

MEMORANDUM

October 13, 2014

TO: Honorable Mayor and City Commissioners

VIA: Kenneth Fields, City Manager

FROM: Margaret Swanson, Director of Planning and Development
Kathy Bangle, Assistant Director of Planning and Development

RE: Preliminary Residential PDP Plan – Public Hearing
Serenity at Lake Wales Apartments, Equinox of Florida, LLC

SYNOPSIS: The request is for approval of a preliminary residential planned development project (PDP) on approximately 20 acres located north of Chalet Suzanne Road and east of US Highway 27 and Shoppes on the Ridge. The proposal is for an apartment complex with 335 units in thirteen three-story walk-up buildings. Several other parcels, including a 20-acre wetland parcel to the east which will remain undeveloped as open space, and the proposed access road from Chalet Suzanne Road will be counted as acreage for density calculations.

RECOMMENDATION

Staff recommends approval of the preliminary planned development project (PDP) plan for “Serenity at Lake Wales Apartment Home Community” dated October 1, 2014 by JSK Consultants. The plan reflects a revision requested by the Planning Board to expand the park northwest of buildings 12 and 13.

The Planning Board held a public hearing on the request September 23, 2014 and voted unanimously to recommend approval with conditions of the preliminary PDP plan for “Serenity at Lake Wales Apartment Home Community” dated September 8, 2013 by JSK Consulting.

A public hearing is required. Notice requirements have been met.

BACKGROUND

Equinox proposes an apartment complex with 335 units located on a 20-acre property north of Chalet Suzanne Rd. and east of US 27 at Shoppes on the Ridge. Several other parcels, including a 20-acre wetland parcel to the east which will remain undeveloped for open space, and the access road from Chalet Suzanne Road will be counted as acreage for density calculations. Overall density on a total of 46.48 acres is 7.2 units per acre.

The 13 apartment buildings are 3-story walk-ups arranged in a village style setting along a circular roadway. Parking areas will be behind and beside buildings and parallel parking is proposed along the roadway. A rendering of the proposed apartment buildings is provided.

The 20-acre apartment site was recently rezoned to R-3 Multi-family, consistent with the Future Land Use Map classifications on the property. PDP-Planned Development Project approval is required for a multi-family development with 12 or more units. In addition, a number of waivers from development standards are requested. Waivers may be granted under a PDP to allow for creativity in layout, provided public safety is not compromised. Upon approval of the preliminary PDP plan by City Commission, the developer may submit engineering plans for construction without further board reviews.

Location: The apartment site is located adjacent to the city's largest commercial area at Chalet Suzanne Rd. and US 27. The site was part of the Starr Lake Inc. property, which unfortunately has been divided and developed (Home Depot and Shoppes on the Ridge) without a master plan for well-planned locations for various uses and cross-connections among parcels.

Site characteristics and parcels: The property is comprised of several parcels totaling 46.48 acres: two main 20-acre parcels, a 90'-wide right-of-way for the access road and a 3.10-acre flood plain compensatory storage site. The apartments will be on the western 20 acres which is the upland portion of the acreage. The eastern 20 acres are wetlands of which the majority will remain untouched. A recreation trail to an observation deck is proposed. Changing the zoning designation on the 20-acre wetland parcel to Conservation is recommended prior to commencement of construction.

The northeast and east portions of the apartment site are in the 100-year FEMA floodplain. Fill will be used to meet the required base flood elevation of 120' and the required compensatory storage will be provided on a separate site.

Frontage and road access: The site currently has no road access or frontage. The developer proposes construction of a minor collector road from Chalet Suzanne Rd. to the apartment complex. (See sheet C102 of plans.)The intersection at Chalet Suzanne Road will line up with the westernmost mall entrance. At this time the road will serve only this development. In the future, the roadway can be extended for further development and intersect with connector roads on each side of Home Depot, about 1,000 feet to the north. Right-of-way to extend the road to the northern boundary of the Equinox property is to be provided.

The access road from Chalet Suzanne Rd. will meet city standards and will be elevated above the base flood elevation. The applicant proposes to request acceptance of the road by the city upon completion of construction. An easement at the road's intersection of Chalet Suzanne Rd. for a sign for the apartment complex may also be requested at that time.

Second entrance: A residential development of 50 units or more requires more than one access point. The developer is requesting a waiver to allow their secondary entrance located in the northwest corner of the property to be pedestrian and emergency vehicle access only. The

secondary entrance is proposed to connect at the southern boundary of the Shoppes on the Ridge II development. (See aerial for location.)

Residential density: The site is appropriate for multi-family development, being close to US 27 and a County highway (Chalet Suzanne Rd.) and major commercial facilities. The western 9.31 acres of the proposed apartment property is in the RAC-Regional Activity Center which allows up to 12 units per acre. The remaining 10.89 acres of the apartment site is in the MDR-Medium Density Residential, allowing up to 6 units per acre. All other parcels, including the 20-acre wetland parcel, totaling 37.17 acres, are also MDR. Total acreage is 46.68 acres. This allows a total of 335 units by right.

Layout: The development is laid out in an oval with thirteen buildings. Three of the apartment buildings and clubhouse are in the center of the oval with the remaining buildings to the outside of the ring road. Interconnected parking areas are located behind and to the sides of the buildings. The ring road has parallel parking and sidewalks on both sides of the street. There is an extensive sidewalk system that provides access throughout the development.

Recreation and open space: The requirements for parks and open space are met with the clubhouse, two neighborhood parks and several mini parks. (See sheet C102 for park details and a table on the cover sheet.). There are active recreation opportunities at the clubhouse/pool area, the play park in the northwest area, and a court surface in the southwest area. A 6' trail within a 25' easement will provide access to the East Park, part of the 20-acre wetland site. This park will be approximately one acre of open natural area with an elevated pedestrian trail and observation deck. There are also several opportunities for passive recreation provided throughout the site. Final amenity layout will be done with the final landscaping plan approval during the construction phase.

At the request of the Planning Board, Neighborhood Park West has been enlarged with the removal of 9 parking spaces northwest of buildings 12 and 13. A stabilized surface will be provided for emergency access to the parking area.

Parking: Proposed are 573 parking spaces, 63 spaces above the 510 required for the development. The applicant is requesting that 72 spaces be allowed at a reduced size from our standard.

Buildings: The apartment buildings proposed are three-story walk-ups with open corridors on the ground floor. Apartments will be 1 to 3-bedroom units, ranging from 795 sq. ft. to 1,500 sq. ft. Final configuration of units within the buildings has yet to be determined. A conceptual rendering of a proposed building is provided.

Conditions as recommended by the Planning Board:

A. An access road meeting the standards for a minor collector roadway and having a right-of-way width of a minimum of 90 feet shall be constructed from Chalet Suzanne Rd. to approximately 40 feet north of the project entrance, as shown schematically on Sheet C102 of the plans. A minimum of 90 feet of right-of-way shall be set aside along the full eastern boundary of the apartment site for future extension of the roadway.

B. Waivers

1. Waiver to allow 72 parking spaces to be 9'x18' where 10'x20' is the code requirement. (Sec. 23-306.2.e) (*Numbers were modified by staff to reflect the reduction in parking for enlargement of Neighborhood Park West requested by the Planning Board.*)
2. Waiver to reduce the required 25' buffer along a retention area abutting a roadway to 12' at the entrance area and along the entrance drive in two pinch point areas. (Sec. 23-307.4)
3. Waiver to reduce the required distance (length of entrance road) from the apartment site entrance to the first cross street from 300' to 250'. (Sec. 23-303.4)
4. Waiver to reduce required 3-foot grass strip between sidewalk and back of curb to 2 feet along access road for up to 1/3 of the access road length. (Sec. 23-303.9.c)
5. Waiver to reduce curve radius from 500' to 320' on the access road to conform to city roadway specifications. (Sec. 23-303.10)
6. Waiver to allow secondary entrance to be emergency vehicle only with pedestrian access. (Sec. 23-303.4.a.2)
7. Roads within the 20-acre apartment site will be private. (Sec. 23-303.14)

OTHER OPTIONS

Conditions of approval may be modified. The City Commission can deny a PDP plan with specific reference to the land development regulations.

ATTACHMENTS

- “Serenity at Lake Wales, Apartment Home Community, PDP Plan” by JSK consulting dated October 1, 2014
- Project Narrative provided by JSK Consulting
- Density Exhibit provided by JSK Consulting
- Conceptual rendering of apartment building prepared by Wallis, Murphey, Boyington Architects
- Aerial photo – Serenity Apartments – Proposed Emergency Access

INDEX OF SHEETS	
SHEET	SHEET TITLE
C090	COVER
C100	PRELIMINARY SITE PLAN
C101	PRELIMINARY GRADING PLAN
C102	OFF SITE IMPROVEMENTS

SITE DATA

PARCEL DATA
27291600000023020
27291600000021040

ACTIVE PEDESTRIAN TRAIL / SIDEWALK

PEDESTRIAN WOOD DECK

PROPOSED TREE

OVERALL PROJECT

TOTAL SITE - 46.61 ± AC
37.30 AC. MDR @ 6 UNITS / AC. = 224
9.31 AC. RAC @ 12 UNITS / AC. = 112
TOTAL ALLOWANCE DENSITY: 336 UNITS

STANDARD PARKING STALL (10x20)
STANDARD PARALLEL PARKING STALL (10x24)

COMPACT PARKING STALL (9x18)

STD. LANDSCAPED PARKING STALL (10X18)

CLUBHOUSE PARKING STALL (10X24)

