern right-of-way of Interstate 4 (S.R.400); thence S.60°31'42"W., along said Northwestern right-of-way a distance of 1,413.58 feet to a non-tangent curve for a POINT OF BEGINNING; thence Southwesterly 656.20 feet along the arc of a curve to the left, said curve having a radius of 5,879.58 feet, a central angle of 06°23'41", and a chord bearing and distance of S.55°11'47"W., 655.86 feet; thence N.89°38'41"W., a distance of 93.16 feet; thence S.51°14'19"W., a distance of 119.72 feet to the centerline of said Section 36; thence N.89°50'54"W. along said centerline, a distance of 356.47 feet to the Southeast corner of Lot 8, Wedgewood Golf & Country Club, Phase One- Unit Two as recorded in Plat Book 73, Page 11 of Public Records of Polk County, Florida; thence along said Plat the following nine (9) courses: 1) N.00°13'57"E., a distance of 190.00 feet; 2) N.89°46'03"W., a distance of 110.00 feet; 3) N.00°13'57"E., a distance of 10.00 feet; 4) S.89°46'03"E., a distance of 90.00 feet; 5) N.00°13'57"E., a distance of 60.00 feet; 6) N.89°46'03"W., a distance of 20.00 feet; 7) N.00°13'57"E., a distance of 180.00 feet; 8) N.89°46'03"W., a distance of 75.00 feet; 9) N.00°13'57"E., a distance of 110.00 feet; thence leaving the boundary of said plat N.77°07'05"E., a distance of 252.03 feet to the Southwest boundary of Wedgewood Golf & Country Club, Phase One- Unit Three as recorded in Plat Book 77, Page 8 of the Public Records of Polk County, Florida; thence along said Plat the following four (4) described courses: 1) S.12°52'55"E., a distance of 374.97 feet; 2) N.69°53'09"E., a distance of 272.19 feet; 3) N.49°01'19"E., a distance of 443.07 feet; 4) N.15°02'20"E., a distance of 190.25 feet; thence S.31°58'50"E., a distance of 425.86 feet to the aforementioned right-of-way of Interstate No. 4 and the POINT OF BEGINNING.

Containing 9.042 acres, more or less.

Tract 7

A parcel of land lying within Section 36, Township 27 South, Range 23 East, Polk County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE commence at the Northeast corner of said Section 36; thence S.89°23'17"W. along the North boundary of said Section 36, a distance of 2,384.94 feet; thence S.00°36'43"E., a distance of 1,395.89 feet to the Southeasterly corner of Lot 6 Wedgewood Golf & Country Club, Phase One- Unit Two as recorded in Plat Book 73, Page 11, of the Public Records of Polk County, Florida and POINT OF BEGINNING; thence S.37°18'51"E., along the Southwesterly right-of-way line of Derby Drive a distance of 169.90 feet to the Northerly corner of Lot 1, Wedgewood Golf & Country Club, Phase One- Unit Three, as recorded in Plat Book 77, Page 8 of the Public Records of Polk County, Florida; thence along the boundary of said Plat the following four (4) courses: 1) S.52°25'02"W., a distance of 119.09 feet; 2) S.37°32'31"E., a distance of 179.99 feet; 3) S.22°07'58"E., a distance of 59.97 feet; 4) S.12°52'55"E., a distance of 229.56 feet; thence leaving said plat S.77°07'05"W., a distance of 252.03 feet to the Northeasterly corner of Wedgewood Golf & Country Club Phase One- Unit Two as recorded in Plat Book 73, Page 11 of the Public Records of Polk County, Florida; thence along the boundary of said Plat the following described seven (7) courses: 1) N.89°46'03"W., a distance of 60.00 feet; 2) S.00°13'57"W., a distance of 30.00 feet; 3) N.89°49'56"W., a distance of 120.01 feet; 4) S.00°13'57"W., a distance of 110.00 feet; 5) N.89°46'03"W., a distance of 85.00 feet; 6) S.00°13'57"W., a distance of 140.00 feet; 7) N.74°30'44"W., a distance of 114.02 feet to the North right-of-way line of Rockingham Road; thence

N.89°46'03"W., said North right-of-way a distance of 190.00 feet; thence S.76°11'46"W., a distance of 123.69 feet; thence N.89°46'03"W., a distance of 250.00 feet to the Easterly right-of-way line of Staffordshire Drive; thence N.00°13'57"E., along said right-of-way a distance of 62.33 feet to a point of curvature; thence Northeasterly 150.08 feet along the arc of a curve to the right, said curve having a radius of 138.83 feet, a central angle of 61°56'19", and a chord bearing and distance of N.31°12'07"E., 142.88 feet; thence N.62°10'12"E., a distance of 165.99 feet to the aforementioned Wedgewood Golf & Country Club Phase One plat; thence N.56°26'18"E., along boundary of said plat a distance of 360.00 feet; thence N.37°11'42"E., a distance of 401.48 feet; thence N.51°14'17"E., a distance of 289.84 feet to the POINT OF BEGINNING.

Containing 11.188 acres, more or less.

