

## Conditions of Approval

Winter Haven Corp Master Development Plan (MDP)

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

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

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

1. Developer shall consider participating in the Winter Haven Sapphire Necklace Water Supply Plan.
2. Prior to the receipt of a Certificate of Occupancy for the 500<sup>th</sup> dwelling unit or the equivalent non-residential development based on trip generation, the Applicant shall provide an overall master infrastructure plan to include, but not be limited to, address utilities, transportation, recreation and trails, telecommunications (including internet service), and schools, which shall be provided to the Administrative Official for review and approval. Stub-outs for future connectivity to adjoining properties shall be required at site plan submittal for the applicable phase.
3. Development Table Comments:
  - a. 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.
4. The Administrative Official shall approve specific design and locations of recreational areas at site plan approval.
5. Pre-existing legally non-conforming agricultural uses on the property shall be permitted to continue, so long as the non-conformity is not increased.
6. 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.
7. Residential garages shall be setback a minimum of 25 feet so to promote recessed garages.
8. Approval of the MDP shall not satisfy concurrency requirements.
9. Future phases may be subject to the implementation of a City Mobility Fee.
10. Street Tree Plan shall include a minimum of two street trees per corner lot – one per each roadway frontage.
11. Landscape plans shall be approved by the Administrative Official per each phase.
12. Chain link fences shall be prohibited as a perimeter subdivision buffer.
13. Within 30 days of MDP approval, all updated MDP plan notes provided, and included in the technical memo dated August 3, 2021, shall be reflected on the approved plan.