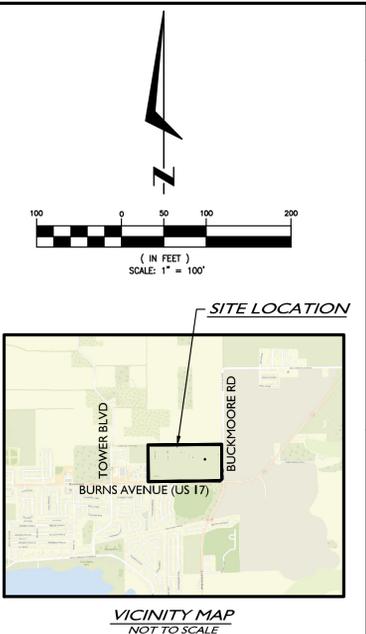
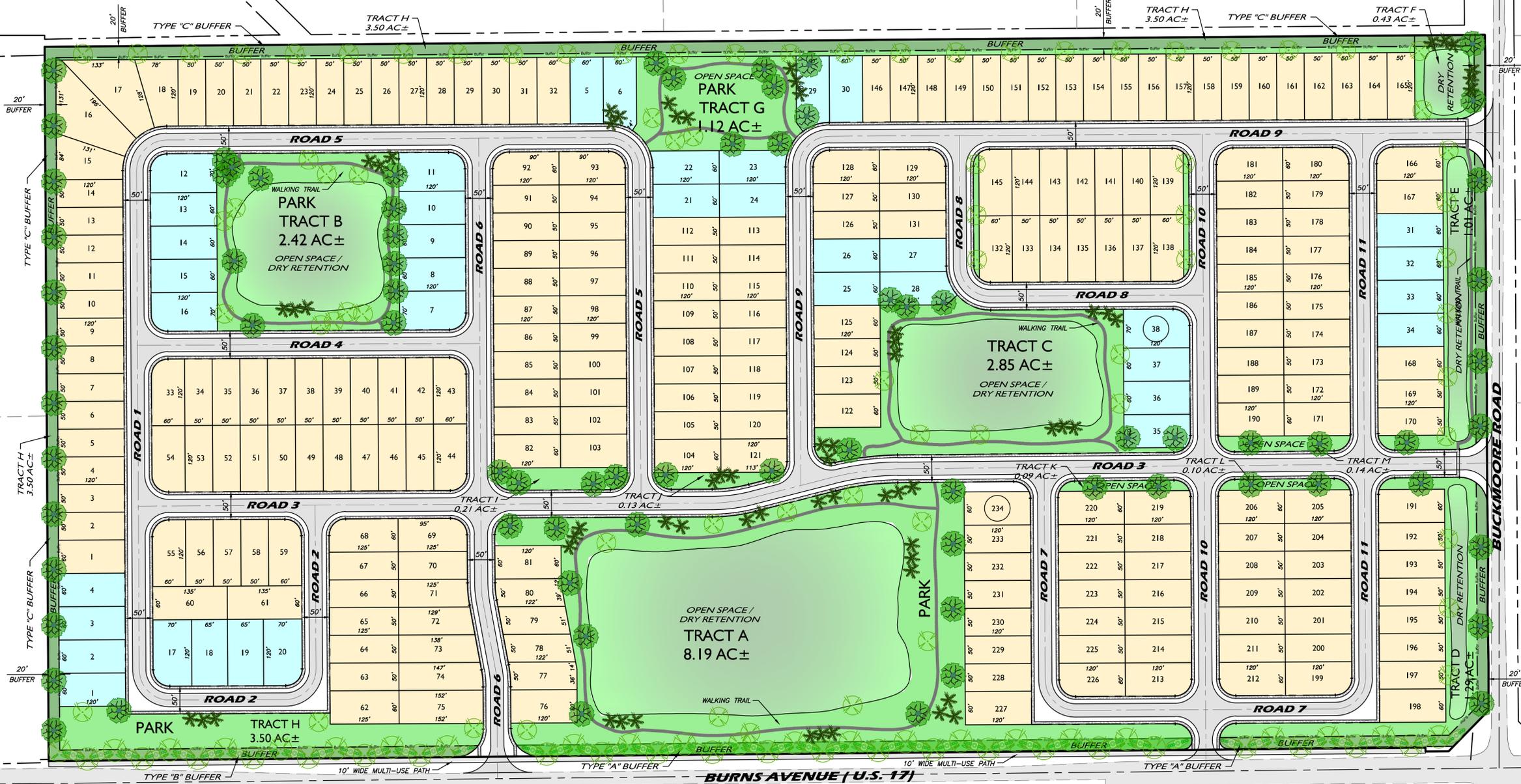