Tract 8

A parcel of land lying within Section 36, Township 27 South, Range 23 East, Polk County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE commence at the Northeast corner of said Section 36; S.89°33'18"W., along the North boundary of said Section 36 a distance of 3878.70 feet; thence South 1,331.58 feet to the Southeast corner of CAMBRIDGE ON THE GREEN, as recorded in Plat Book 75, Pages 26 and 27, of the Public Records of Polk County, Florida and the POINT OF BEGINNING; thence along the Southeasterly line of said plat, N.10°53'00"E. 192.44 feet; thence N.45°12'39"E., 167.37 feet to a point lying on the Southwesterly right-of-way line of Fenton Lane as per the map of WEDGEWOOD GOLF & COUNTRY CLUB PHASE ONE, as recorded in Plat Book 73, Page 3, of the Public Records of Polk County, Florida, to a non-tangent point of curvature; thence along said Southwesterly right-of-way Southeasterly 141.06 feet along the arc of a curve to the left, said curve having a radius of 200.00 feet, a central angle of 40°24'39", and a chord bearing and distance of S.38°51'28"E., 138.15 feet; thence S.59°03'47"E., 100.00 feet; thence leaving said right-of-way line S.07°36'17"W., 1,277.02 feet; thence N.89°46'03"W., 165.01 feet; thence N.05°08'48"W., 800.00 feet; thence N.11°35'59"E., 327.19 feet to a point lying on the Southerly line of CAMBRIDGE ON THE GREEN; run thence along said Southerly line S.89°46'03"E., 12.41 feet to the POINT OF BEGINNING.

Containing 8.31 acres, more or less.

Tract 9

A parcel of land lying within Section 36, Township 27 South, Range 23 East, Polk County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE commence at the Northeast corner of said Section 36; thence S.89°29'53"W. along the North boundary of said Section 36, a distance of 3,440.03 feet; thence S.00°26'47"E. to the Southernmost corner of Cambridge on The Tee, as recorded in Plat Book 74, Pages 45 and 46, of the Public Records of Polk County, Florida, a distance of 1,139.23 feet for a POINT OF BEGINNING; thence N.45°22'55"E., along the Southeasterly boundary line of said Cambridge on the Tee, a distance of 560.06 feet, to a non-tangent point of curvature along the Southeasterly right-of-way line of Wedgewood Estates Boulevard; thence Northeasterly 340.39 feet along the arc of a curve to the left, said curve having a radius of 329.73 feet, a central angle of 59°08'51", and a chord bearing and distance of N.29°45'12"E., 325.47 feet; thence N.00°08'35"E., a distance of 99.72 feet to a non-tangent point of curvature; thence Northeasterly 301.17 feet along the

arc of a curve to the right, said curve having a radius of 265.76 feet, a central angle of $64^{\circ}55'47''$, and a chord bearing and distance of $N.32^{\circ}57'15''E.$, 285.31; thence $N.65^{\circ}32'09''E.$, a distance of 60.86 feet, to the Southwesterly right-of-way line of Carpenters Way (a private road), a non-tangent point of curvature; thence Easterly 51.33 feet along the arc of a curve to the right, said curve having a radius of 35.75 feet, a central angle of $82^{\circ}16'55''$, and a chord bearing and distance of $S.71^{\circ}25'10''E.$, 47.03 feet to a non-tangent point of curvature; thence Southeasterly 66.96 feet along the arc of a curve to the right, said curve having a radius of 553.21 feet, a central angle of $06^{\circ}56'06''$, and a chord bearing and distance of $S.26^{\circ}52'30''E.$, 66.92 feet; thence $S.24^{\circ}38'12''E.$, a distance of 185.22 feet to the Northeast corner of Lot 10, Wedgewood Golf & Country Club, Phase One, Unit Four, as recorded in Plat Book 76, Page 35, of the Public Records of Polk County, Florida; thence along the boundary of said Plat the following four (4) courses: 1) $N.89^{\circ}46'01''W.$, a distance of 96.84 feet; 2) $S.00^{\circ}14'21''W.$, a distance of 522.69 feet; 3) $S.63^{\circ}20'06''W.$, a distance of 533.79 feet; 4) $S.52^{\circ}38'22''W.$, a distance of 251.45 feet to the Northeasterly right-of-way line of Fenton Lane; thence $N.59^{\circ}07'49''W.$, along said right-of-way a distance of 116.48 feet; thence $N.30^{\circ}56'13''E.$, a distance of 25.00 feet; thence $N.59^{\circ}03'47''W.$, a distance of 70.00 feet to the POINT OF BEGINNING.

Containing 8.470 acres, more or less.

Exhibit "W-2"