LAND USE INFORMATION

ZONING - R-3
FUTURE LAND USE - RAC and MDR

UTILITY SERVICE INFORMATION

WATER SERVICE SHALL BE PROVIDED BY THE CITY OF LAKE WALES SANITARY SEWER WILL BE PROVIDED BY CITY OF LAKE WALES

F.E.M.A. INFORMATION

SITE IS COMPRISED OF ZONES X AND AE PER INSURANCE RATE MAP POLK COUNTY FLORIDA PANEL No. 12105C 0555 G NOV 19, 2003

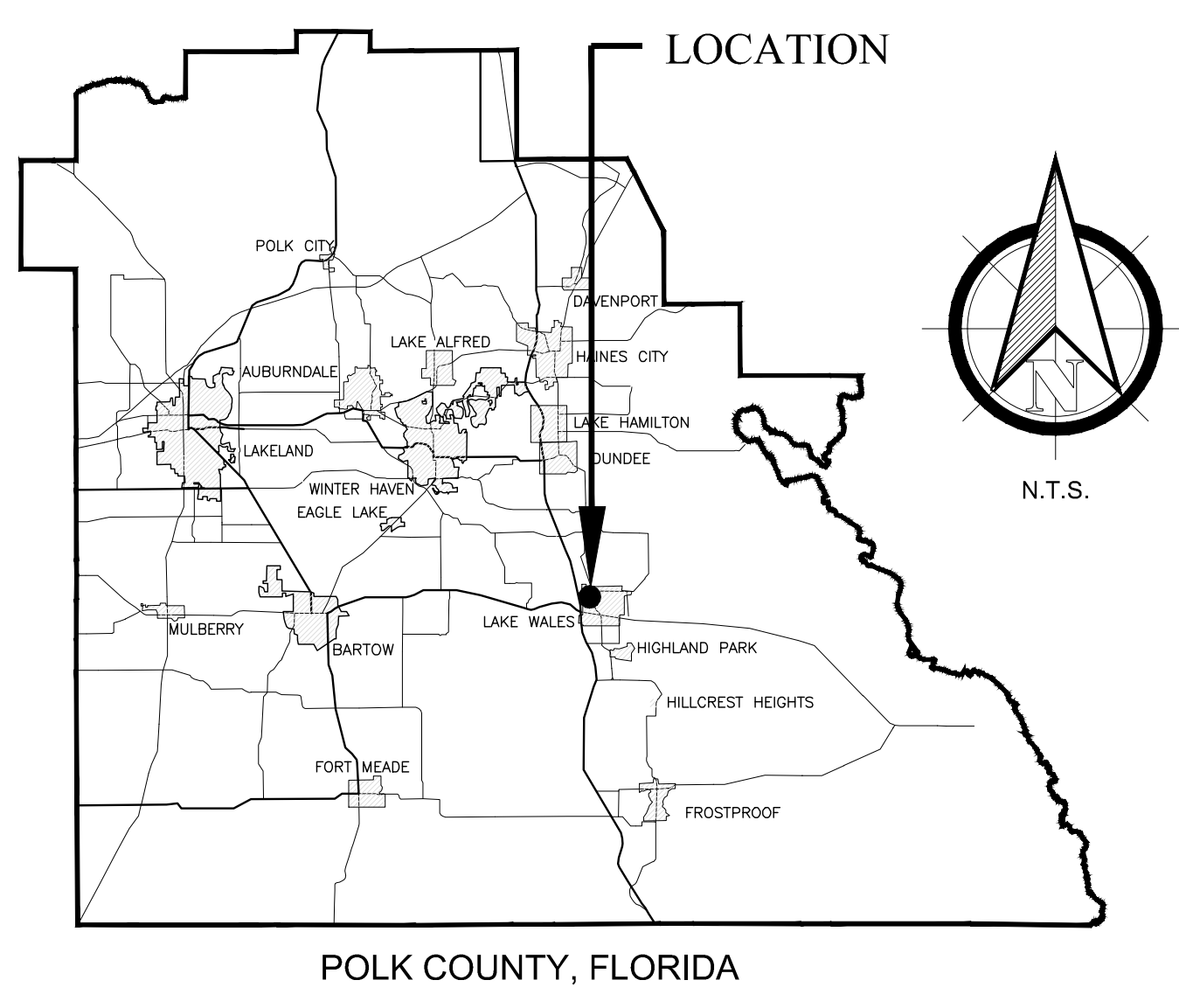
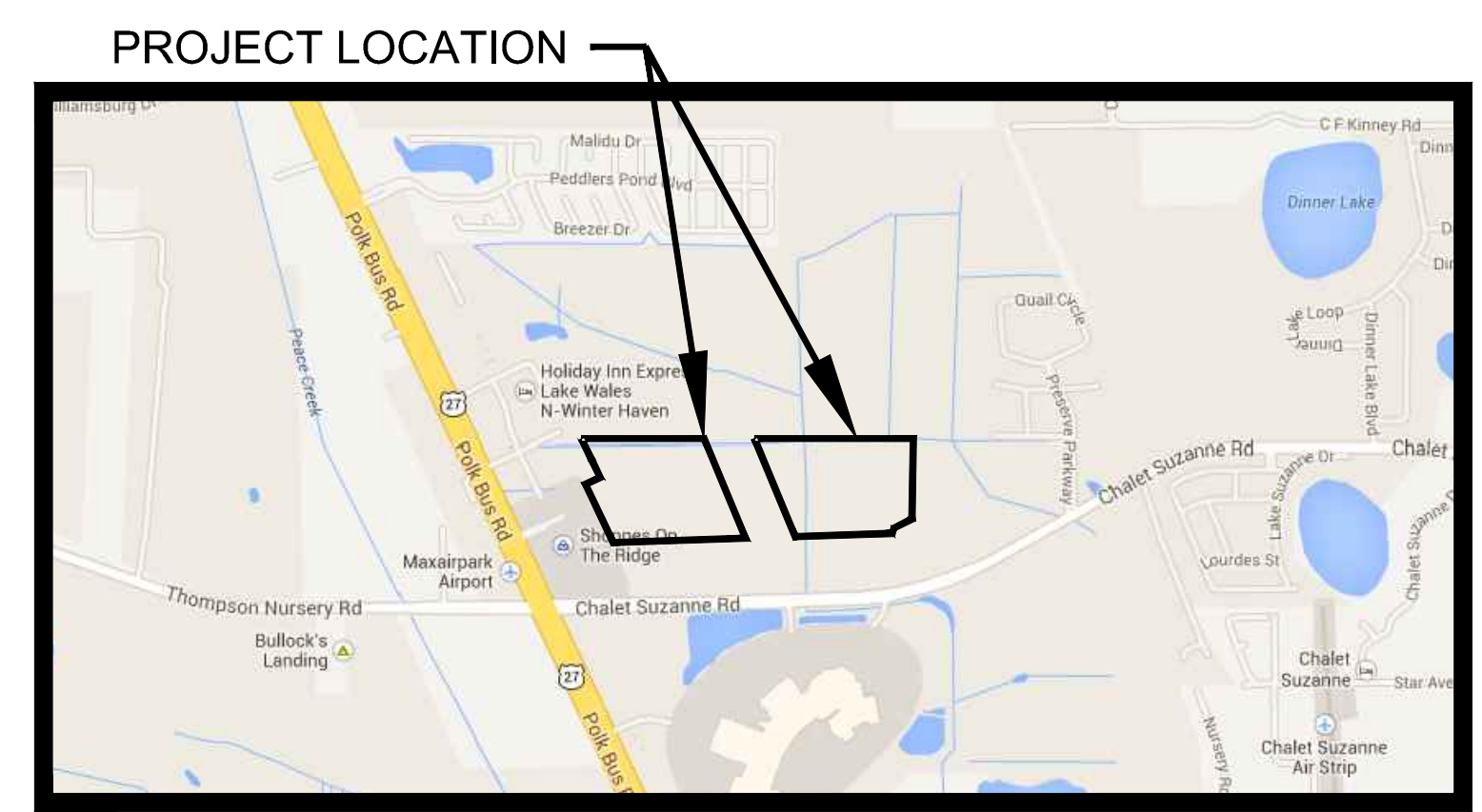
SOILS INFORMATION

SITE IS COMPOSED OF:

42 - FELDA FINE SAND - B/D
7 - POMONA - B/D
40 - WAUCHULA FINE SAND - B/D
32 - KALIGA MUCK - B/D

PER USDA SOIL CONSERVATION SERVICE
POLK COUNTY

PDP PLANS FOR SERENITY AT LAKE WALES APARTMENT HOME COMMUNITY



LEGAL DESCRIPTION:

Tract 1:
A PARCEL OF LAND LYING IN SECTION 16, TOWNSHIP 29 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHWEST CORNER OF THE SE 1/4 OF SAID SECTION 16; THENCE ON THE NORTH BOUNDARY OF THE SE 1/4 OF SAID SECTION 16, NORTH 89°59'32" EAST, A DISTANCE OF 565.62 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, SOUTH 22°32'44" EAST, A DISTANCE OF 878.79 FEET; THENCE SOUTH 88°11'29" WEST, A DISTANCE OF 1079.69 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 5202, PAGE 1910 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ON SAID EASTERLY BOUNDARY, NORTH 25°36'09" WEST, A DISTANCE OF 525.42 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 6159, PAGE 1777 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE THE FOLLOWING TWO (2) COURSES ON THE BOUNDARIES OF SAID CERTAIN PARCEL: (1) NORTH 64°24'03" EAST, A DISTANCE OF 132.08 FEET; (2) NORTH 25°35'29" WEST, A DISTANCE OF 348.93 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SW 1/4 OF SAID SECTION 16; THENCE ON SAID NORTH BOUNDARY, NORTH 89°59'21" EAST, A DISTANCE OF 435.17 FEET TO THE POINT OF BEGINNING.

Tract 2:
A parcel of land lying in Section 16, Township 29 South, Range 27 East, Polk County, Florida, being more particularly described as follows: Commence at the Northwest corner of the Southeast 1/4 of said Section 16; thence on the North boundary of the Southeast 1/4 of said Section 16, North 89°58'40" East, a distance of 977.00 feet to the Point of Beginning; thence continue on said North boundary, North 89°58'40" East a distance of 1294.21 feet; thence departing said North boundary, South 00°53'06" West a distance of 656.86 feet; thence South 63°13'58" West a distance of 164.26 feet; thence South 16°23'29" West a distance of 45.73 feet; thence South 88°11'29" West a distance of 793.13 feet; thence North 22°32'44" West a distance of 865.29 feet to the Point of Beginning. Containing 20.00 acres, more or less.

OPEN SPACE CALCULATIONS

ITEM :	PROVIDED (Ac.)
OPEN SPACE/WETLANDS (EAST PARCEL)	19.0
NEIGHBORHOOD PARK EAST (EAST PARCEL)	1.0
NEIGHBORHOOD PARK WEST (WEST PARCEL)	0.51
STORMWATER MANAGEMENT	2.4
MINI-PARK	0.94
MISC GREEN SPACES	4.36
TOTAL OPEN SPACE	28.21 Ac.

IMPERVIOUS CALCULATIONS

ITEM :	PROVIDED (Ac.)
ROADWAY	7.0±
SIDEWALK	1.2
BUILDINGS	3.6
TOTAL IMPERVIOUS AREA	11.8 Ac.

VICINITY MAP

SECTION 15, TWP 29 S
RANGE 27 E

- NOTES:**
- ALL INDEX REFERENCES IN THIS SET OF PLANS REFER TO F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS" 2013 EDITION, UNLESS OTHERWISE STATED.
 - GOVERNING SPECIFICATIONS STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AND SUPPLEMENTS THERETO IF NOTED FOR THIS PROJECT.
 - ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
 - UNDERGROUND UTILITIES: THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAVE BEEN OBTAINED BY FIELD SURVEYS AND SEARCHES OF AVAILABLE RECORDS. IT IS BELIEVED THAT THIS DATA IS ESSENTIALLY CORRECT. HOWEVER, THESE PLANS DO NOT GUARANTEE THEIR ACCURACY OR COMPLETENESS. THE CONTRACTOR WILL BE REQUIRED TO VERIFY THE EXACT LOCATION OF EACH FACILITY WITH THE UTILITY COMPANY WHEN THE POTENTIAL EXISTS FOR INVOLVEMENT AND SHALL TAKE DUE CARE IN ALL PHASES OF THE CONSTRUCTION TO PROTECT ANY SUCH FACILITIES WHICH MAY BE AFFECTED BY THE WORK. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. EFFECTIVE DECEMBER 1, 1993 THERE IS A STATEWIDE CALL 1. (800)-432-4776 48 HOURS PRIOR TO COMMENCING WORK. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ANY CONFLICTS OCCUR SO THAT DESIGN MAY BE ADJUSTED.
 - CONSTRUCTION MATERIALS QUALITY AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CITY OF LAKE WALES, POLK COUNTY, AND FOOT SPECIFICATIONS AND STANDARDS, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - NO CLEARING OF THIS SITE SHALL TAKE PLACE UNTIL FINAL APPROVAL OF THE SITE PLAN.
 - CONTRACTOR MUST SUBMIT & RECEIVE A R-O-W USE PERMIT PRIOR TO ALL WORK WITHIN R-O-W IF REQUIRED.

