

LAKE WALES COMMONS SINGLE FAMILY CONCEPT #18 CITY OF LAKE WALES POLK COUNTY, FLORIDA

Notes:

- 1.) This plan is conceptual and for illustrative purposes only. Not based on engineering design.
- 2.) A drainage analysis has not been done for the site and the ponds shown may need to be resized to meet the permitting requirements.
- 3.) This layout maximizes lots and some lots may require walls.
- 4.) This layout is based on the assumption that all internal and connecting roads are local.
- 5.) Lots are 122' deep so that the front setback can vary by 2' per the M.D.P
- 6.) Shall provide a block length of 200 feet or greater, but shall not exceed 950 feet, with a perimeter of less than 2,500 feet excluding where wetlands, lakes or stormwater features are located within the block.

LOT COUNT

Phase	40' Lots	50' Lots	60' Lots	Total			
Single Family 1	108	51.4%	79	37.6%	23	11.0%	210
Single Family 2	147	51.0%	115	39.9%	26	9.0%	288
Single Family 3	176	50.0%	142	40.3%	34	9.7%	352
Single Family 4	37	46.3%	34	42.5%	9	11.3%	80
Total	468		370		92		930

OPEN SPACE

Phase	Project Area	Req. O.S.*	Provided O.S.
Single Family 1	74.05 ac.	14.81 ac.	33.90 ac.
Single Family 2	89.79 ac.	17.96 ac.	38.03 ac.
Single Family 3	84.38 ac.	16.88 ac.	23.01 ac.
Single Family 4	25.70 ac.	5.14 ac.	12.22 ac.
Total	273.92 ac.	54.78 ac.	107.16 ac.

OPEN SPACE PROVIDED							
Neighborhood Park	Mini Park	Ponds	Open Space	Buffers	Wetlands	Wetland Buffers	Easements
0.95 ac.	0.63 ac.	10.30 ac.	6.04 ac.	3.50 ac.	8.76 ac.	0.76 ac.	2.96 ac.
1.18 ac.	0.92 ac.	15.48 ac.	6.06 ac.	2.18 ac.	7.35 ac.	0.86 ac.	4.00 ac.
1.39 ac.	0.68 ac.	12.86 ac.	3.90 ac.	4.18 ac.	-	-	-
0.41 ac.	0.09 ac.	3.63 ac.	1.27 ac.	2.05 ac.	-	-	4.77 ac.
3.93 ac.	2.32 ac.	42.27 ac.	17.27 ac.	11.91 ac.	16.11 ac.	1.62 ac.	11.73 ac.
Total							

Master Dev Plan 559.70 ac. 111.94 ac. 107.16 ac.
* 20% of the Project Area

USABLE OPEN SPACE

Phase	Project Area	Req. Usable O.S.*	Provided Usable O.S.
Single Family 1	74.05 ac.	7.41 ac.	17.23 ac.
Single Family 2	89.79 ac.	8.98 ac.	23.75 ac.
Single Family 3	84.38 ac.	8.44 ac.	15.34 ac.
Single Family 4	25.70 ac.	2.57 ac.	02.38 ac.
Total	273.92 ac.	27.39 ac.	58.70 ac.

USABLE OPEN SPACE PROVIDED					
Neighborhood Park	Mini Park	Ponds	Open Space	Wetlands**	Total
0.95 ac.	0.63 ac.	4.92 ac.	1.97 ac.	8.76 ac.	17.23 ac.
1.18 ac.	0.92 ac.	11.38 ac.	2.92 ac.	7.35 ac.	23.75 ac.
1.39 ac.	0.68 ac.	11.09 ac.	2.18 ac.	-	15.34 ac.
0.41 ac.	0.09 ac.	1.21 ac.	0.67 ac.	-	2.38 ac.
3.93 ac.	2.32 ac.	28.60 ac.	7.74 ac.	16.11 ac.	58.70 ac.
Total					

Master Dev Plan 559.70 ac. 55.97 ac. 58.70 ac.
* 10% of the Project Area
** Trail Provided

PARK

Phase	Households	Persons*	PARK REQUIRED			PARK PROVIDED		
			Neighborhood Park**	Mini Park***	Total	Neighborhood Park	Mini Park	Total
Single Family 1	210	552	0.83 ac.	0.14 ac.	0.97 ac.	0.55 ac.	0.63 ac.	1.58 ac.
Single Family 2	288	757	1.14 ac.	0.19 ac.	1.33 ac.	1.18 ac.	0.92 ac.	2.10 ac.
Single Family 3	352	928	1.39 ac.	0.23 ac.	1.62 ac.	1.39 ac.	0.68 ac.	2.07 ac.
Single Family 4	80	210	0.32 ac.	0.05 ac.	0.37 ac.	0.41 ac.	0.09 ac.	0.50 ac.
Total	930	2446	3.67 ac.	0.61 ac.	4.28 ac.	3.53 ac.	2.32 ac.	6.25 ac.