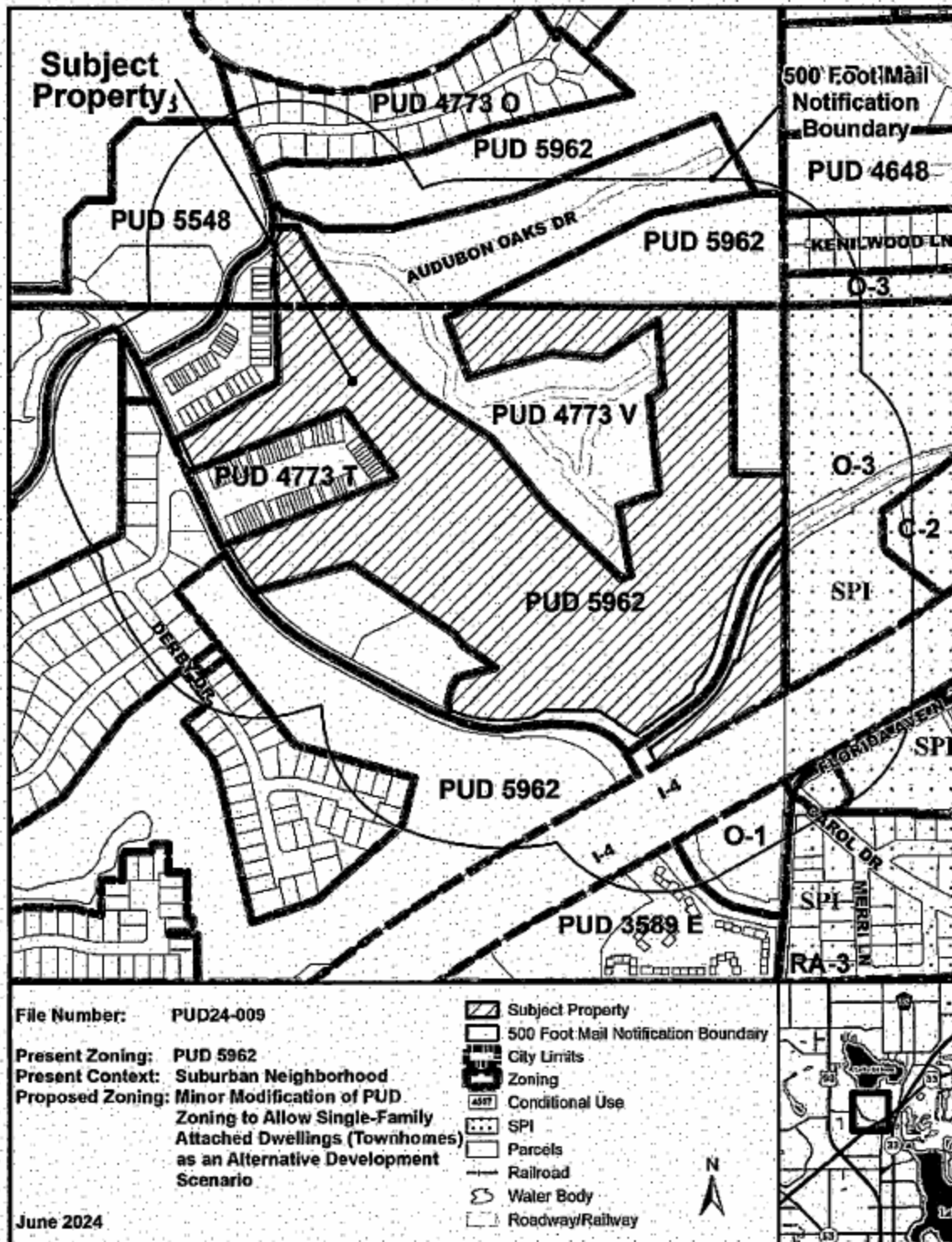
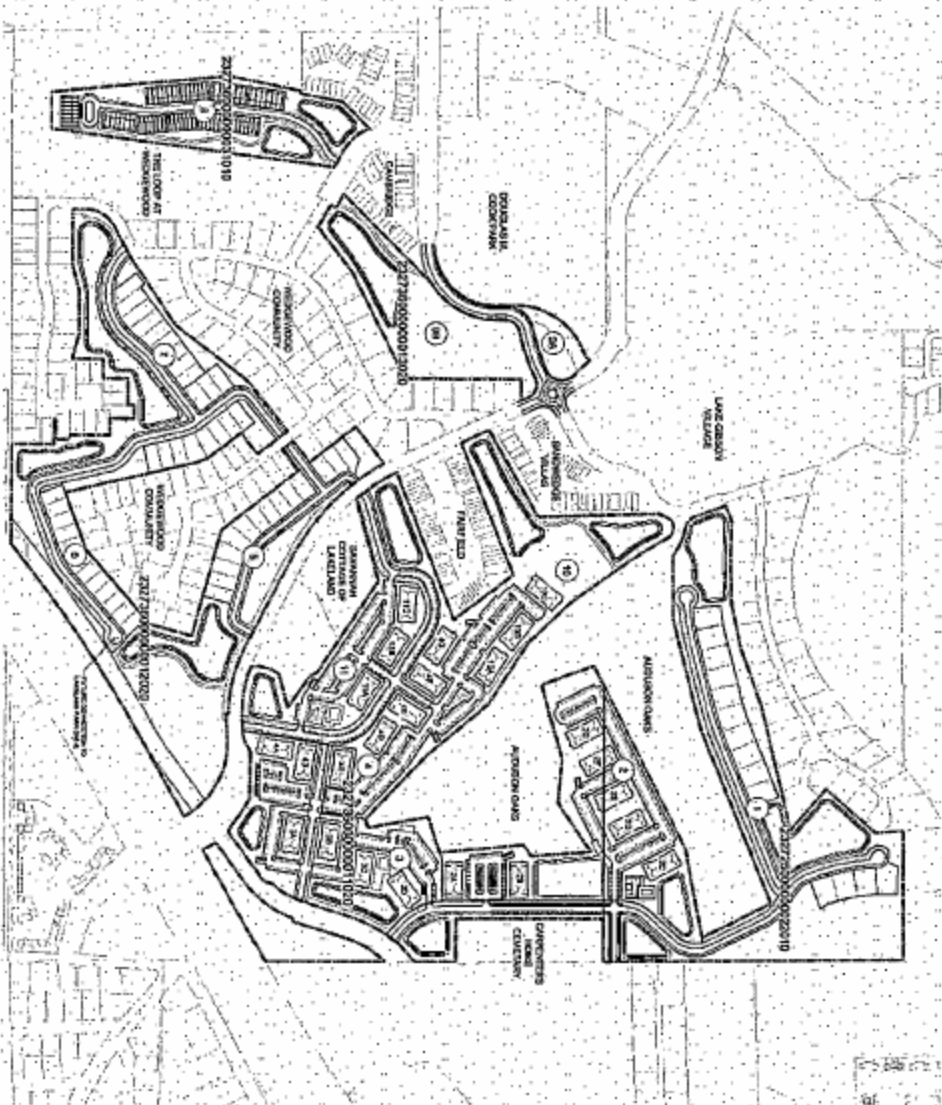