SURVEYOR

Porter Geographical Positioning and Surveying, Inc.
Mark Porter
5338 U.S. Highway 98 North
Lakeland, FL 33809
Tel: (863) 853-1496

Owner

Equinox of Florida, LLC
116 Wolf Rd.
Albany, New York 12205

APPLICANT

Equinox of Florida, LLC
116 Wolf Rd.
Albany, New York 12205

UNIT DENSITY ALLOWANCE

ZONING ITEM :	STANDARDS	PROVIDED
MDR	Acres AT 6 UNITS / AC. = 37.17 Acres (MDR)	223
RAC	Acres AT 12 UNITS / AC. = 9.31 Acres (RAC)	112
TOTAL ALLOWED DENSITY		335
TOTAL PROPOSED DENSITY		335

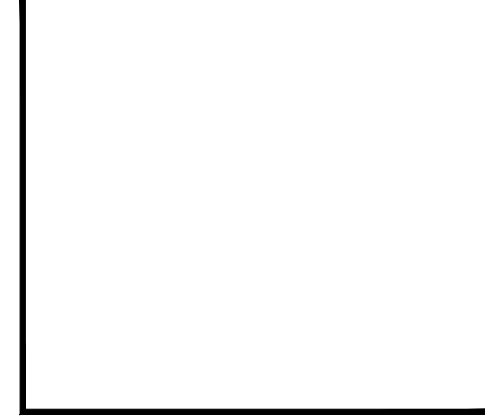
PARKING

ITEM :	STANDARD	HANDICAP
STANDARD STALL	1.5 Per Unit x335 UNITS	1 Per 25 Spaces
OFFICE STALL	0.4 Per 100 sq.ft. of office space xUP TO 1,500sq.ft. rental office	
TOTAL PARKING REQUIRED	510	21
*TOTAL PARKING PROVIDED	573	31

PARKING SIZE SPECS.

ITEM :	STANDARD	PROVIDED
STANDARD STALL	10x20	370
STANDARD (LANDSCAPED) STALL	10x18	50
PARALLEL STALL	10x24	75
PARALLEL (CLUBHOUSE) STALL	10x24	6
COMPACT STALL	9x18	72

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2	9-08-2014	PER CITY OF LAKE WALES	
3	10-01-2014	PER CITY OF LAKE WALES	
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**SERENITY AT LAKE WALES
APARTMENT HOME COMMUNITY
PDP PLAN**