* 2.03 Persons per household
** Neighborhood Park (1.50 ac. per 1,000 people)
*** Mini Park (0.25 ac. per 1,000 people)

PONDS

Phase	Dev. Area	Pond	Pond %
Single Family 1	61.30 ac.	10.30 ac.	16.6%
Single Family 2	77.60 ac.	15.48 ac.	19.9%
Single Family 3	84.38 ac.	12.86 ac.	15.2%
Single Family 4	20.85 ac.	3.63 ac.	17.4%
Total	244.13 ac.	42.27 ac.	17.3%

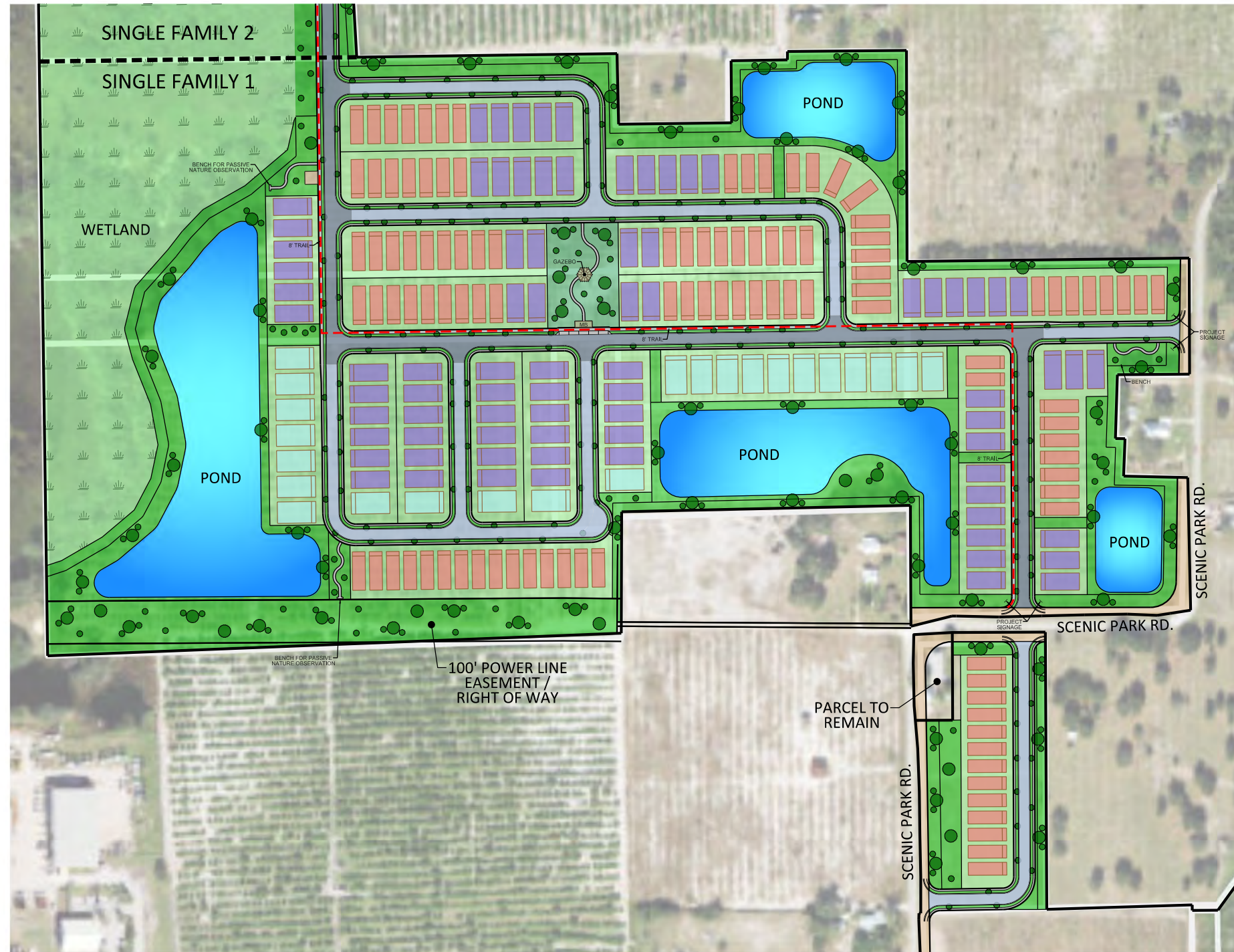
Consistency with MDP:

- 1.) Meets min. 20% open space.
- 2.) Meets min. 10% usable open space.
- 3.) Meets Mini Park requirement of 0.25 acres per 1000 people.
- 4.) Meets Neighborhood Park requirement of 1.50 acre per 1000 people.
- 5.) All residential lots are within 1320 feet of a park.
- 6.) Meets maximum block length of 950 feet and block perimeter of 2,500 feet requirements.
- 7.) Below maximum allowed density of 6 du/ac.
- 8.) Provides a min. of 3 different single family detached lot sizes.
- 9.) Meets screening and buffering requirements.
- 10.) Provides pedestrian circulation and connectivity.
- 11.) Each Residential Pod of 100 units or greater shall have a Neighborhood Park, which must be a minimum of 32,670 square feet (0.75 ac.) in size, with a minimum width of 40 feet.
- 12.) Recreation and open space areas shall be located adjacent to roadways or easily accessible by the neighborhood. Park areas shall not be located along the rear of private lots.

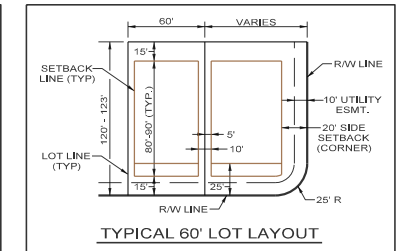
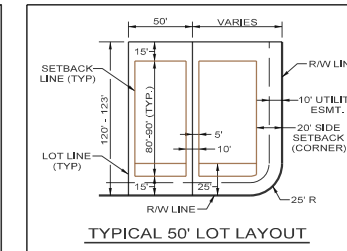
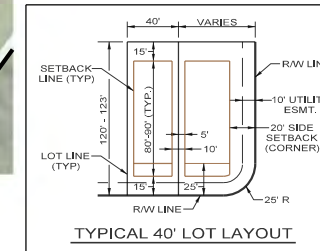
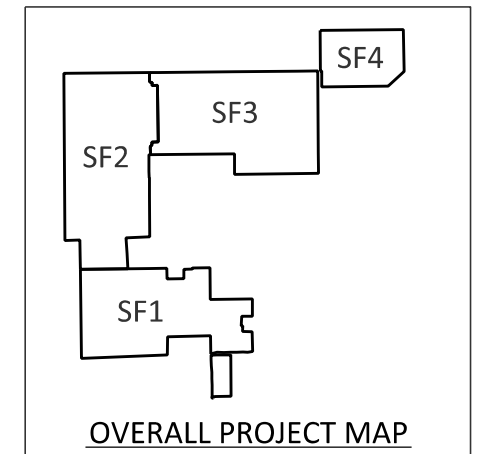
- 40' SF Lot
- 50' SF Lot
- 60' SF Lot
- Boundary
- Phase Line
- Wetland
- Floodzone
- Easements
- Wetland Impact (3.27 ac.)
- Wetland Buffer
- 50' ROW
- 53' ROW (8' trail included)
- 86' ROW
- ROW Dedication
- Ponds
- Ponds (Usable Open Space)
- Neighborhood Park
- Mini Park
- Open Space
- Open Space (Usable Open Space)
- Perimeter Buffer

LAKE WALES COMMONS CONCEPT #18 (SF1) (12-04-2024)

CITY OF LAKE WALES
POLK COUNTY, FLORIDA



- Boundary
- - - Phase Line
- Wetland
- 50' ROW
- 53' ROW
- ROW Dedication
- Wet Retention Ponds
- Neighborhood Park
- Open Space / Buffers / Mini Park /Easement
- - - 8' Trail
- 40'x120' SF Lot
- 50'x120' SF Lot
- 60'x120' SF Lot



Consistency with MDP:

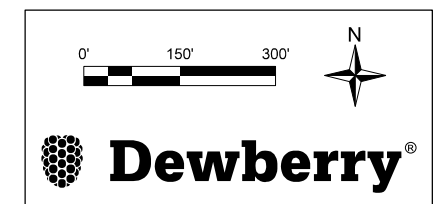
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- 2.) Meets min. 10% usable open space.
- 3.) Meets Mini Park requirement of 0.25 acres per 1000 people.
- 4.) Meets Neighborhood Park requirement of 1.50 acre per 1000 people.
- 5.) All residential lots are within 1320 feet of a park.
- 6.) Meets maximum block length of 950 feet and block perimeter of 2,500 feet requirements.
- 7.) Below maximum allowed density of 6 du/ac.
- 8.) Provides a min. of 3 different single family detached lot sizes.
- 9.) Meets screening and buffering requirements.
- 10.) Provides pedestrian circulation and connectivity.
- 11.) Each Residential Pod of 100 units or greater shall have a Neighborhood Park, which must be a minimum of 32,670 square feet (0.75 ac.) in size, with a minimum width of 40 feet.
- 12.) Recreation and open space areas shall be located adjacent to roadways or easily accessible by the neighborhood. Park areas shall not be located along the rear of private lots.

Notes:

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- 4.) This layout is based on the assumption that all internal and connecting roads are local.
- 5.) Lots are 122' deep so that the front setback can vary by 2' per the M.D.P
- 6.) Shall provide a block length of 200 feet or greater, but shall not exceed 950 feet, with a perimeter of less than 2,500 feet excluding where wetlands, lakes or stormwater features are located within the block.

Project Area		74.05 ac.	
40' Lots	108	51%	
50' Lots	79	38%	
60' Lots	23	11%	
Total Lots	210		
	Required	Provided	
Open Space	14.81 ac.	33.90 ac.	
Neighborhood Park	0.83 ac.	0.95 ac.	
Mini Park	0.14 ac.	0.63 ac.	

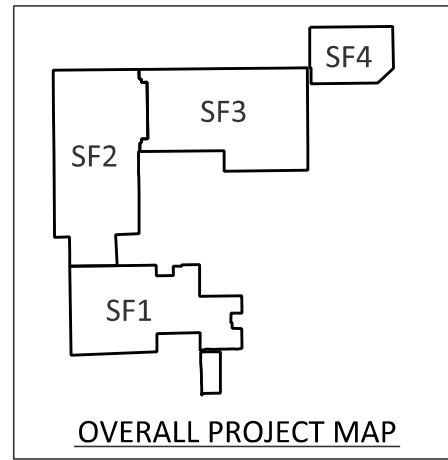
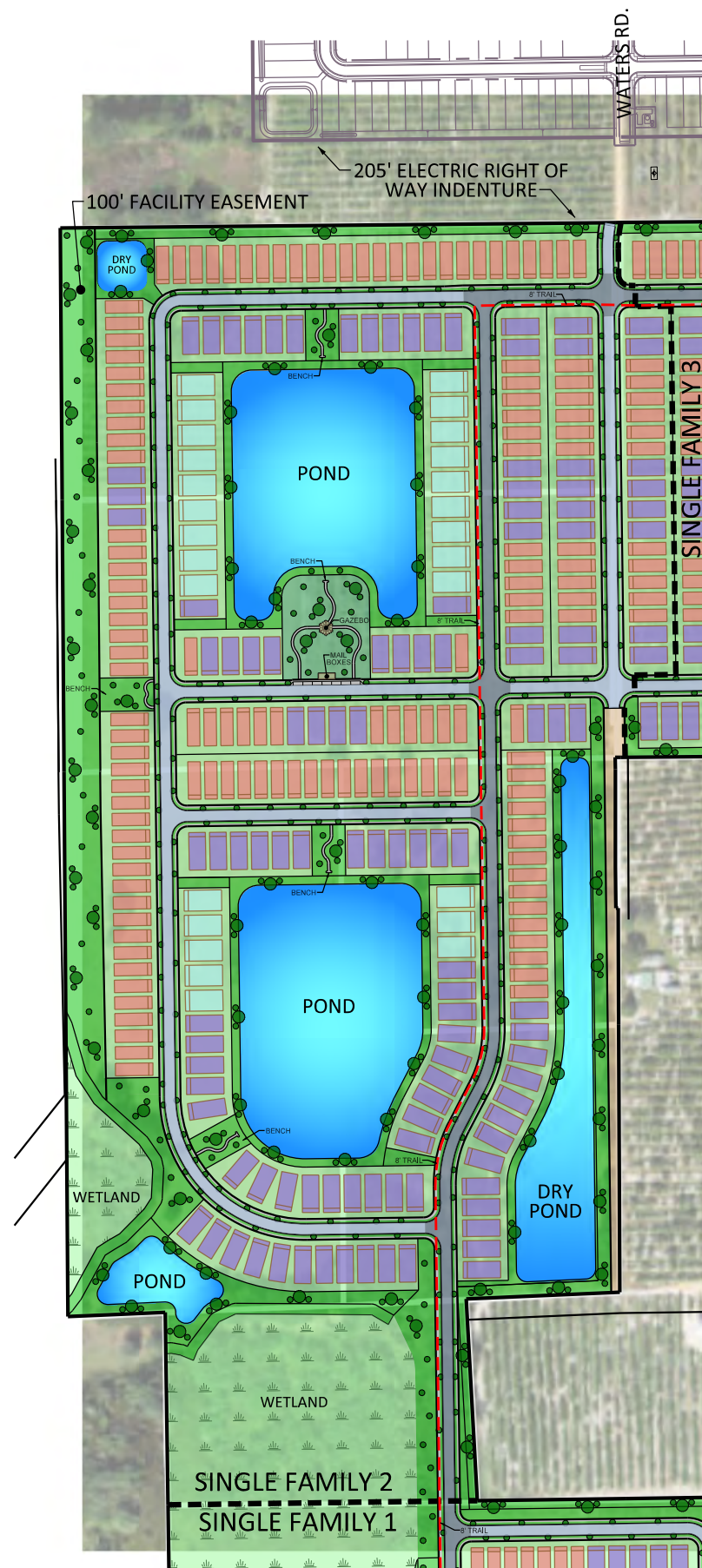
SETBACKS:
 Front: 15'
 Garage: 25'
 Rear: 15'
 Side: 5'
 Side Street: 20'