IRON MOUNTAIN

PRELIMINARY DEVELOPMENT PLAN "B"



- LIST OF WAIVERS:**
1. WAIVER FROM REQUIRED ALLEY WAYS FOR LOTS SMALLER THAN 50 FEET IN WIDTH.
 2. SIDE YARD SETBACKS FROM 10 FEET TO 5 FEET ON SINGLE FAMILY LOTS.
 3. REAR SETBACKS FROM 15 FEET TO 20 FEET.
 4. SIDE YARD SETBACKS ON CORNER LOTS FROM 25 FEET TO 15 FEET.
 5. SIDE YARD SETBACKS FROM 10 FEET TO 5 FEET AND 0 FEET SETBACK FOR INTERIOR DUPLEX LOTS.
 6. IMPERVIOUS MAXIMUM LOT COVERAGE FOR DUPLEX LOTS FROM 60% TO 70%.
 7. MINIMUM ROAD FRONTAGE FOR LOTS IN R-3 FROM 75 FEET MIN. TO 50 FEET MIN.

TRACT SUMMARY		
TRACT	DESCRIPTION	ACRES
A	OPEN SPACE, PARK, DRAINAGE & RECREATION	8.19
B	OPEN SPACE, PARK, DRAINAGE & RECREATION	2.42
C	OPEN SPACE, PARK, DRAINAGE & RECREATION	2.85
D	PARK, OPEN SPACE & DRAINAGE	1.29
E	OPEN SPACE & DRAINAGE	1.01
F	OPEN SPACE & DRAINAGE	0.43
G	PARK, OPEN SPACE & DRAINAGE	1.12
H	OPEN SPACE & BUFFER	3.50
I	OPEN SPACE & BUFFER	0.21
J	OPEN SPACE & BUFFER	0.13
K	OPEN SPACE & BUFFER	0.09
L	OPEN SPACE & BUFFER	0.10
M	OPEN SPACE & BUFFER	0.14
TOTAL		21.48

DESIGNED BY: JCM
DRAWN BY: JAG
CHECKED BY: JCM

BY	NO	DATE	REVISIONS
JAG	1	04-10-25	REVISE COMMERCIAL LAYOUT
JAG	2	07-09-25	REVISE LOT AND ROAD LAYOUT
JAG	3	08-07-25	REVISE LOT AND ROAD LAYOUT
JAG	4	09-03-25	REVISE LOT AND ROAD LAYOUT
JAG	5	09-24-25	REVISE LOT AND ROAD LAYOUT
JAG	6	11-26-25	REVISE LAYOUT, ADD DUPLEX LOTS
JAG	7	12-02-25	REVISE LAYOUT PER CITY COMMENTS

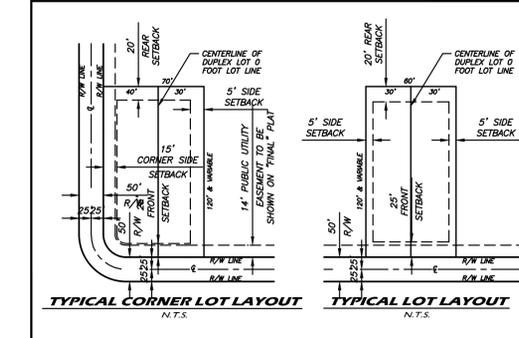
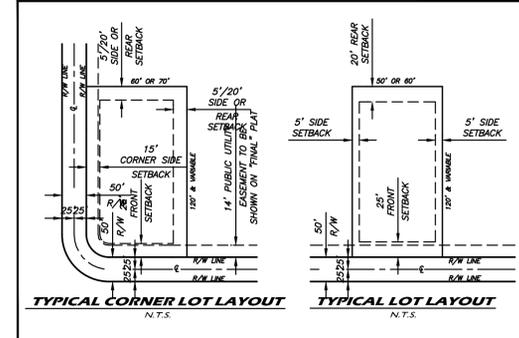
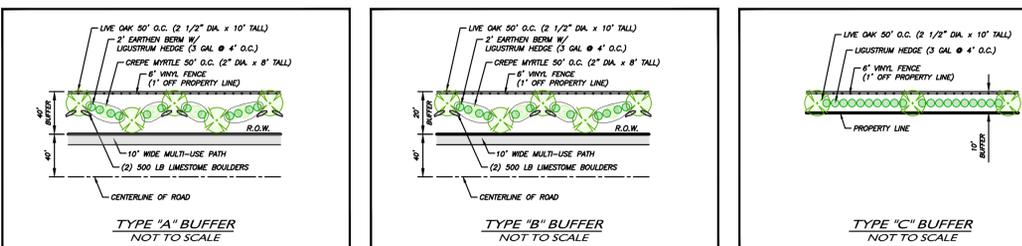
310 UNITS
OVERALL CONCEPT
PLAN B
IRON MOUNTAIN
LAKE WALES, FL