LAKE WALES, FL
COVER

NOT VALID WITHOUT ORIGINAL
SIGNATURE AND RAISED SEAL

**NOT FOR
CONSTRUCTION**

MATTHEW K. JOHNSON, P.E.
FLA. P.E. No. 60129

DATE

SHEET NUMBER
C090

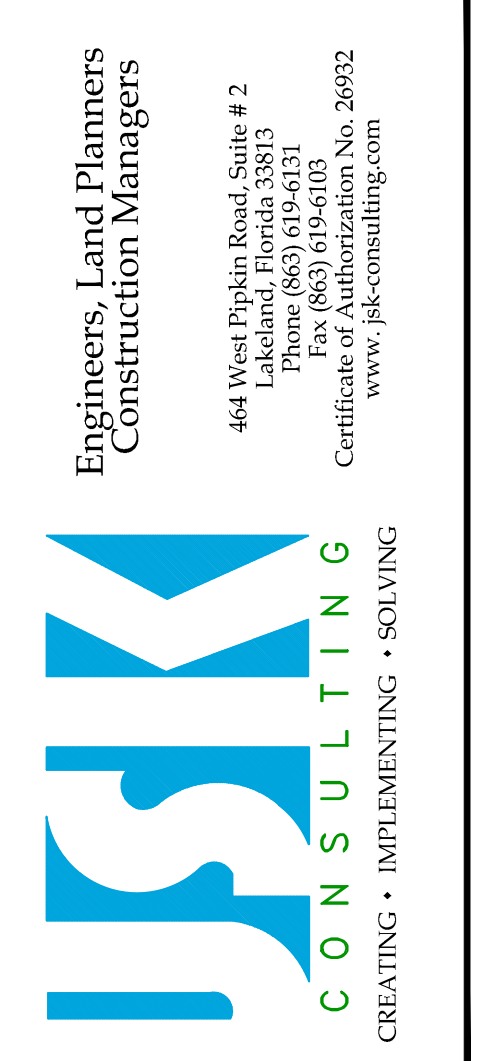




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www.jkc-consulting.com



**SERENITY AT LAKE WALES
APARTMENT HOME COMMUNITY
PDP PLAN**

LAKE WALES, FL

PRELIMINARY SITE PLAN

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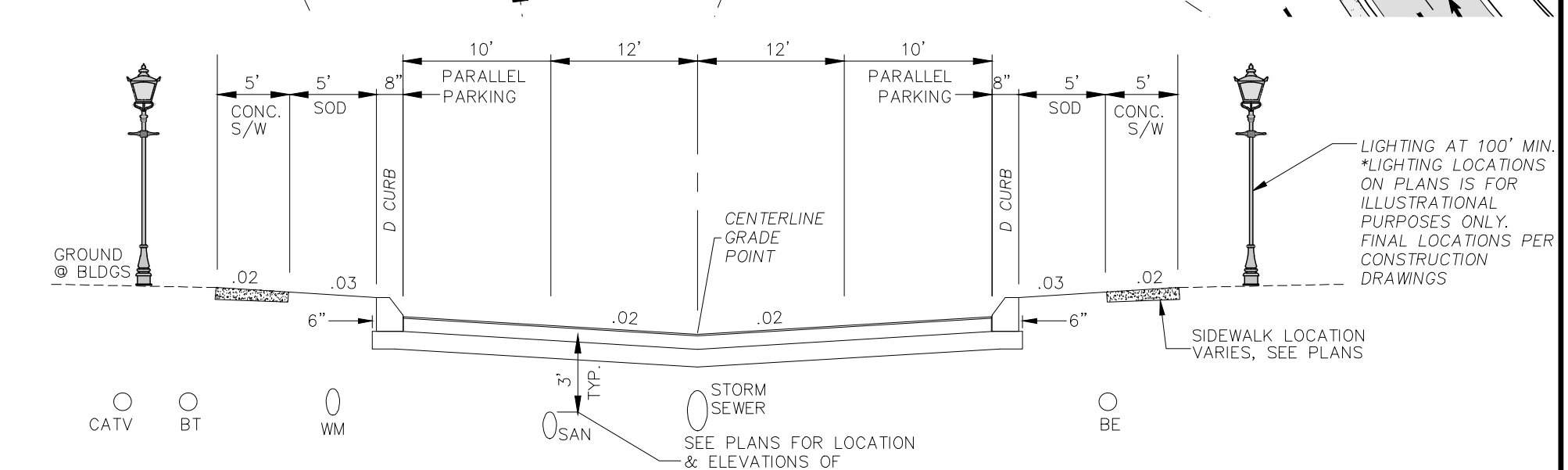
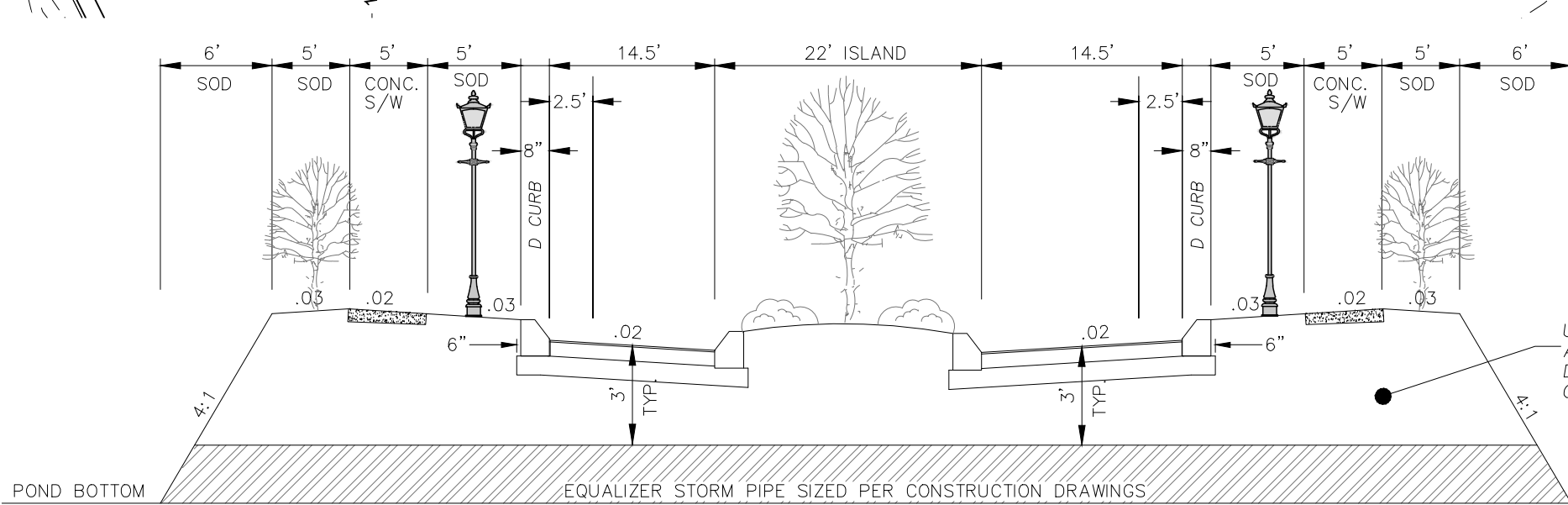
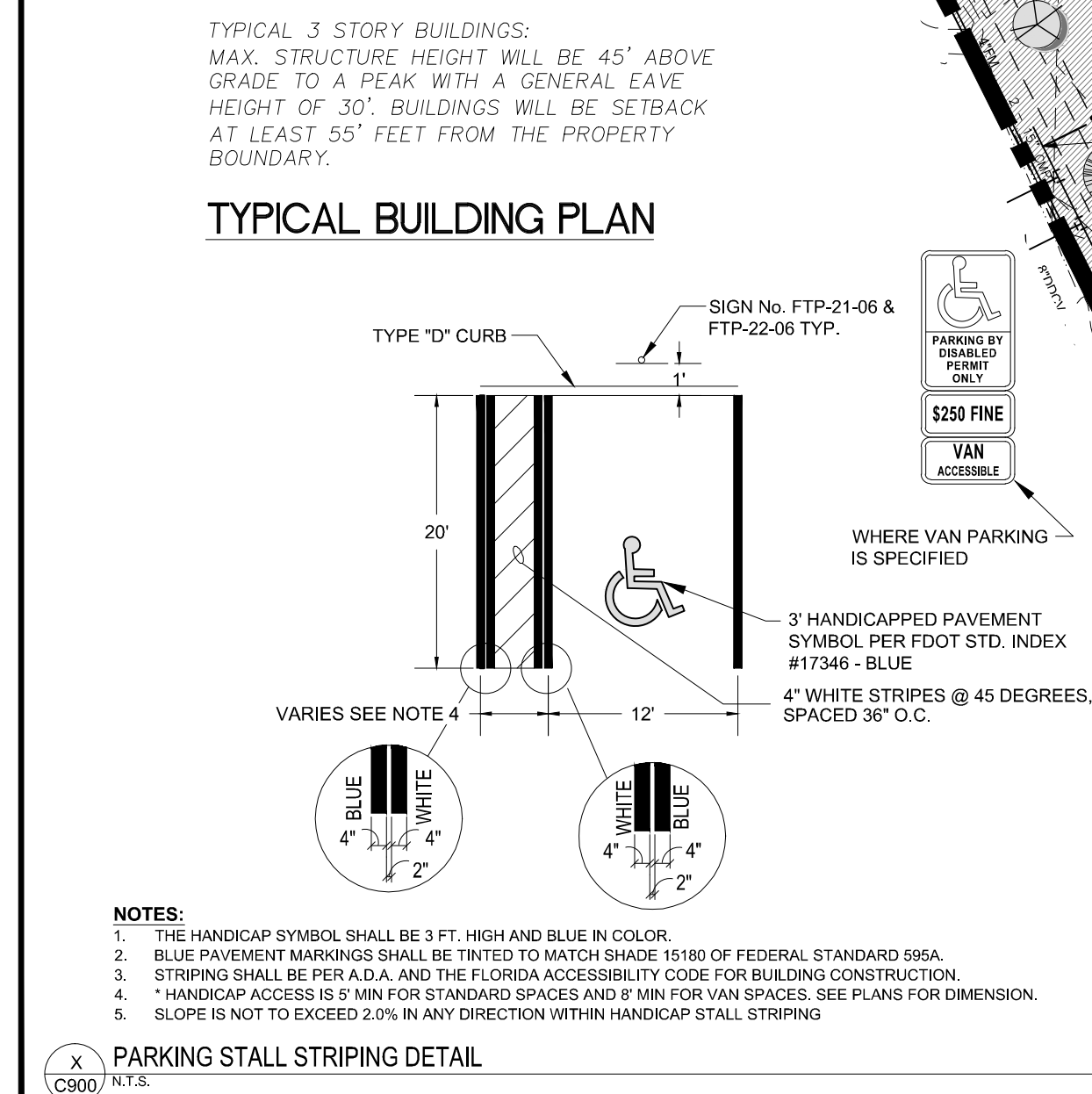
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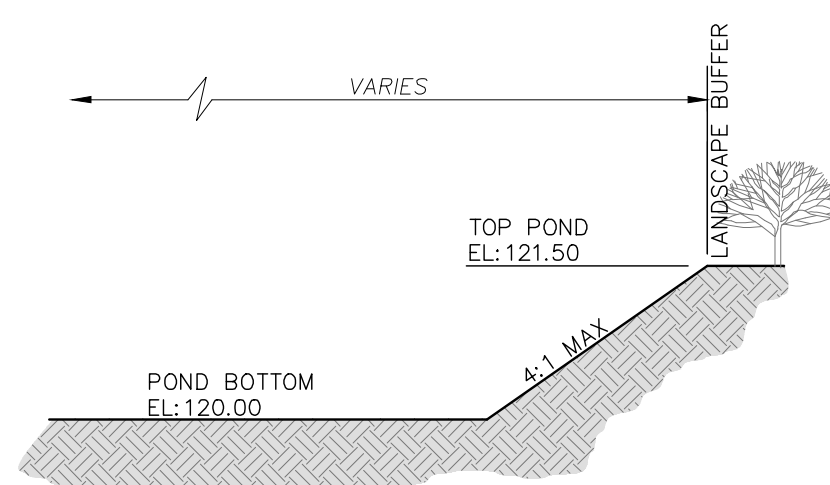
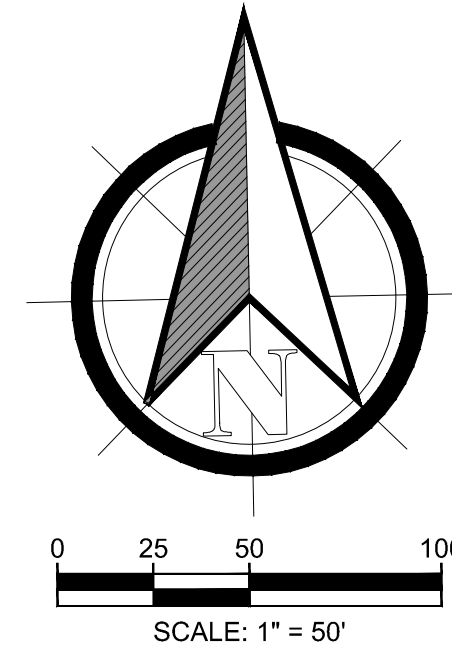
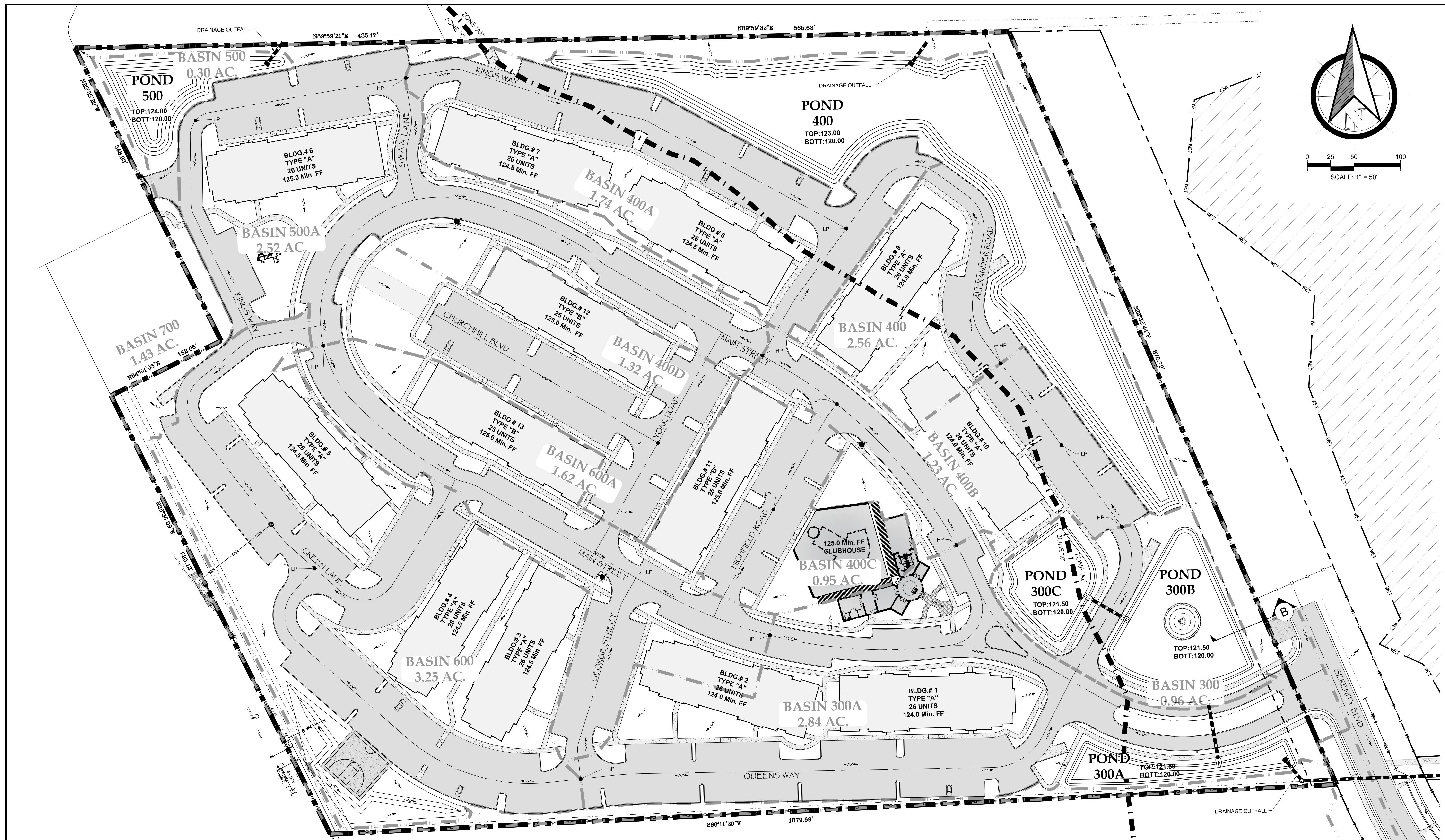
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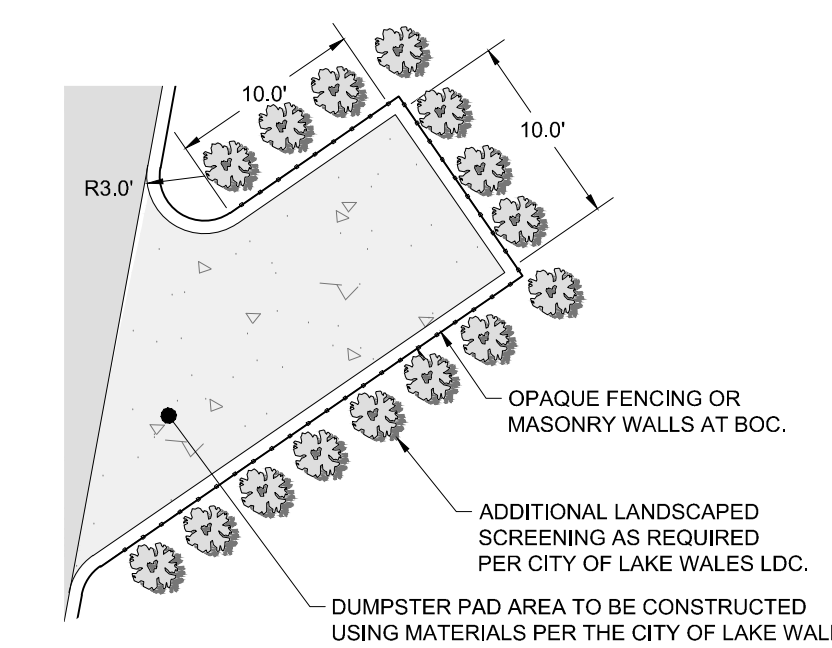
PRELIMINARY LAYOUT
Preliminary Layout is Subject to Final
Topographic and Boundary Survey, Engineering
and Approval by Governmental Agencies

SECTION A

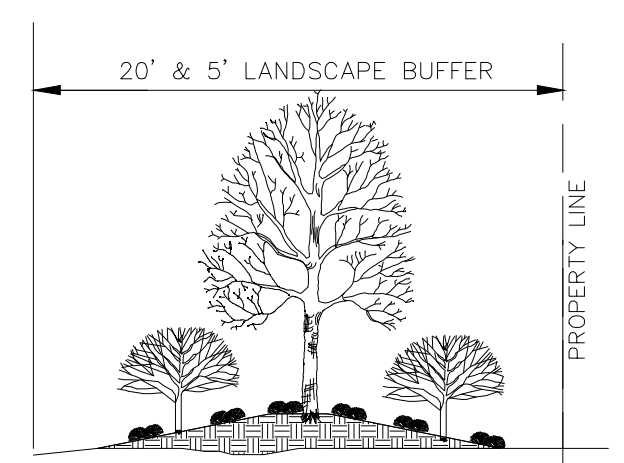
TYPICAL MAIN STREET SECTION (RING ROAD)