LAKE WALES COMMONS CONCEPT #18 (SF2) (12-04-2024)

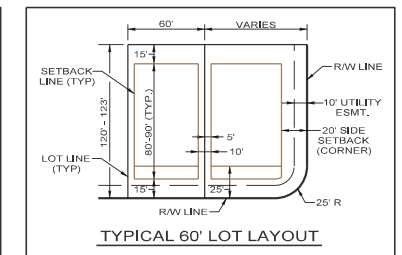
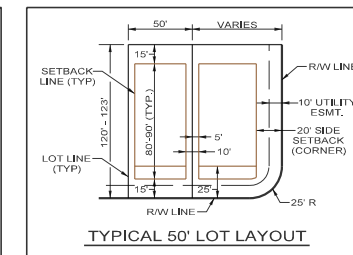
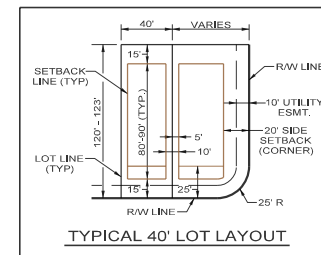
CITY OF LAKE WALES
POLK COUNTY, FLORIDA

E
D
C
B
A



- Boundary
- - - Phase Line
- Wetland
- 50' ROW
- 53' ROW
- ROW Dedication
- Wet/Dry Retention Ponds
- Neighborhood Park
- Open Space / Buffers / Mini Park /Easement
- - - 8' Trail
- 40'x120' SF Lot
- 50'x120' SF Lot
- 60'x120' SF Lot

Project Area	89.79 ac.	
40' Lots	147	51%
50' Lots	115	40%
60' Lots	26	9%
Total Lots	288	
	Required	Provided
Open Space	17.96 ac.	38.03 ac.
Neighborhood Park	1.14 ac.	1.18 ac.
Mini Park	0.19 ac.	0.92 ac.



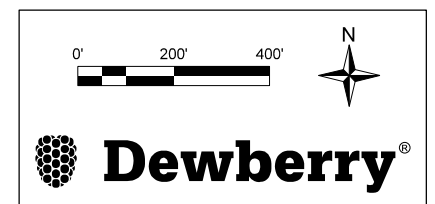
Consistency with MDP:

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- 2.) Meets min. 10% usable open space.
- 3.) Meets Mini Park requirement of 0.25 acres per 1000 people.
- 4.) Meets Neighborhood Park requirement of 1.50 acre per 1000 people.
- 5.) All residential lots are within 1320 feet of a park.
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- 7.) Below maximum allowed density of 6 du/ac.
- 8.) Provides a min. of 3 different single family detached lot sizes.
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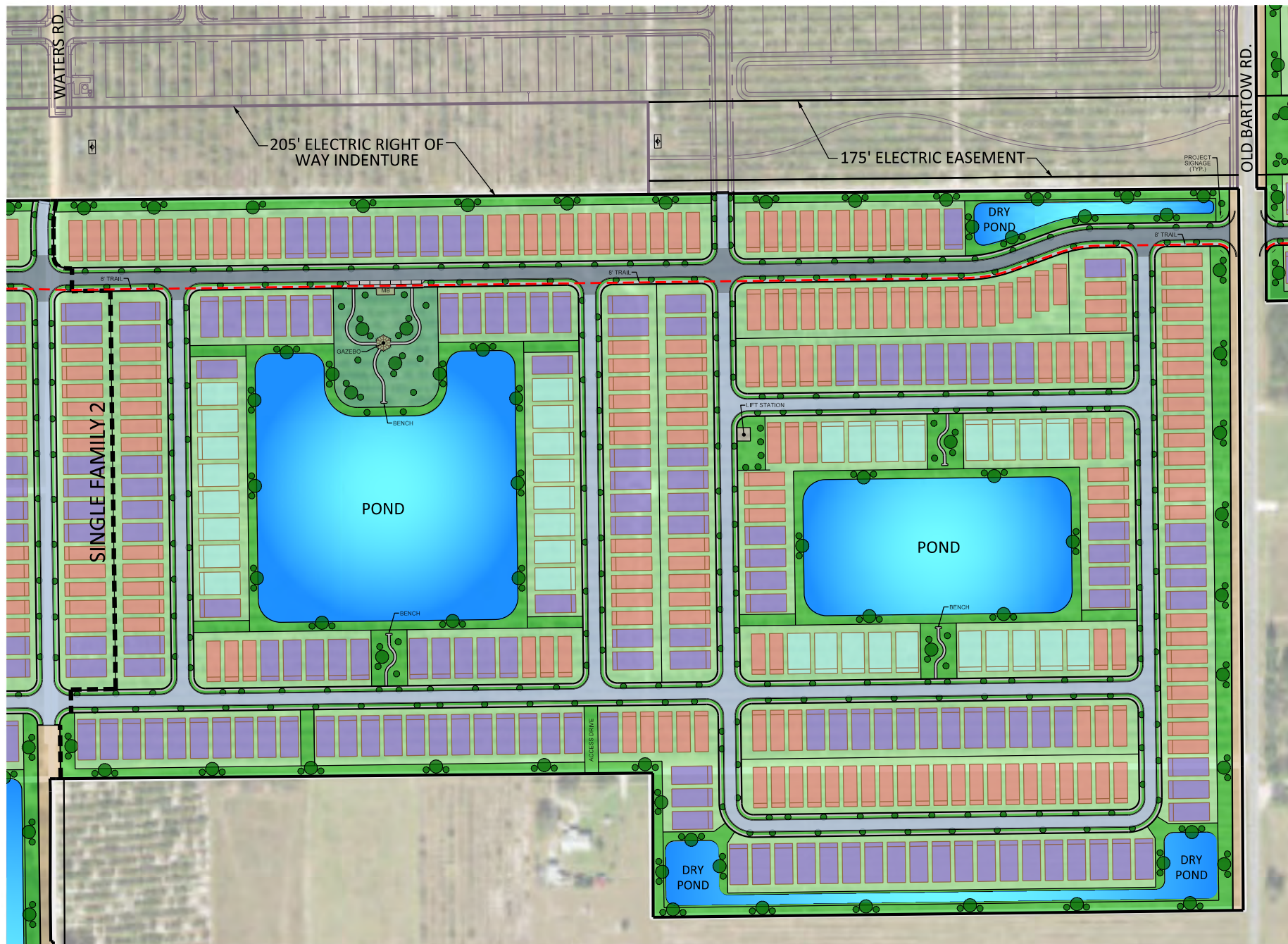
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 Side: 5'
 Side Street: 20'