Exhibit "W-3"



WEDGEWOOD MASTER PLAN

DECEMBER 6, 2022



 **Kimley»»Horn**

[illegible]

AUDUBON OAKS

2

23272500000022010

23273600000011020

AUDUBON OAKS

CARPENTERS HOME CEMETERY

TOWNSHIP PARCELS *****				
		RESIDENTIAL	COMMERCIAL	INDUSTRIAL
DEVELOPMENT AREA 3:				
DEVELOPABLE AREA	±	16.55 AC		
TOTAL UNITS	±	90 UNITS		
(17 K 60)		50 UNITS		
(27 K 7)		40 UNITS		
(17 K 77)		50 UNITS		
DENSITY:	±	3.00 UNITS/AC		

NOVEMBER 15, 2003



Kimley»Horn

Exhibit "W-3b"



WEDGEWOOD MASTER PLAN - DEVELOPMENT AREA 4, 10 & 11

PRELIMINARY SITE DATA TABLE

ANALYSIS PARCEL PARCELS

DEVELOPMENT AREA	ACRES	PERMITS DATA	PHASE
DEVELOPMENT AREA 4	4.330 AC.	1A 4.330 AC / 10 UNITS	1
DEVELOPMENT AREA 10	1.120 AC.	1B 1.120 AC / 10 UNITS	2
DEVELOPMENT AREA 11	1.217 AC.	1C 1.217 AC / 10 UNITS	3
TOTAL DEVELOPMENT AREA	6.667 AC.	1D 6.667 AC / 30 UNITS	4

TOWNHOMES PARCELS

DEVELOPMENT AREA 10A 11:	DEVELOPMENT AREA 10A 11:	DEVELOPMENT AREA 10A 11:	PHASE
DEVELOPMENT AREA 10A 11:	2.501 AC.	1E 2.501 AC / 10 UNITS	1
DEVELOPMENT AREA 10A 11:	1.120 AC.	1F 1.120 AC / 10 UNITS	2
DEVELOPMENT AREA 10A 11:	1.217 AC.	1G 1.217 AC / 10 UNITS	3
DEVELOPMENT AREA 10A 11:	4.838 AC.	1H 4.838 AC / 30 UNITS	4

DEVELOPMENT AREA 4, 10 & 11:	1.203 AC.	1I 1.203 AC / 10 UNITS
TOTAL DEVELOPMENT AREA:	6.667 AC.	1J 6.667 AC / 30 UNITS
TOTAL DEVELOPMENT AREA:	6.667 AC.	1K 6.667 AC / 30 UNITS

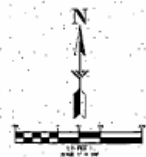
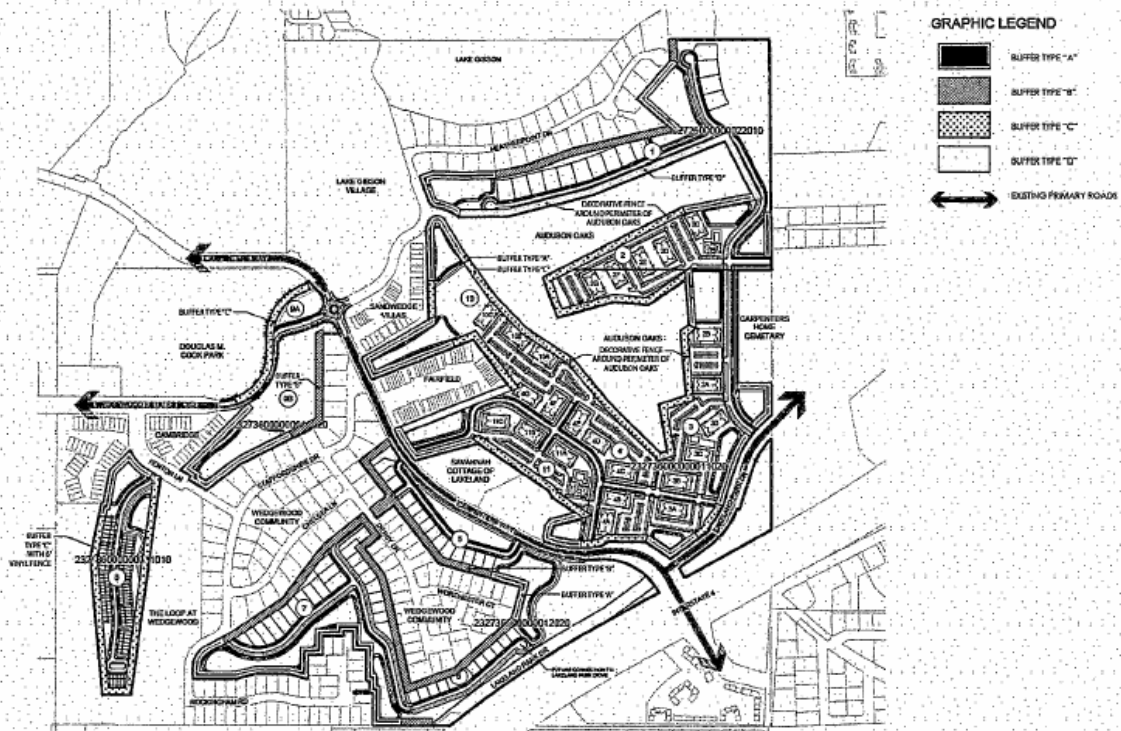