SECTION B
TYPICAL POND SECTION AT BUFFER



DUMPSTER PAD DETAIL
SCALE: 1"=10'



LANDSCAPE BUFFER

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**SERENITY AT LAKE WALES
APARTMENT HOME COMMUNITY
PDP PLAN**

LAKE WALES, FL

PRELIMINARY GRADING PLAN

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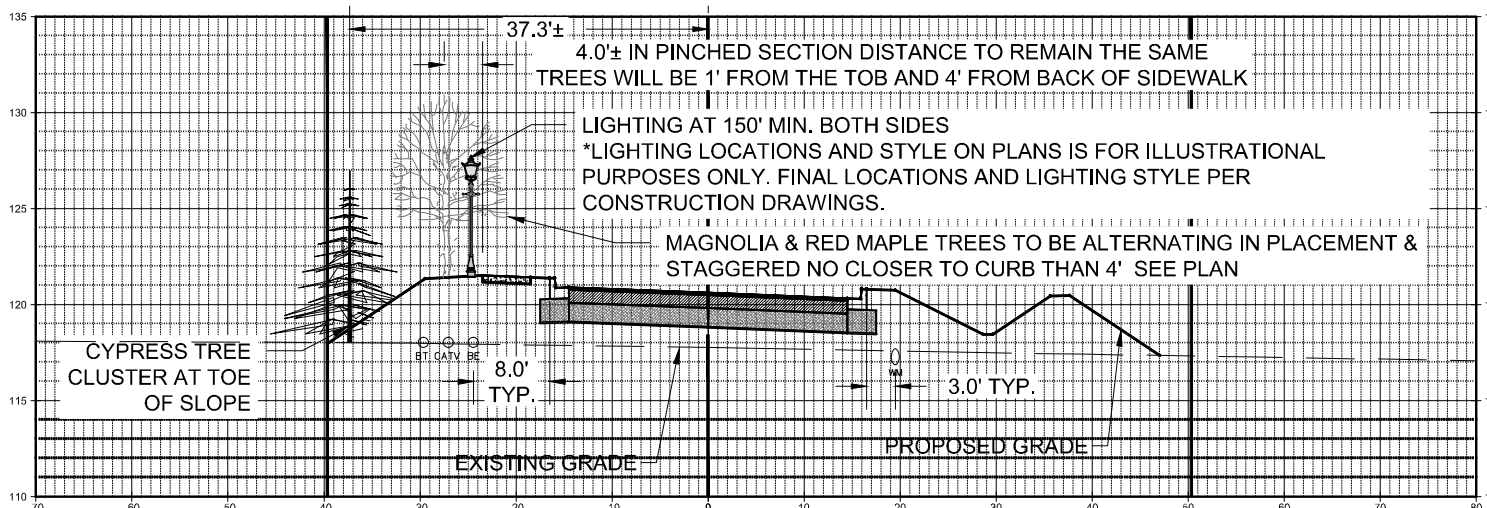
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C101

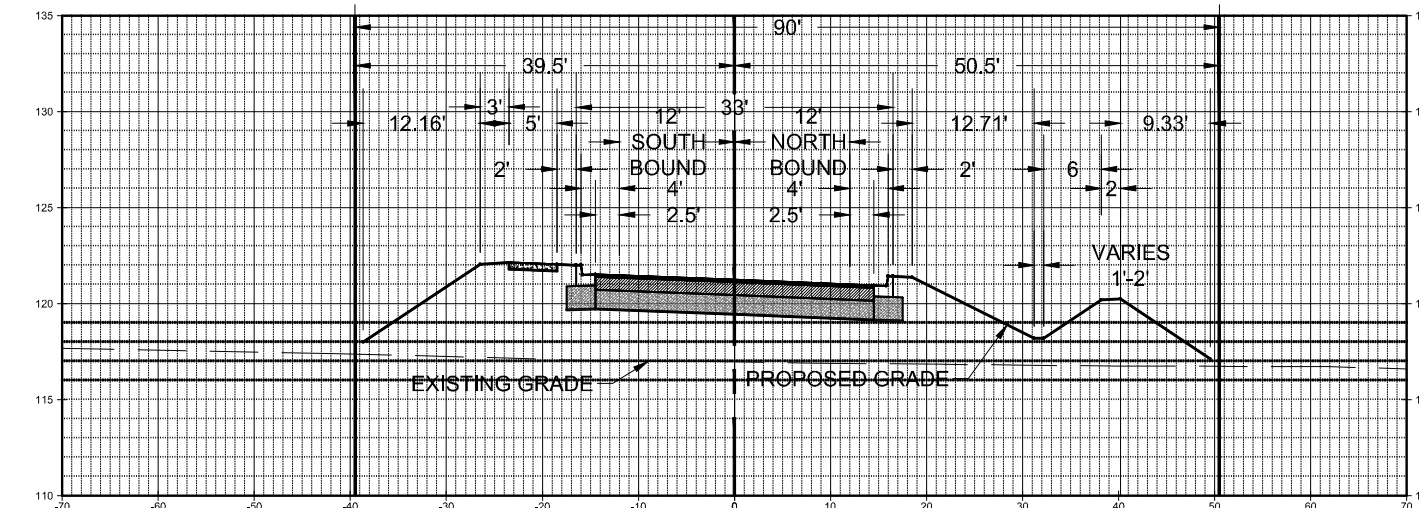
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PRELIMINARY LAYOUT
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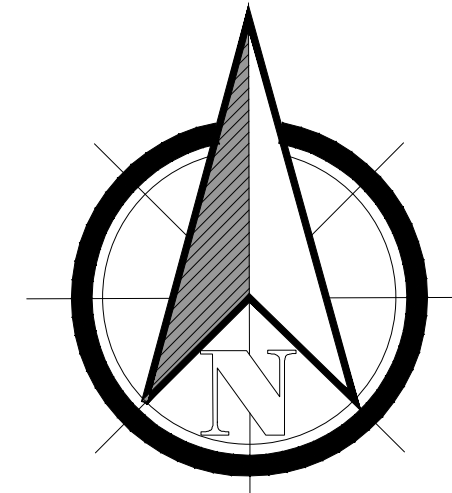
KOHL'S SHOPPING CENTER



TYP. SERENITY BLVD. SECTION
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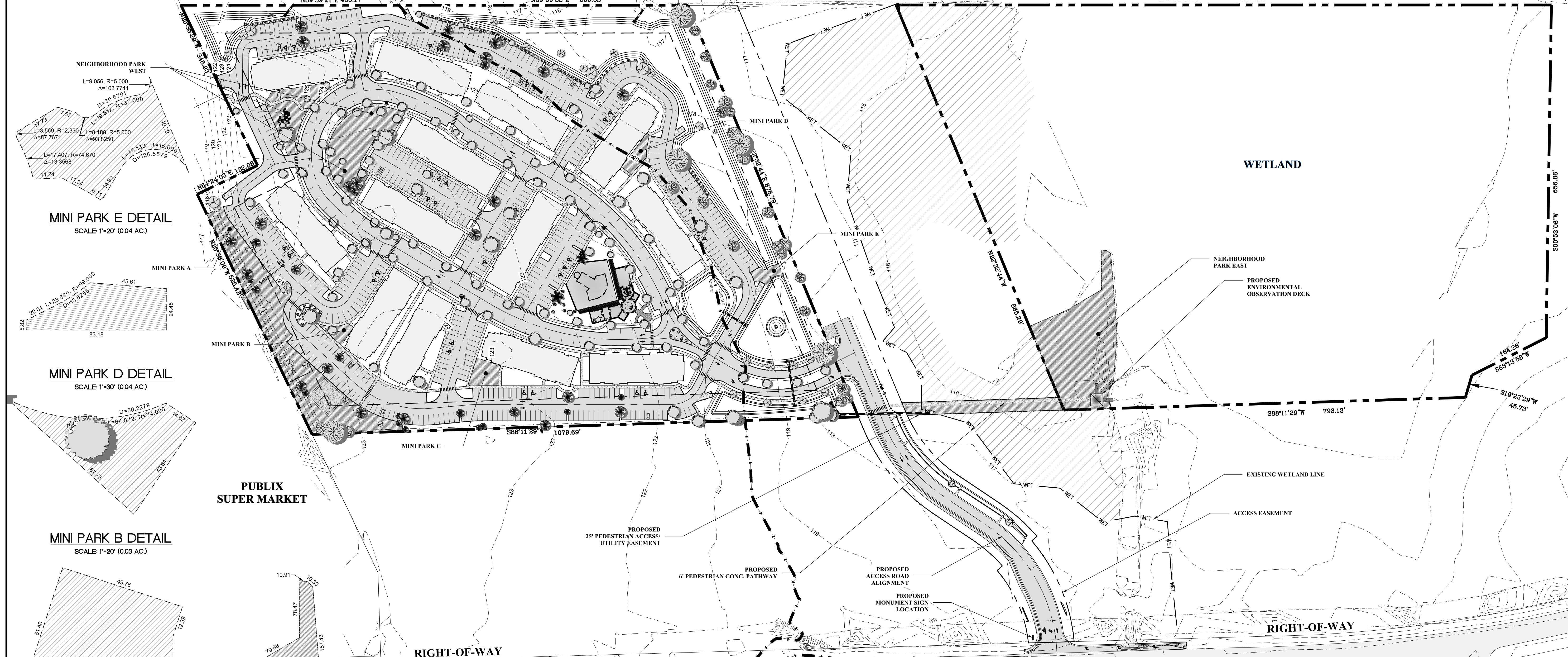
TYP. SERENITY BLVD. SECTION AT PINCHED AREAS
SCALE: 1"=20' (1'-10" VERT.)



SCALE: 1" = 100'

PARCEL ID:
27291600000023020

PARCEL ID:
27291600000021040



MINI PARK E DETAIL
SCALE: 1"=20' (0.04 AC)

MINI PARK D DETAIL
SCALE: 1"=30' (0.04 AC)

MINI PARK B DETAIL
SCALE: 1"=20' (0.03 AC)

MINI PARK C DETAIL
SCALE: 1"=20' (0.06 AC)

NEIGHBORHOOD PARK EAST DETAIL
SCALE: 1"=70' (10 AC)

NEIGHBORHOOD PARK WEST DETAIL
SCALE: 1"=50' (0.51 AC)

MINI PARK A DETAIL
SCALE: 1"=50' (0.77 AC)

RECREATION & PARKS

ITEM :	STANDARDS	PROVIDED
SINGLE FAMILY AREA	1.5 Acres/400 Units	1.51
NEIGHBORHOOD PARKS	=1.3 Acres (Min)	
MINI PARK	0.25 Acres/400 Units =0.2 Acres (Min)	0.94
TOTAL PARKS	1.5 Ac.	2.45 Ac.

