

MEMORANDUM

DATE: July 20, 2021

TO: Honorable Mayor and City Commissioners

VIA: James Slaton, City Manager

FROM: Mark J. Bennett, Development Services Director
Autumn Cochella, Development Services Manager

SUBJECT: Master Development Plan - Winter Haven Corporation

PIDs:272917000000021000; 27292000000001000;
272921000000031010; 272921000000021020; 272928000000011010;
272929000000013000; 272929000000011000; 272930000000021010

PUBLIC HEARING – notice requirements have been met.

SYNOPSIS: *Winter Haven Corporation, owner, requests approval of City Commission for a Master Development Plan (MDP) for the above-mentioned parcels totaling, 1,841+- acres of land, as recommended by the Planning and Zoning Board on June 22, 2021.*

RECOMMENDATION

Approval of City Commission of the Master Development Plan, with the attached conditions of approval, as recommended by the Planning and Zoning Board on June 22, 2021.

BACKGROUND

The 1,841.5 acres owned by Winter Haven Corporation have been under common ownership for 60 years. The owners are committed to the execution of a high-quality, large-scale development that respects the history and character of Lake Wales. The site was annexed into the City of Lake Wales in 1995. In 2020, the City adopted a new Future Land Use designation of Mixed Use, including an amendment to the City's Land Development Code that created a Planned Development Mixed Use zoning district as an implementation measure of the Comprehensive Plan. Later in 2020, the City's Future Land Use Map was amended to place the Mixed-Use future land use on the Winter Haven Corp property.

Utilizing master planned development encourages the preservation of open space and protection of environmentally sensitive areas, by clustering development activities. This form of development also prioritizes pedestrian and vehicular connectivity, promoting the creation of pedestrian connectivity throughout the entire site. Trail systems become an important community asset that creates recreational opportunities and provides a safer alternative to vehicular movement throughout the community.

Cohesive design and development of a roadway network also promotes a strong sense of place and enables the master developer to establish a roadway network hierarchy to guide vehicular traffic thoughtfully through the development, allowing for the prioritization of the pedestrian in areas where that is more appropriate.

Developing large tracts of land in a cohesive manner promotes the location of community uses, such as schools, libraries, public services, and places of worship. Communities are thoughtfully planned, so these community needs are located in a manner that highlights their importance and function in the community.

Development Details:

1. Project acreage is 1841.5 +/-.
2. The site lies within flood zones X, A, and AE, Flood Insurance Rate Map (firm) panel 12105C0535H, 12105C0555H, 12105C0545H and 12105C00565H, Polk County and incorporated areas.
3. Current Future Land Use designation is Mixed Use.
4. Development Table is listed below:

The Commercial/Office/Public Facilities uses may include public and private educational facilities.

Land Uses	Dwelling Units	Square Feet
Residential		
Single Family Detached	2,800	
Single Family Attached (paired villas)	550	
Townhomes	950	
Multifamily	1,800	

Non-Residential		
Commercial		400,000
Office		125,000
Assisted Living / Public Facilities		200,000
Total	6,100	725,000

Areas	Area Code	Gross Density
Multifamily 1	MF1	20 du/net acre
Multifamily 2	MF2	20 du/net acre
Office Commercial 1	OC1	16 du/net acre
Office Commercial 2	OC2	16 du/net acre
Residential/Institutional	RI1	8 du/net acre
Residential/Institutional	RI2	8 du/net acre
Single Family 1	SF 1	4 du/net acre
Single Family 2	SF 2	4 du/net acre
Single Family 3	SF 3	6 du/net acre
Single Family 4	SF 4	4 du/net acre
Single Family 5	SF 5	4 du/net acre
Single Family 6	SF 6	4 du/net acre
Single Family 7	SF 7	4 du/net acre
Single Family 8	SF 8	4 du/net acre

5. Permitted uses shall be consistent with the PDMU (Planned Development Mixed Use) District and Master Development Plan standards, as set forth in section 23-450, Uses Permitted, of the City of Lake Wales Code of Ordinances requiring permitted uses be included as identified below, and on the approved site plan.

6. A vertical mix of land uses shall be permitted in Office/Commercial areas.

7. Required Master Development Plan open space is 20% (368 acres). The project provides 43% open space (796 acres). The open space consists of wetlands, natural areas, perimeter buffers, common open space, linear parks, amenity centers and recreational areas. Common open space (green areas) may also be located within individual development parcels but not on individual lots. At a minimum, the open space includes 10% of usable open space (184.15 acres) which includes trails, recreational amenity centers, unprogrammed recreation areas and accessible lakes.

8. The proposed gross residential density is 3.3 du/ac.

9. The maximum allowed floor area ratio is 0.35.
10. The sizes and specific location of the community parks will be determined through the approval of final plats and accompanying construction plans. Recreational amenities shall be provided in accordance with Section 23-450.5 through 23-450.7 of the Lake Wales Code of Ordinances.
11. Park, recreational and municipal uses shall be allowed in all Development Areas.
12. Existing agricultural uses shall be permitted to continue on the property.