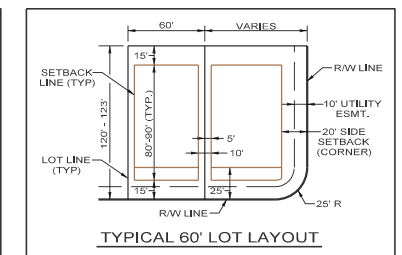
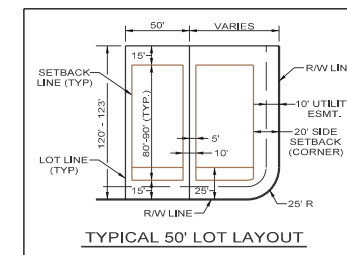
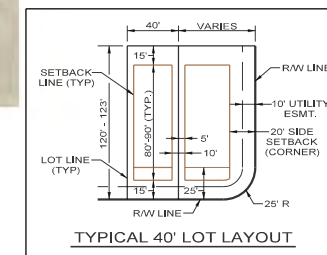
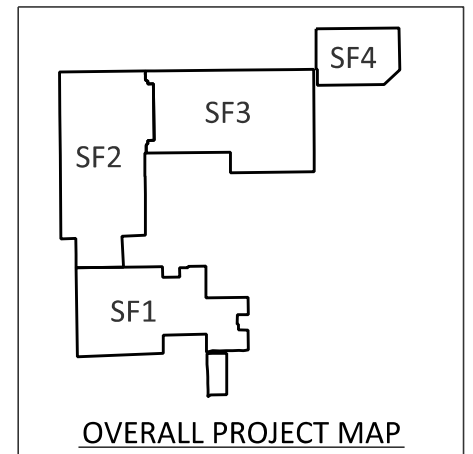


LAKE WALES COMMONS CONCEPT #18 (SF3) (12-04-2024)

CITY OF LAKE WALES
POLK COUNTY, FLORIDA



- Boundary
 - - - Phase Line
 - Wetland
 - 50' ROW
 - 53' ROW
 - ROW Dedication
 - Wet/Dry Retention Ponds
 - Neighborhood Park
 - Open Space / Buffers / Mini Park /Easement
 - - - 8' Trail
-
- 40'x120' SF Lot
 - 50'x120' SF Lot
 - 60'x120' SF Lot



Consistency with MDP:

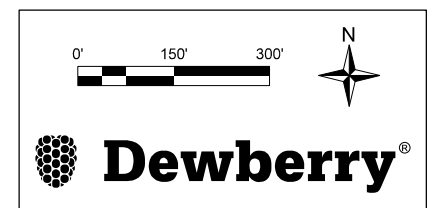
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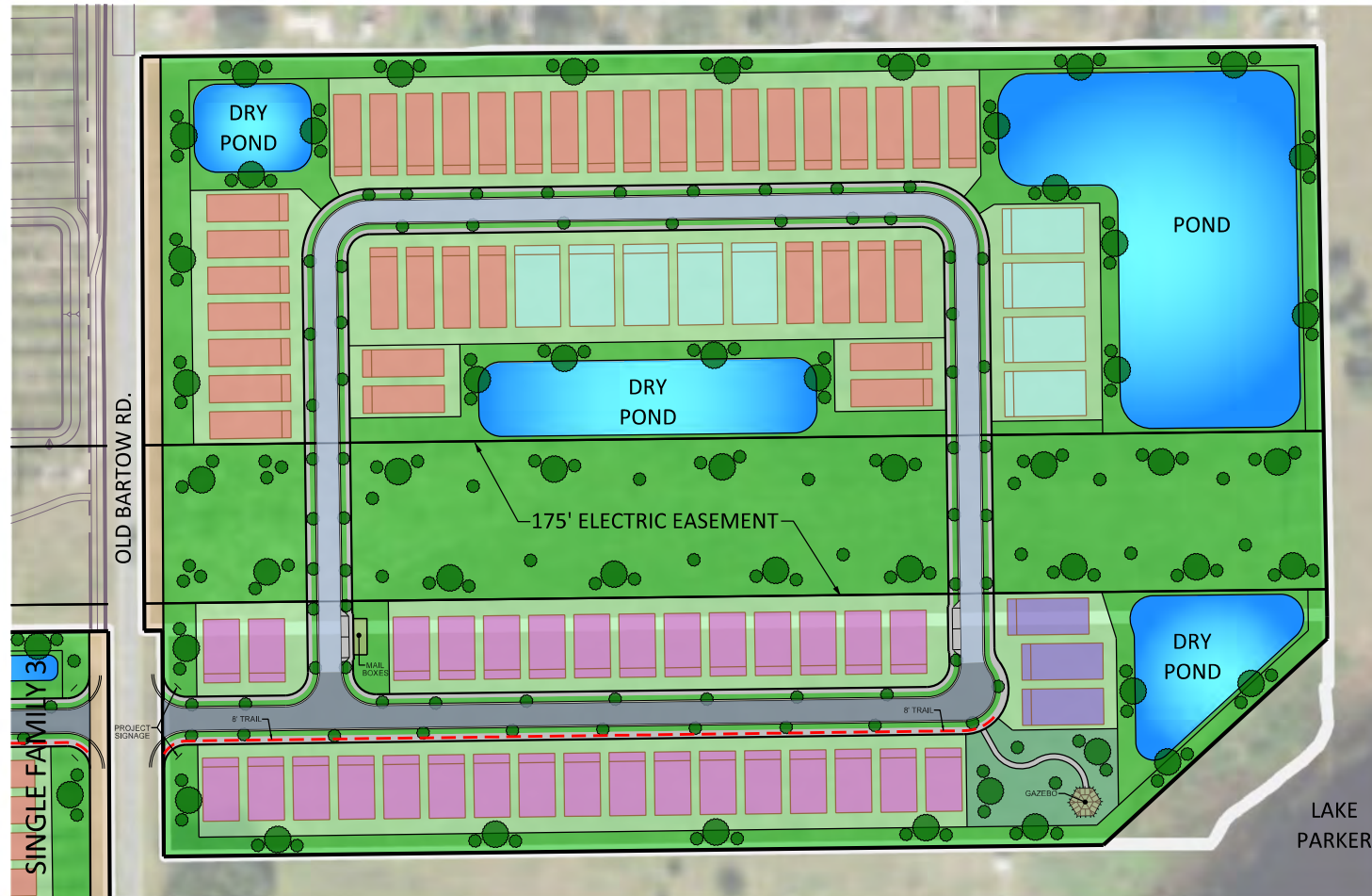
Project Area	84.38 ac.	
40' Lots	176	50%
50' Lots	142	40%
60' Lots	34	10%
Total Lots	352	
	Required	Provided
Open Space	16.88 ac.	23.01 ac.
Neighborhood Park	1.39 ac.	1.39 ac.
Mini Park	0.23 ac.	0.68 ac.