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PRELIMINARY LAYOUT
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 APARTMENT HOME COMMUNITY
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 OFF SITE IMPROVEMENTS

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 MATTHEW K. JOHNSON, P.E.
 FLA. P.E. No. 60129
 DATE:

SHEET NUMBER
C102

**SERENITY APARTMENT HOME
PLANNED UNIT DEVELOPMENT
PDP Application**

October 2014

JSK Consulting Project #1312.01

Prepared For:

Equinox of Florida, LLC
Mr. Todd Fischer
116 Wolf Road
Albany, New York 12205

Prepared By:



JSK CONSULTING

ENGINEERS, LAND PLANNERS AND CONSTRUCTION MANAGERS
464 West Pipkin Road, Suite #2, Lakeland, FL 33813
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Certificate Of Authorization Number: 26932

Matthew K. Johnson, PE
Florida License No. 60129

SERENITY APARTMENT HOME

PLANNED UNIT DEVELOPMENT

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PDP APPLICATION

SERENITY APARTMENT HOME
PLANNED UNIT DEVELOPMENT

PROJECT NARRATIVE

SECTION ONE

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PROJECT NAME: Serenity at Lake Wales Apartment Home Community

APPLICANT: Equinox of Florida, LLC
116 Wolf Road
Albany, New York 12205

PROJECT LOCATION: The project is located within the City Limits of Lake Wales on the North side of Chalet Suzanne Road / CR17A.

PARCEL #(s): 272916-000000-023020 and 272916-000000-021040

SEC/TWP/RGE: 16/29S/27E

PROJECT SIZE: +/- 40 Acres

ABSTRACT: The applicant proposes to construct a 335 apartment home community complete with a clubhouse and passive recreation facilities. The project includes the construction of approximately one thousand linear feet of off-site roadway (Serenity Blvd) through a ninety foot access easement from the project's entrance to Chalet Suzanne Road.

PROJECT DESCRIPTION: The Serenity Apartment Home Community has been designed to preserve and highlight existing wetland and environmental features within the project area. Serenity intends to emerge as a premier village-style apartment home community in Lake Wales, Florida. It seeks to be an asset to the community and a home for a broad range of residents who are looking for high-quality housing and an even more outstanding living experience.

The multi-family development will be arranged in an oval, reminiscent of a village circle. Serenity wants to create a cohesive community, allowing residents to claim a sense of belonging instead of becoming an anonymous apartment number in a complex. Residents and guests will enter the complex through a 90' ingress/egress easement. Serenity Boulevard will connect the community to Chalet Suzanne Road. The entrance is mirrored by a nature preserve walk for enjoyment of Lake Wales wildlife. The nature preserve walk leads to an open space area which has been set aside to help preserve an existing wetland. A pedestrian trail and elevated observation deck are proposed within this open space area to provide access to this existing environmental feature.

Inside the entrance, residents and guests will be greeted by the clubhouse, furnished with an exercise room, community meeting room, rental office and a pool. In addition, several park areas are being created which will include a playground and play court for residences to enjoy. Lastly, the community will feature several open spaces or mini parks to help support passive recreation activities (park benches, picnic tables, etc.) and to enhance the site's natural features for the enjoyment of all residencies. All of these amenities will help

anchor residents to a sense of belonging and interaction with each other. A secondary connection point will provide direct access to Shoppes on the Ridge. Primarily this will serve as a pedestrian access; however it can also be used for emergency ingress and egress.

The oval ring road throughout the development is lined with sidewalks, street trees and parallel parking – ample for residents’ guests. The sidewalk network connects the village, providing residents with an opportunity for interaction with their neighbors, as well as a connection to the nature preserve walk to southeast and the Shoppes on the Ridge to the northwest. The inner ring of buildings and sidewalk network conceals the primary parking lots on the outside of the ring.

This creates a walkable neighborhood with a variety of unit types including townhouse style apartments with private front porches and flat style apartments with private balconies accessed from stairs with landings overlooking oval road. This provides a constant interaction with the sidewalk, enhancing security and the village community style. The buildings themselves are styled in a breezy historic-Florida bungalow look with metal roofs enlivened with light Caribbean colors.

OPEN SPACE CALCULATIONS: The total amount of open space provided within the Community is approximately 28 acres, exceeding the amount required by the City’s Land Development Regulations. A breakdown of the proposed open space is provided below.

OPEN SPACE CALCULATIONS		
	Description	Area (Acre)
1	Open Space/Wetlands (East Parcel)	19
2	Neighborhood Park East (East Parcel)	1
3	Neighborhood Park West (West Parcel)	0.51
4	Stormwater Management	2.4
5	Mini-Parks	0.94
6	Misc. Green Spaces	<u>4.36</u>
	Total	<u>28.21</u>

Our proposed PDP Plan meets the City’s Open Space requirements as defined by section 23.310.

COMMUNITY AND NEIGHBORHOOD PARKS: The proposed PDP plan depicts a Community Clubhouse with associated recreational areas along with a two Neighborhood Parks (East and West) and several Mini Parks. In addition, the entire Eastern Parcel has been set aside as conservation area. An elevated pedestrian trail and observation deck are proposed within this area to help

promote view opportunities of existing on-site wetlands areas and other environmental features. Improvements within the Eastern Parcel are proposed to the extent allowed by the Southwest Florida Water Management District.

PDP Plan depicts the following proposed Park Areas

Park Area	Acreage
Neighborhood Park East	1.0
Neighborhood Park West	0.51
Mini- Parks	<u>0.94</u>
Total	<u>2.45</u>

A pedestrian access path is proposed between the two parcels to help provide pedestrian connectivity to the conservation area and observation deck. The proposed 6' trail will be located within a 25' easement owned and maintained by the development owner. The 6' trail will be constructed of concrete where applicable; the remaining portion of the trail will be elevated leading to an above grade observation deck. In addition, a 6' concrete pedestrian path is proposed to the existing retail shopping center located to the west.

Typical amenities within the open spaces and park areas will include a playground, a play court, benches, picnic tables, low impact exercise, etc.

STREETS, SIDEWALKS AND PARKING: The project gains access through a 90' access ingress/egress easement to Chalet Suzanne Road. Serenity Boulevard is being designed to meet the City's requirements for a Minor Collector Roadway. Once constructed, this boulevard will be dedicated to the City for ownership. A secondary breakaway gated connection is proposed to the adjoining Shoppes on the Ridge. This gated connection will be a fully functional pedestrian access which will also provide egress/ingress access for emergency vehicles.

A ring road with parallel parking is proposed within the development to help foster the community's village style concept. 5-foot sidewalks are proposed on both sides of the ring road to help promote pedestrian connectivity.

Standard parking stalls will be provided to meet the City's required parking ratio of 1.5 spaces per unit. Clubhouse parking will be provided in accordance with the City's requirements for office uses. The Community will serve a wide range of demographic groups with a variety of parking needs. In an effort to help support parking needs for residences additional parking will be provided over and above the City's requirements through compact car spaces (9' x 18').

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The following City and internal street names are proposed:

- Serenity Blvd. (City)
- Main St.
- Highfield Rd.
- York Road
- Alexander Rd.
- Kings Way
- Swan Lane
- Churchhill Blvd.
- Green Lane
- George St.
- Queens Way

DENSITY CALCULATIONS: The total onsite project area consists of approximately 20 acres, of which approximately 9.3 acres is designated RAC. This land use allows 12 DU/Acre. The remaining acreage is designated MDR, which allows for 6 DU/Acre. Together with the proposed off-site flood plain compensation area and ingress/egress easement these areas yield a maximum density of 335 units for the proposed development. Please see “Attachment A” for area identification and the Table below which provides a breakdown of our density calculations:

Identification	Area (Acers)	Land Use Classification	Allowed Density per Acre	Total Allowed Density by Right
A	9.31	RAC	12	111.72
B	10.89	MDR	6	65.34
C	3.00	MDR	6	18
D	0.18	MDR	6	1.08
E	20.00	MDR	6	120
F	3.10	MDR	6	<u>18.6</u>
Total Allowed Density				<u>335</u>

TYPICAL BUILDING SPECIFICATIONS AND SETBACKS: The PDP Site plan depicts a variety of three story building types. Each building will have a mixture of 1, 2 and 3 bedroom units. The maximum structure height will be 45' above grade to peak with a general eave height of 30'. Buildings will be setback at least 55' feet from the property boundaries and be separated from each other by at least 20'.

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LANDSCAPING, TREE REMOVAL AND BUFFERS: A 20' landscape buffer is proposed adjacent to the future roadway frontage along the East side of the Community. In addition, a 5' landscape buffer will be constructed along the South and West sides of the Community.

The existing site does not currently have a lot of existing trees. A detailed landscape plan will be submitted during construction plan review.

100-YEAR FLOODPLAIN: The site is comprised of Zone X and Zone AE Areas per FEMA Insurance Rate Map Polk County Florida Panel No. 12105C0555G dated Nov 19, 2003. Based on our understanding, the 100-Year Flood Plain Elevation for this area is 120'.

A review of the PDP site plan was conducted to estimate the anticipated fill below the established flood plain elevation of 120'. This estimate was used to help derive the compensating ("cut") flood plain volume requirements necessary to facilitate the project's development. Based on the analysis the following pre and post development cut fill requirements are anticipated.

Encroachment (Acre-Feet of fill)	Compensation (Acre-Feet of excavation)	Compensation Type
11.26	11.30	Excavation

Floodplain compensation is being proposed through a connected off-site floodplain compensation area.

DEVELOPMENT IMPACT DATA: With a proposed density of 335 units at 2.4 persons per unit yields a population of 804 people. Anticipated development impact data is as described below:

- SANITARY SEWER - 100 gpd x 804 = 80,400 gpd
- POTABLE WATER – 122 gpd x 804 = 98,088 gpd
- SOLID WASTE – 7.3 lbs/day x 804 = 5869.2 lbs/day
- ROADS – Please see attached Minor Traffic Study

ITE Code	Use	Variable	Proposed	AADT Rate	Peak Rate	Maximum PEAK
220	Multi-Family	1 Unit	335	6.44	.62	207.7
Total						<u>207.7</u>



DRAINAGE – No significant alternations are anticipated to the site's natural drainage features. The proposed development will be designed in accordance with the Southwest Florida Water Management District requirements. On-site retention ponds will be designed as to not make any significant alterations to the site's natural drainage features.

RECREATION – Required Neighborhood Park
(1.5 Ac / 400 units) = 1.3 Ac < 1.51 Ac Provided

Neighborhood Park East (approximately 1 Ac) contains a pedestrian walkway, an elevated observation deck to enhance the site's natural features. The total impervious area allowed by Southwest Florida Water Management District within this environmentally sensitive area is 2,000 square feet. This includes the pedestrian walkway and elevated observation deck. Neighborhood Park West contains an additional 0.51 Ac of recreation space.

Required Mini Park
(0.25 Ac / 400 units) = 0.2 Ac < 0.94 Ac Provided

The PDP also includes a Club House with a swimming pool and other recreational activities.

Open Space – PDP Plan has over 28 Ac of open space areas. The large majority is located in the Eastern Parcel adjacent to Neighborhood Park East.

PUBLIC SCHOOLS – The project currently meets School Concurrency with the Polk County School Board and will be readdresses with the Board at time of permitting.

REQUEST FOR WAIVERS: At this time we are requesting the following the waivers:

1. Standard Parking Stalls will be provided to meet the City's required parking ratio of 1.5 spaces per unit. Clubhouse parking will be provided in accordance with the City's requirements for office uses. Additional parking will be provided over and above the City's requirements through compact car spaces (9'x18). The Developer would like to provide as close to one parking place per bedroom as possible so we are asking for a waiver from the required 10' x 20' parking space to allow for these slightly smaller 9' x 18' compact car spaces.

