

Conditions of Approval

Winter Haven Corp Master Development Plan (MDP)

Plan: Master Development Plan, prepared by Stantec, and dated April 28, 2021

Recommendation Date: June 22, 2021 – Planning and Zoning Board

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

1. Developer's monotony standards shall be in compliance with the City's monotony standards found in Sec. 23-223, in addition to Development Standard 30.
2. Developer shall consider participating in the Winter Haven Sapphire Necklace Water Supply Plan.
3. Infrastructure-related master plans including, but not limited to, Utilities, Transportation, Recreation and Trails, Telecommunications and Broadband, shall be required as such time that the development reaches 500 dwelling units, and an annual status report shall be provided to the Administrative Official.
4. Stub-outs for future connectivity to adjoining properties shall be required at site plan submittal for the applicable phase.
5. Development Table Comments:
 - a. Non-residential intensities shall be shown within the Development Table prior to City Commission review.
 - b. Developer shall enter into an agreement with the City for the dedication of a minimum of 10 acres of land for the construction of future public facilities and services. The agreement shall include a provision for impact fee credits for the developer.
6. Applicant shall clarify development standard number six (6), "A vertical mix of land uses shall be permitted in Office/Commercial areas", prior to City Commission review, as to whether or not the intent is to allow second story and higher residential uses above Office/Commercial structures.
7. Applicant shall clarify development standard nine (9), "The maximum allowed floor area ratio is 0.35", prior to City Commission review, confirming whether the ratio is calculated site-wide, or per individual development pod.
8. The Administrative Official shall approve specific design and locations of recreational areas at site plan approval.
9. Pre-existing legally non-conforming agricultural uses on the property shall be permitted to continue, so long as the non-conformity is not increased.
10. Land development standards not specifically listed in development standard thirteen (13), Master Development Plan dimensional criteria, shall be in conformance with Chapter 23 of the City's Code of Ordinances.
11. Residential garages shall be setback a minimum of 25 feet so to promote recessed garages.
12. Approval of the MDP shall not satisfy concurrency requirements.
13. Future phases may be subject to the implementation of a City Mobility Fee.
14. Street Tree Plan shall include a minimum of two street trees per corner lot – one per each roadway frontage.
15. Landscape plans shall be approved by the Administrative Official per each phase.
16. Chain link fences shall be prohibited as a perimeter subdivision buffer.