Exhibit "W-4a"



LANDSCAPE BUFFERS (EXHIBIT W-4A)

DECEMBER 7, 2022

Kimley»Horn

Exhibit "W-4b"



PLAN VIEW

A

TYPE 'A' LANDSCAPE BUFFER

TYPICAL PER EVERY 100 LF

- 3 canopy trees, 3 understory trees, 30 shrubs, 2'-3' height berm
- shrubs to be placed in natural, organic patterns

PLAN VIEW



B

TYPE 'B' LANDSCAPE BUFFER

TYPICAL PER EVERY 100 LF

- 4 canopy trees, 6 understory trees, 50 shrubs, 2'-3' height berm
- shrubs to be placed in natural / organic patterns

PLAN VIEW



C

TYPE 'C' LANDSCAPE BUFFER

TYPICAL PER EVERY 100 LF

- 2 canopy trees, 2 understory trees, 30 shrubs
- shrubs to be placed in natural / organic patterns

PLAN VIEW



D

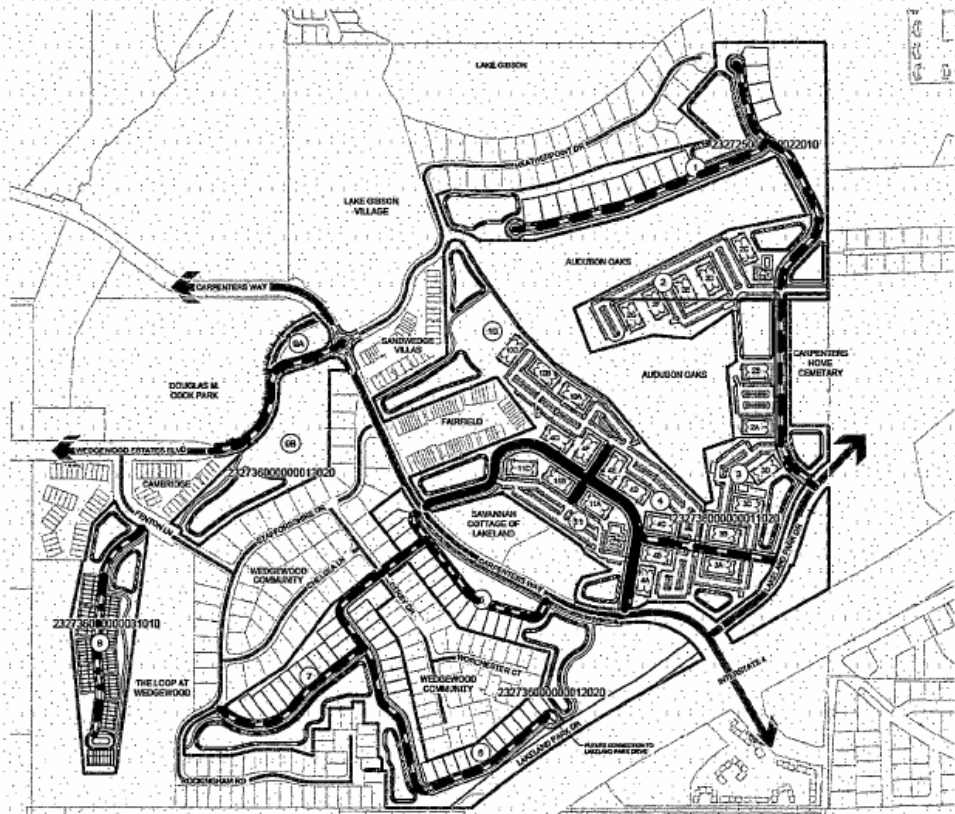
TYPE 'D' LANDSCAPE BUFFER

TYPICAL PER EVERY 100 LF

- 4 trees, 4 understory trees, 30 shrubs (each side of wall), optional 6' ht. screen wall

LANDSCAPE BUFFER - SECTIONS

Exhibit "W-5a"