2. At the Community's entrance we respectfully request a waiver from the City's 25' buffer requirement between retention areas abutting roadways. Our proposed PDP Plan currently depicts at least 12' of open space between top of slope and edge of pavement. In addition, our PDP Plan has two other pinch points along proposed ponds 200 and 300 depicting this scenario.
3. Our PDP depicts a minor collection roadway section extending approximately 250 linear feet into the project. We are requesting a waiver to reduce the required 300' length of this roadway section to end at the first internal cross street.

To help offset this requirement, our entrance has been designed to take into account the future extension of the access road by providing room to allow future construction of a left turn lane coming out of the community when warranted to do so.

4. Our proposed access road is being designed to accommodate a design speed of 35 mph. According to the Florida Green Book this design speed requires a minimum curve radius of 320'. We are requesting a waiver from the City's required 500' radius.
5. Our typical access road section depicts a 2-ft grass strip between the sidewalk and the back of curb. We are requesting a waiver from the required 3-ft section.
6. Our PDP development relies on the construction of a Minor Collector Roadway from the project's entrance to Chalet Suzanne Road. The PDP depicts a secondary access point to the adjoining Shoppes on the Ridge. This secondary access point is a full function pedestrian connection which will also allow egress/ingress for emergency vehicles. We are requesting a waiver from the required two full access connections.

As we understand a waiver will not be required from the City's neighborhood park location requirement. Our PDP Plan depicts all dwelling units to be within 600' of the proposed clubhouse or Neighborhood Park West.

PDP APPLICATION

SERENITY APARTMENT HOME
PLANNED UNIT DEVELOPMENT

EXHIBITS

- 2.1 Location Map
- 2.2 Aerial
- 2.2 USGS Quad Map
- 2.4 FEMA Map Exhibit
- 2.5 Soils Map & Interpretation

Attachment "A" – Density Calculations

SECTION TWO



NTS



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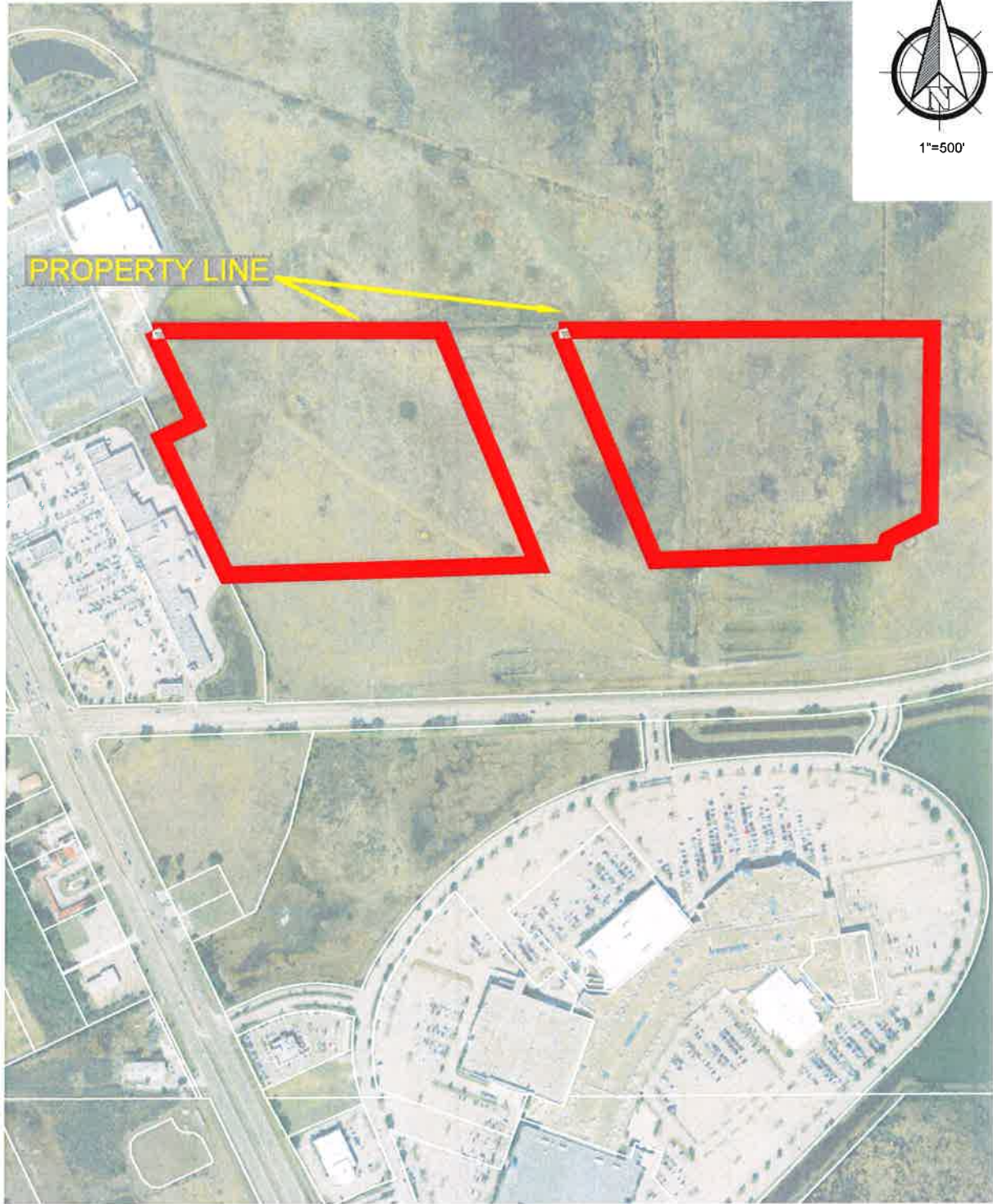
**Engineers, Land Planners
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**SERENITY APARTMENTS,
LAKE WALES, FL**

LOCATION MAP



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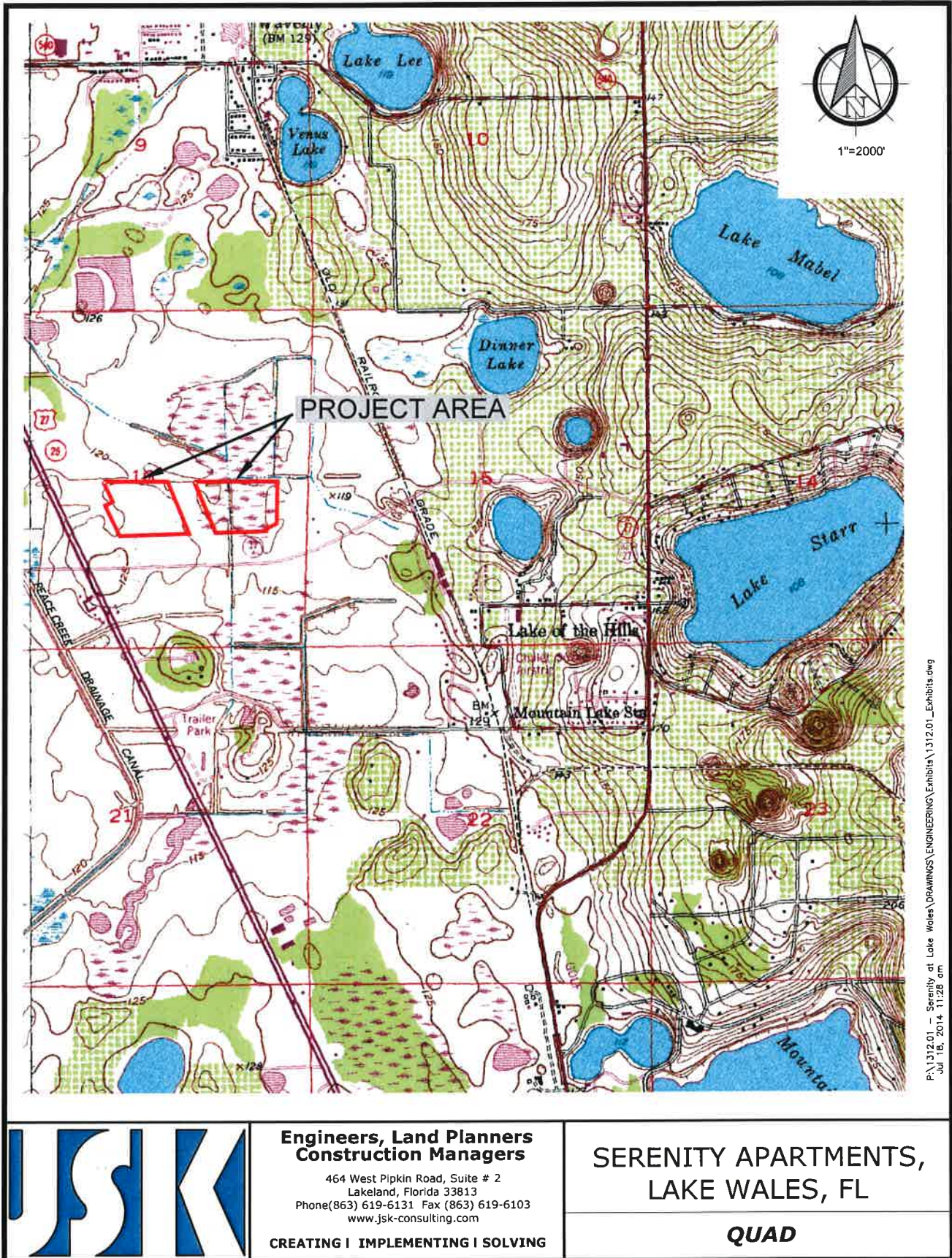
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AERIAL



1"=2000'

PROJECT AREA

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LAKE WALES, FL**

QUAD

 - Fema Zone "A,"