Dimensional Criteria:

13. The Master Development Plan dimensional criteria shall be as shown below.

	Type	Minimum Lot Width	Minimum Lot Size	Min. Setbacks Principal			Maximum Building Height
				Buildings (FT)			
				Front	Side	Rear	
Residential							
	Single Family	40' to 60'	4,000	20'	5'	15'	35'
	Single Family	61' and over	6,100	25'	10'	20'	35'
	Townhome	60'	2,000	20'	10 (20' between buildings)	15'	35'
	Villas	20'	3,000	20'	10 (20' between buildings)	15'	35'
	MultiFamily	N/A	N/A	25'	25'	25'	65' / 5 stories
Non-Residential							
	Commercial	N/A	N/A	25'	20'	25'	35'
	Office	N/A	N/A	25'	20'	25'	65'
	Institutional	N/A	N/A	25'	20'	25'	45'

Public Infrastructure

14. Screening and buffering will be provided in accordance with Section 23-450.5 through 23-450.7 of the City of Lake Wales Code of Ordinances.
15. The provision of off-site water and sewer, and reclaimed water improvements are subject to the approval of the Utilities Director.

16. The provision of on-site water and sewer, and reclaimed water improvements are subject to the approval of the Utilities Director.

17. All utilities shall be placed below ground except where connecting to existing aboveground utilities.

18. The construction and location of any proposed wetland/other surface water impacts and mitigation plan shall be reviewed and permitted through the Southwest Florida Water Management District. Wetland buffers shall be an average of 25 feet wide.

Transportation

19. An interconnected system of linear parks and trails shall be provided throughout the community. Trails may be provided within road rights-of-way. The main trail along the project boulevard will be a minimum of 8 foot wide and with a 5 foot sidewalk provided on the opposite side of the boulevard.

20. Sidewalks on local and collector streets shall be installed in accordance with Section 23-450.5 through 23-450.7 of the City of Lake Wales Code of Ordinances.

21. Internal roadway alignments are conceptual. Specific location of rights-of-way will be determined through the approval of preliminary site plans and accompanying construction plans.

22. Streets are anticipated to be public (city owned), however, the Developer reserves the right to provide private streets, gated or ungated, for individual neighborhoods. Unimpeded travel by the public shall be allowed on the boulevard shown on the plan.

23. Site access points are conceptual and will be finalized with preliminary plat.

24. All project external access points on Polk County roads shall be subject to Polk County requirements.

General:

25. The Developer shall track the number of dwelling units and commercial, retail, office, civic, educational square feet, as identified on the MDP Plan. Said tracking shall be provided with each preliminary site plan and final construction plan application or final plat. Tracking shall also be provided relative to the total project trip thresholds.

Specific Planned Development Criteria

26. Specific design features within the development will meet the criteria required in Section 23-450, Master Development Plan Regulation criteria. Specific design features may include at a minimum but are not limited to:

- a. Additional usable open space in the form of accessible lakes, programmed recreation amenity centers, pedestrian friendly trail systems and unprogrammed recreation areas.
- b. Variety of building façades with unique architectural features.
- c. Streets shall be designed predominantly in a curvilinear fashion.
- d. Require the installation of street trees.
- e. Require a pedestrian friendly trail system traversing the development – with connections to recreational amenities and sidewalk system throughout the development.
- f. Require walkable neighborhoods with pedestrian connections to recreational amenities, institutional uses and non-residential services. Require internal street connections to allow access to commercial services to residents.
- g. Provide two identifiable community centers with programmed recreational amenities within short walking distance to the majority of homes.
- h. Provide additional unprogrammed recreation areas within short walking distance to the majority of homes. These may include pocket parks.
- i. Project shall provide a range of housing choices including multifamily, townhomes, villas and a minimum of three (3) single family detached lot sizes. The project design shall also disperse the housing products throughout the development to provide visual interest in both design and architectural features and to avoid monotony.

27. Landscape features

- a. Street Trees - The project shall provide 1 tree per lot (typical 60 ft separation).
- b. Perimeter landscape buffers abutting property line – The project shall provide an average of a 20 ft with small to medium trees every 40 ft (25 ft to 35 ft in height at maturity) with a 6' tall hedge, wall, or 80% opaque fence
- c. Perimeter landscape buffers abutting rights of way. The project shall provide an average of a 20 ft buffer with small to medium trees every 40 ft (25 ft to 35 ft in height at maturity).

28. Fences and/or privacy walls, a maximum of 6 ft in height, may be constructed along the perimeter.

29. The project shall retain, to the greatest extent possible and where appropriate, natural features on the external perimeter boundary for use in landscape buffers and to limit the external exposure to the development. Where those features exist, they may be deemed to meet the landscape buffer requirement.

30. Monotony Control –

- a. Houses shall be required to have sufficient difference in both front elevation and color schemes.
- b. Front yard setbacks on non-curvilinear streets must vary by a minimum of 2 feet.
- c. Development pods of varying lot widths shall be dispersed throughout the development to avoid a repetitive pattern.

FISCAL IMPACT

Approval of the Master Development Plan would enable the development of this property and the potential increase in property value. Specifically, estimating a conservative median taxable value of \$100,000 per unit, it could potentially result in over \$610 million in taxable value, and generate \$4 million in ad valorem taxes. This does not include potential revenue generated for non-residential uses.

*Adjusted values for potential homesteaded properties have not been factored into this estimate.

ATTACHMENTS

Plan: Master Development Plan, prepared by Stantec, and dated April 28, 2021.
Conditions of Approval