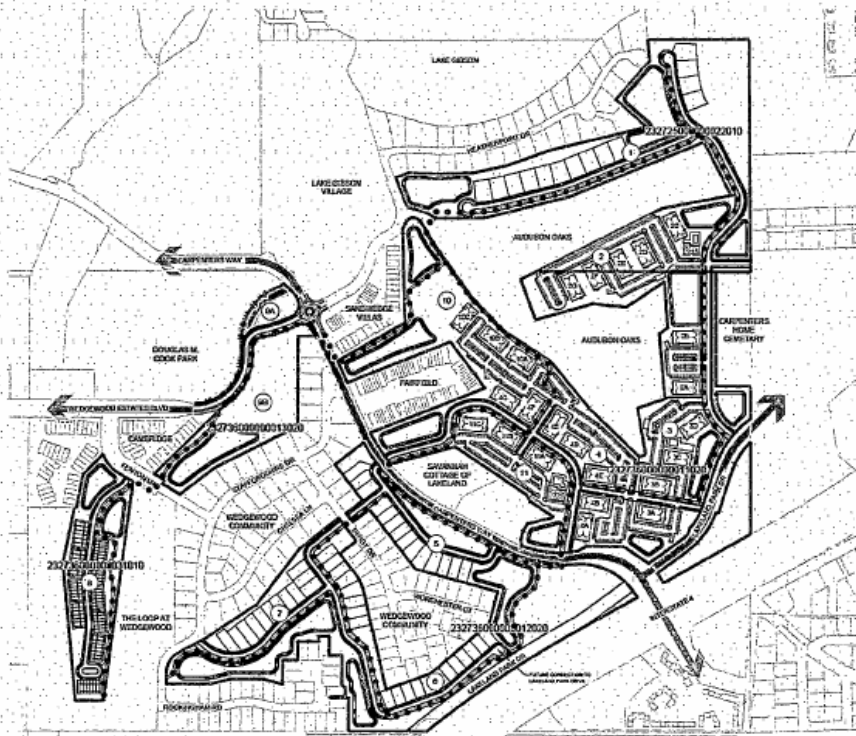


- GRAPHIC LEGEND
- SECTION "A"
 - SECTION "B"
 - SECTION "C"
 - EXISTING PRIMARY ROADS
 - EXISTING SECONDARY ROADS

SITE CIRCULATION - ROADWAY (EXHIBIT W-5A)

DECEMBER 6, 2022

Exhibit "W-5b"



GRAPHIC LEGEND

- SECTION "D"
- > EXISTING PRIMARY ROADS

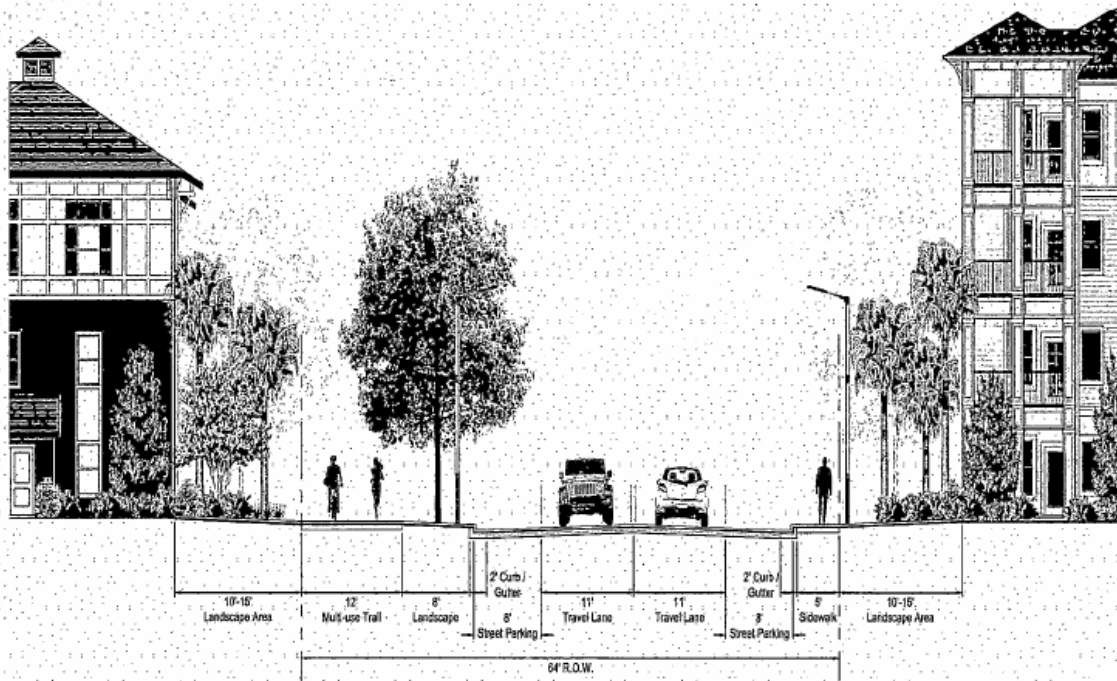
SITE CIRCULATION - PEDESTRIAN (EXHIBIT W-5B)

DECEMBER 8, 2022



Kimley»Horn

Exhibit "W-6a"