LEGAL DESCRIPTION

LOTS A TO H, INCLUSIVE IN BLOCK 41 OF MOUNTAIN LAKE, AN UNRECORDED PLAT, BEING IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 29 SOUTH, RANGE 28 EAST, LESS THE MAINTAINED RIGHT OF WAY AND LESS THE MAINTAINED RIGHT OF WAY AS RECORDED IN O.R. BOOK 4884, PAGE 1111, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. 76.28 ACRES±.

PER CITY OF LAKE WALES GENERAL STANDARDS AND REGULATIONS THE PDP PROCESS IS INTENDED TO ENCOURAGE HIGH QUALITY SITE DESIGN, A FLEXIBILITY IN PROJECT LAYOUT, MAXIMIZE COMMON OPEN SPACE AND LANDSCAPING AND CREATE ESSENTIAL NEIGHBORHOODS. THE PROPOSED PLAN IS SUPERIOR TO THE STANDARD SUBDIVISION BECAUSE:

- THE FLEXIBILITY PROVIDES A BALANCE BETWEEN THE PROPOSED NUMBER OF LOTS AND TO MAXIMIZE THE OPEN SPACE FOR LANDSCAPING AND ACTIVE RECREATION. THE FLEXIBILITY OF DIFFERENT TYPE OF LOTS SIZE GIVES THE NEIGHBORHOOD A DIVERSE PERCEPTION AND NOT A FLATNESS COMMUNITY.
- PROVIDING TWO (2) SIDEWALKS WILL GIVE FUTURE RESIDENTS SAFE LEISURE AROUND THE COMMUNITY AND PROVIDE ENJOYABLE ACTIVITIES FOR EACH HOUSEHOLD.
- MAXIMIZING THE OPEN SPACE WILL CREATE ORIGINAL Y IN DESIGNS FOR LANDSCAPING WHICH WILL ENHANCE THE NATURAL FEATURES OF THE PROPERTY.
- PROPOSING MORE LOTS WILL GENERATE NEW RESIDENTS WHICH WILL HELP INCREASE REVENUE FOR CITY OF LAKE WALES.



(MIXED USE DEVELOPMENT)

RESIDENTIAL UNIT COUNT				
MINIMUM LOT AREA	MINIMUM SIZE	DESCRIPTION	NUMBER OF UNITS	%
6,000 S.F.	50' x 120'	SINGLE FAMILY LOT	234	75.5%
3,600/7,200 S.F.	60' x 120'/30' x 120'	(38) DUPLEX LOT	76	24.5%
TOTAL UNITS			310	100.0%

SITE DATA:

PARCEL NUMBER: 272922-866300-041010

TOTAL LAND AREA: 76.28 ACRES ±

TOTAL NO. OF UNITS: 310 UNITS

DENSITY (UNITS / ACRES): 4.06 D.U. / PER ACRE

SETBACKS:

FRONT: 25 FEET

SIDE: 5 FEET

REAR: 20 FEET

RETENTION AREA: 7.15 ACRES ± = 9%

PARK/OPEN SPACE / GREEN AREA: 14.33 ACRES ± = 19%

TOTAL RETENTION & GREENSPACE: 21.48 ACRES ± = 28%

UNDERLYING LAND USE: R-1A

ELITE DIGN
 6700 SOUTH FLORIDA AVENUE
 SUITE 4
 LAKELAND, FLORIDA 33813
SHEET 01

c:\Users\john.gillespie\OneDrive\Documents\IRON MOUNTAIN CONCEPT PLAN.dwg, 12/23/2025 10:43 AM, John Gillespie