SETBACKS:
 Front: 15'
 Garage: 25'
 Rear: 15'
 Side: 5'
 Side Street: 20'

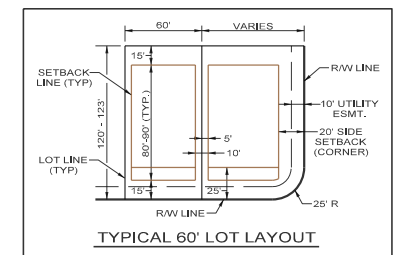
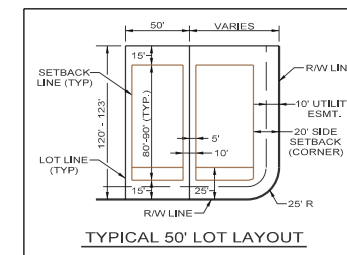
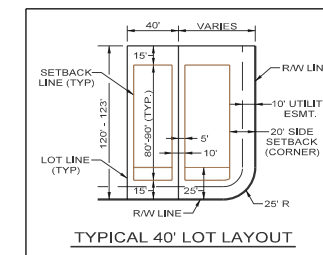
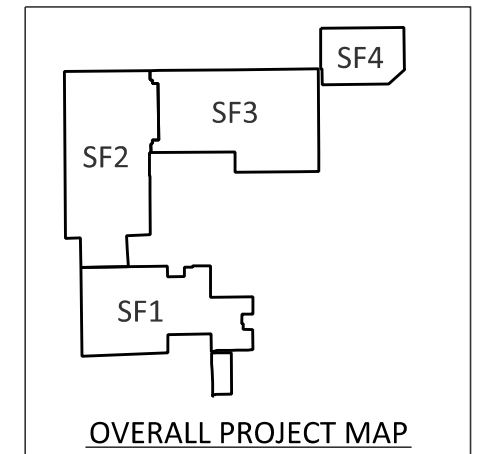


LAKE WALES COMMONS CONCEPT #18 (SF4) (12-04-2024)

CITY OF LAKE WALES
POLK COUNTY, FLORIDA



- Boundary
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 - 53' ROW
 - ROW Dedication
 - Wet/Dry Retention Ponds
 - Neighborhood Park
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- 40'x120' SF Lot
 - 50'x100' SF Lot
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SETBACKS:

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- Garage: 25'
- Rear: 15'
- Side: 5'
- Side Street: 20'

Project Area		25.70 ac.
40' Lots	37	46%
50' Lots	34	43%
60' Lots	9	11%
Total Lots	80	
	Required	Provided
Open Space	5.14 ac.	12.22 ac.
Neighborhood Park	0.32 ac.	0.41 ac.
Mini Park	0.05 ac.	0.09 ac.