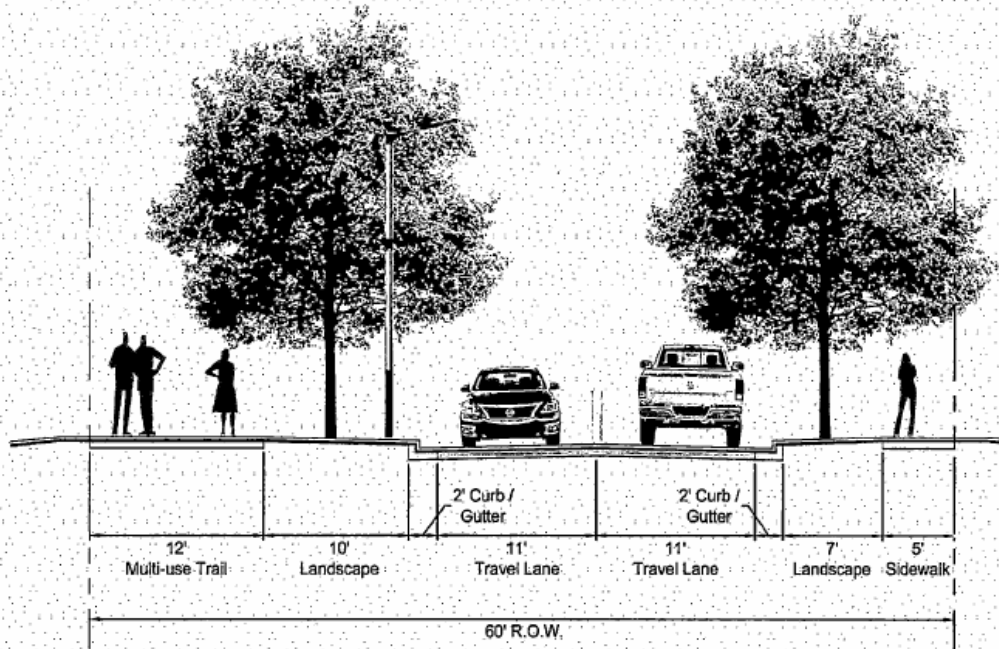


A

SECTION 'A'

(64' R.O.W. with 2-way traffic, on-street parking, multi-use trail and landscaping)

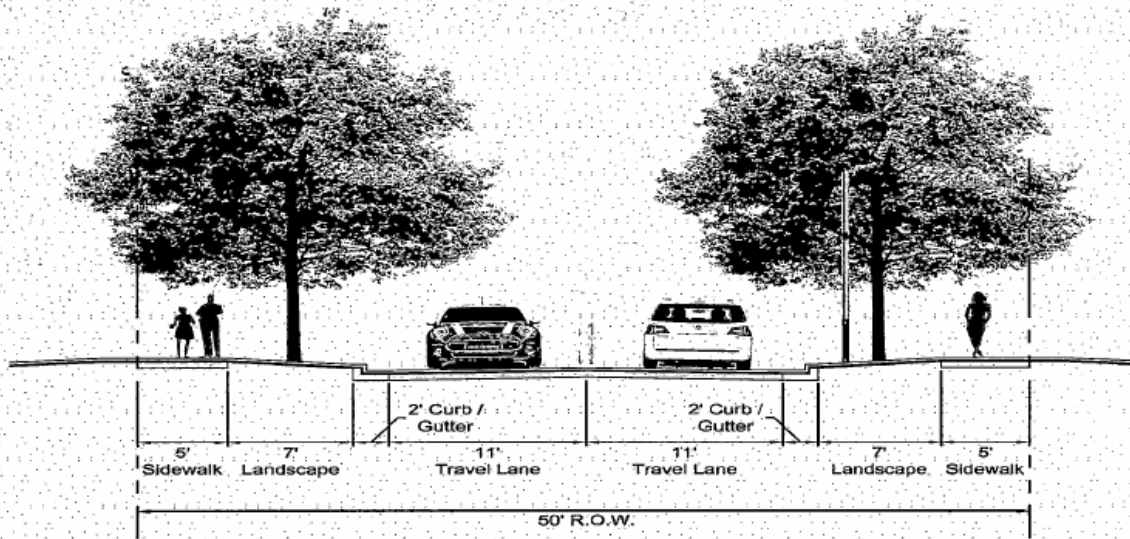
Exhibit "W-6b"



SECTION 'B'

(60' R.O.W. with 2-way traffic, multi-use trail, and landscaping)

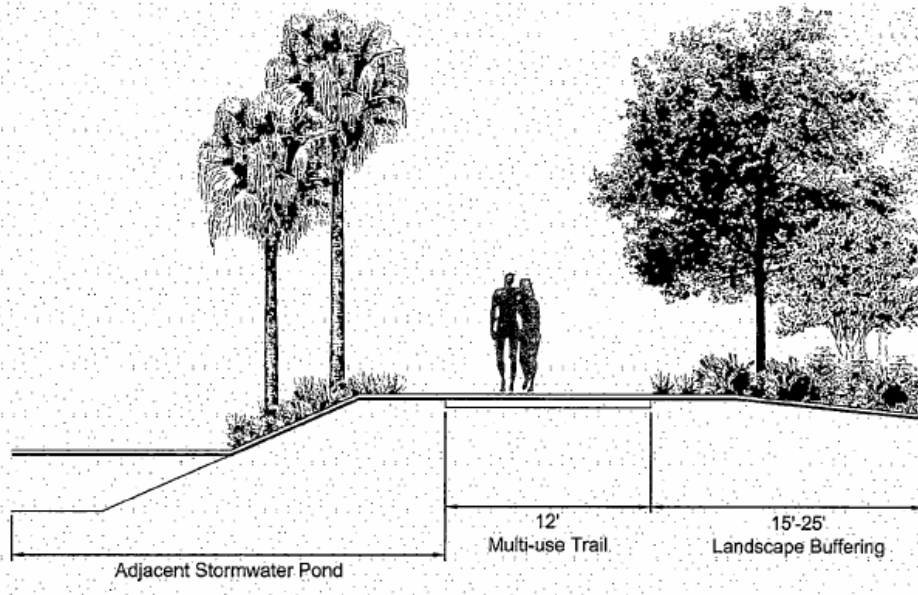
Exhibit "W-6c"



SECTION 'C'

(50' R.O.W. with 2-way traffic, standard sidewalk, and landscaping)

Exhibit "W-6d"



SECTION 'D'

(multi-use trail / greenway open space)

Exhibit "W-7"

PRELIMINARY SITE DATA TABLE

SINGLE FAMILY PARCELS

		EXISTING FLU	PROPOSED FLU	PHASE
DEVELOPMENT AREA 1:		RM	RL	II
TOTAL AREA	± 16.04 AC			
WETLANDS	± 3.33 AC			
DEVELOPABLE AREA:	± 15.71 AC			
UNITS (90' WIDE):	± 14			
DENSITY:	± 0.69 DU/AC			
DEVELOPMENT AREA 5:		RL	RL	I
TOTAL AREA	± 13.02 AC			
WETLANDS	± 2.99 AC			
ROW DEDICATION	± 1.31 AC			
DEVELOPABLE AREA:	± 8.72 AC			
UNITS (60' WIDE):	± 14			
DENSITY:	± 1.61 DU/AC			
DEVELOPMENT AREA 6:		RL	RL	I
TOTAL AREA	± 9.18 AC			
ROW DEDICATION	± 1.42 AC			
DEVELOPABLE AREA:	± 7.75 AC			
UNITS (60' WIDE):	± 12			
DENSITY:	± 1.55 DU/AC			
DEVELOPMENT AREA 7:		RL	RL	I
DEVELOPABLE AREA:	± 11.21 AC			
UNITS (60' WIDE):	± 20			
DENSITY:	± 1.78 DU/AC			
TOTAL SINGLE FAMILY UNITS:	± 60 UNITS			

TOWN-HOME PARCELS

		EXISTING FLU	PROPOSED FLU	PHASE
DEVELOPMENT AREA 8:		RH	RH	II
DEVELOPABLE AREA	± 8.63 AC			
TOTAL UNITS:	± 60 UNITS			
(24' X 63')	± 12 UNITS			
(22' X 76')	± 12 UNITS			
(18' X 77')	± 36 UNITS			
DENSITY:	± 6.95 DU/AC			
TOTAL TOWNHOME UNITS:	± 60 UNITS			

MULTIFAMILY PARCELS

		BUILDING DATA:	PHASE
DEVELOPMENT AREA 2:			
DEVELOPABLE AREA:	± 16.55 AC	2A 4-STORY / 40 UNITS	II
UNITS:	± 230' ←	2B 4-STORY / 40 UNITS	II
DENSITY:	± 13.90 DU/AC	2C 3-STORY / 30 UNITS	II
PARKING PROVIDED:	± 495 (2.2 RATIO)	2D 3-STORY / 30 UNITS	II
PARKING REQUIRED:	± 414	2E 3-STORY / 30 UNITS	II
1 BEDROOM/STUDIO	± 92 (1.5 PER UNIT)	2F 3-STORY / 30 UNITS	II
2+ BEDROOM	± 139 (2 PER UNIT)	2G 3-STORY / 30 UNITS	II
DEVELOPMENT AREA 3:			
TOTAL AREA:	± 12.46 AC		
WETLANDS	± 2.77 AC		
DEVELOPABLE AREA:	± 9.69 AC	3A 4-STORY / 40 UNITS	II
UNITS:	± 154 ←	3B 4-STORY / 40 UNITS	II
DENSITY:	± 15.89 DU/AC	3C 4-STORY / 34 UNITS	II
PARKING PROVIDED:	± 264 (1.7 RATIO)	3D 4-STORY / 40 UNITS	II
PARKING REQUIRED:	± 277		
1 BEDROOM/STUDIO	± 62 (1.5 PER UNIT)		
2+ BEDROOM	± 92 (2 PER UNIT)		
DEVELOPMENT AREA 4/10/11:			
DEVELOPABLE AREA:	± 28.31 AC	4A 4-STORY / 40 UNITS	II
UNITS:	± 450 ←	4B 4-STORY / 40 UNITS	II
DENSITY:	± 15.90 DU/AC	4C 4-STORY / 40 UNITS	II
PARKING PROVIDED:	± 851 (1.9 RATIO)	4D 4-STORY / 40 UNITS	I
PARKING REQUIRED:	± 810	4E 4-STORY / 40 UNITS	I
1 BEDROOM/STUDIO	± 180 (1.5 PER UNIT)	4F 4-STORY / 40 UNITS	I
2+ BEDROOM	± 270 (2 PER UNIT)	4G 4-STORY / 40 UNITS	I
		10A 2-STORY / 20 UNITS	I
		10B 2-STORY / 20 UNITS	I
		10C 2-STORY / 20 UNITS	I
		11A 4-STORY / 40 UNITS	I
		11B 4-STORY / 40 UNITS	I
		11C 3-STORY / 30 UNITS	I
TOTAL MULTIFAMILY UNITS:	± 834 UNITS		
BUILDINGS (60' X 157')	± 24		
PHASE 1	± 330 UNITS		
PHASE 2	± 274 UNITS		
PHASE 3	± 230 UNITS		