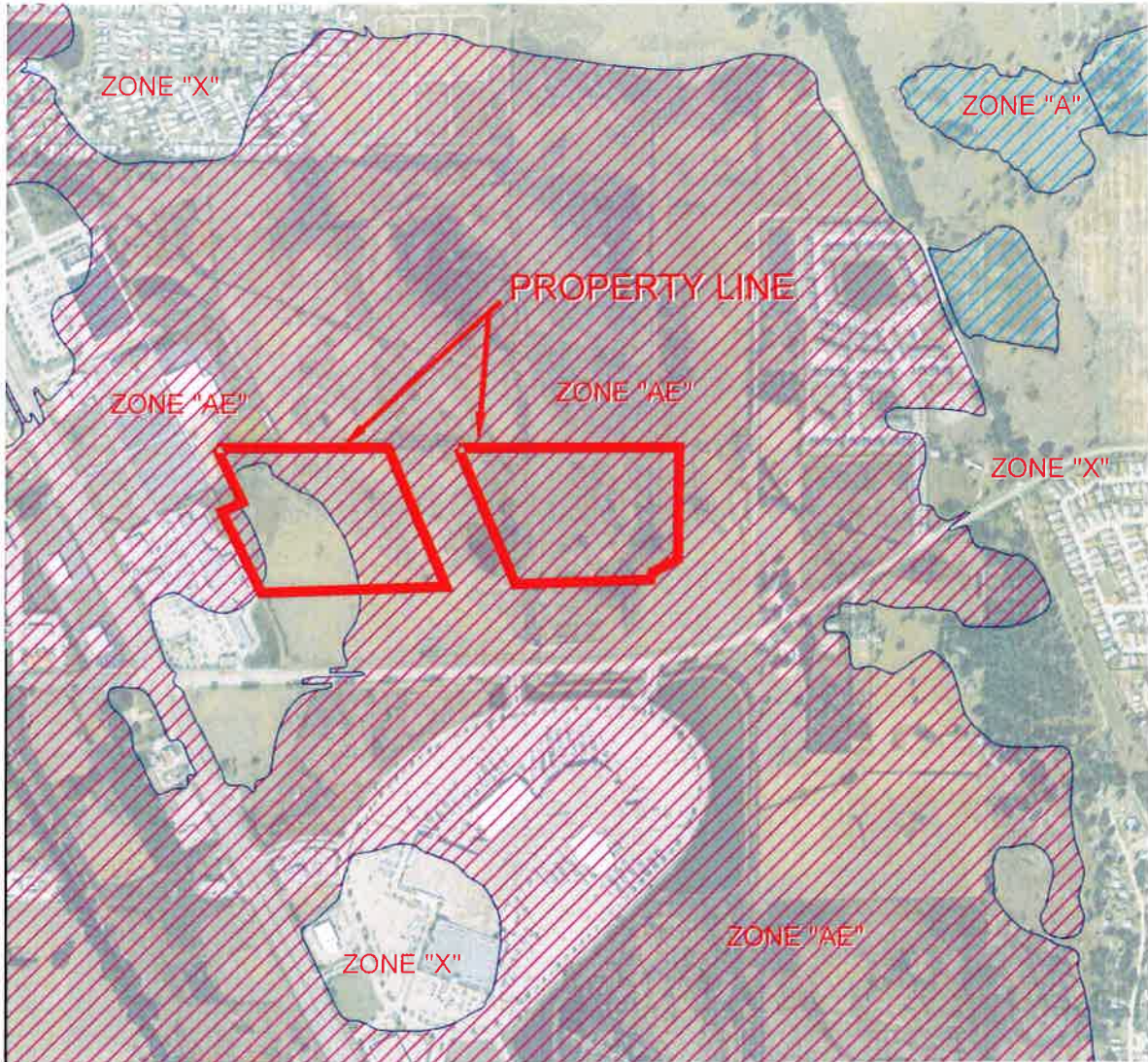
Fema Panel Number = 555 of 1025

 - Fema Zone "AE,"

Map Number = 12105C0555 G



1"=1000'



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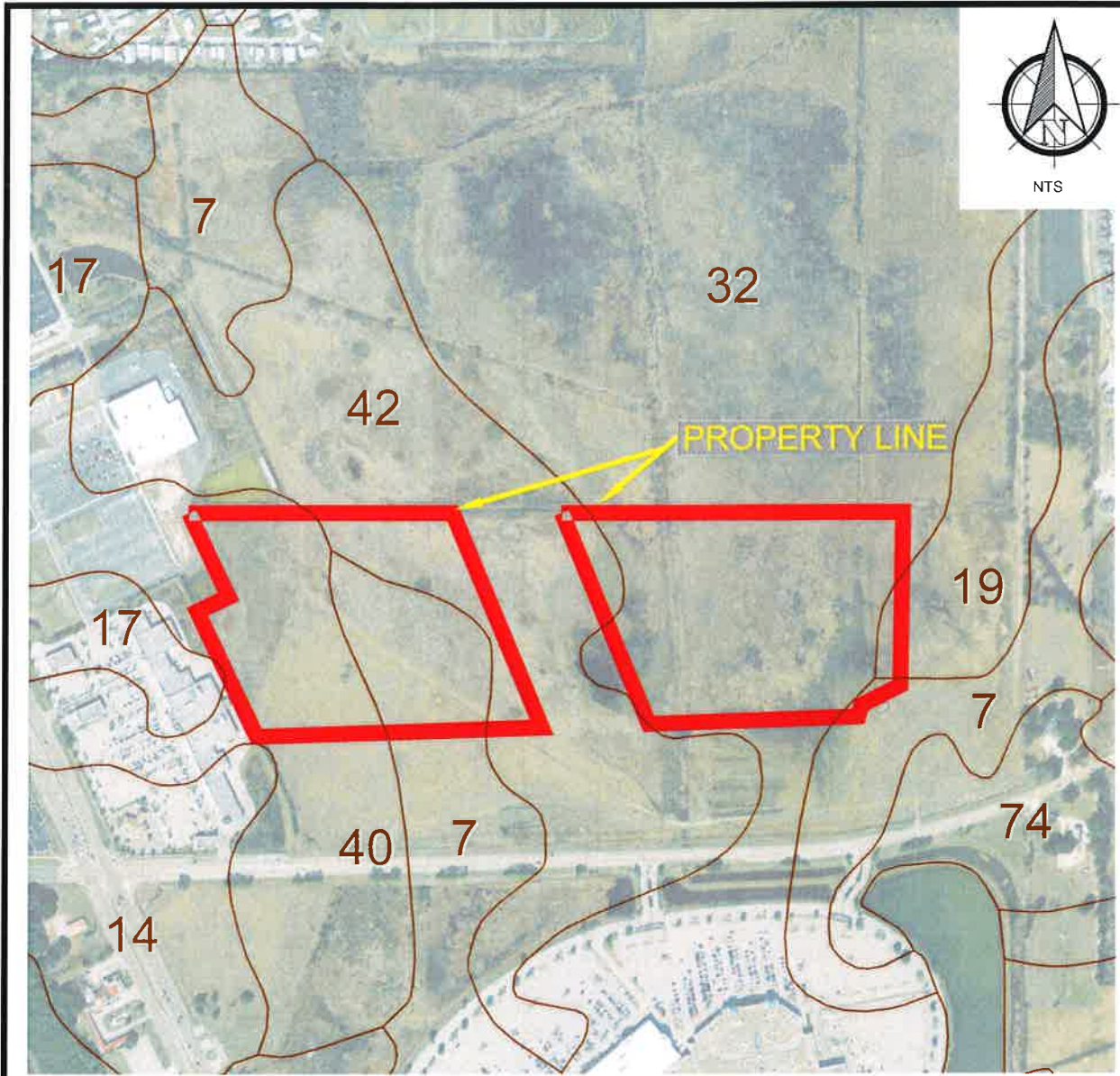
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LAKE WALES, FL**

FEMA



SOIL #	TYPE	CLASS
7	POMONA	B/D
14	SPARR	C
17	SMYRNA AND MYAKKA	B/D
19	FLORIDANA	D
32	KALIGA	B/D
40	WAUCHULA	B/D
42	FELDA	B/D
74	NARCOOSSEE	C

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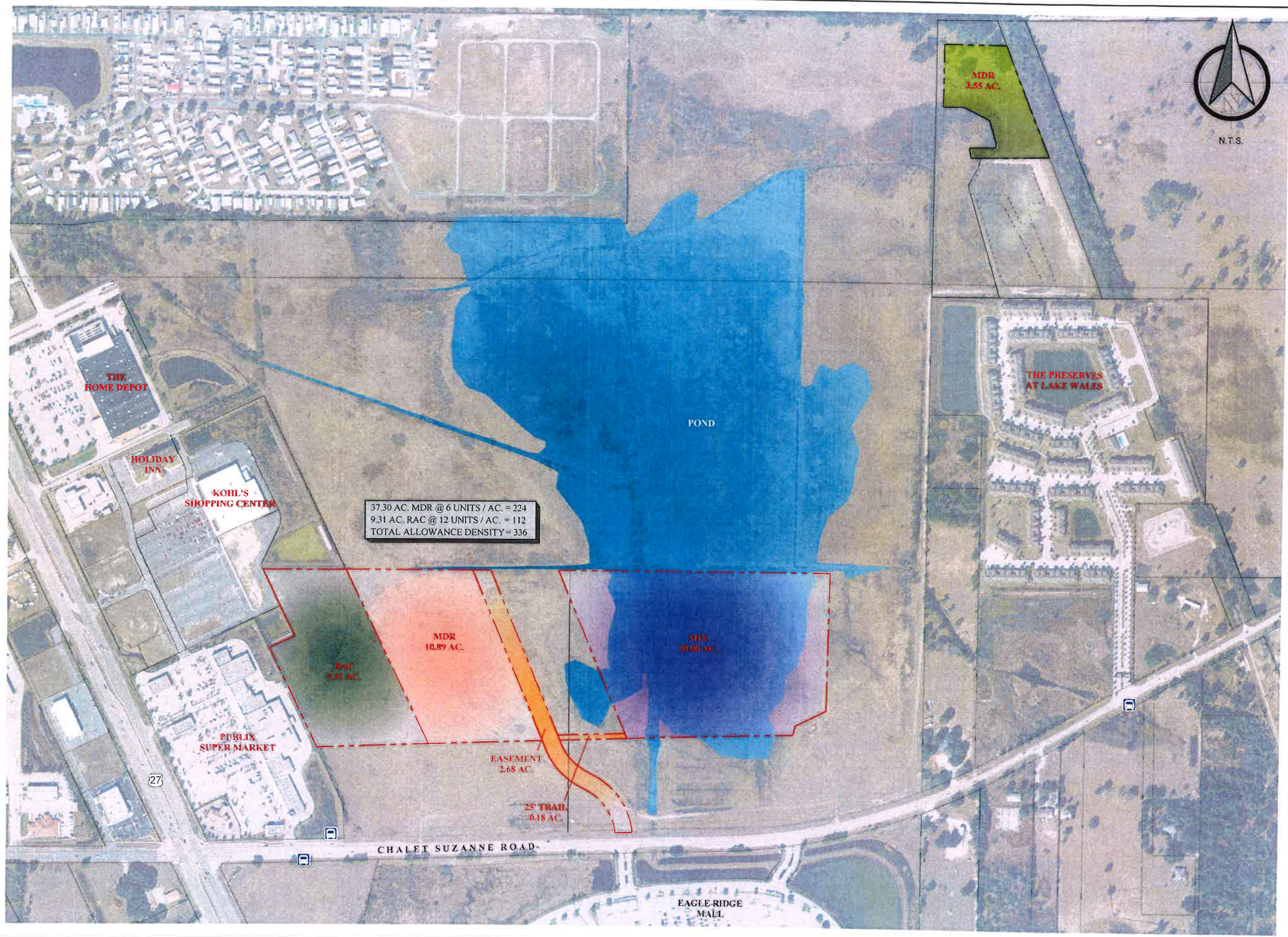


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**SERENITY APARTMENTS,
LAKE WALES, FL**
SOILS MAP



N.T.S.



37.30 AC. MDR @ 6 UNITS / AC. = 224
 9.31 AC. RAC @ 12 UNITS / AC. = 112
 TOTAL ALLOWANCE DENSITY = 336

DESIGNED BY	DATE	Jun 13, 2014
DRAFTED BY	JOB NO	131201
CHECKED BY	DESCRIPTION	
1		
2		
3		
4		
5		
6		



Civil Engineers, Land Planners, Construction Managers

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SERENITY AT LAKE WALES
 APARTMENT HOME COMMUNITY

LAKE WALES, FL

LAND USE ACREAGE EXHIBIT

336 UNITS

NOT FOR CONSTRUCTION

MATTHEW K. JOHNSON, P.E.
 FLA. P.E. No. 63129

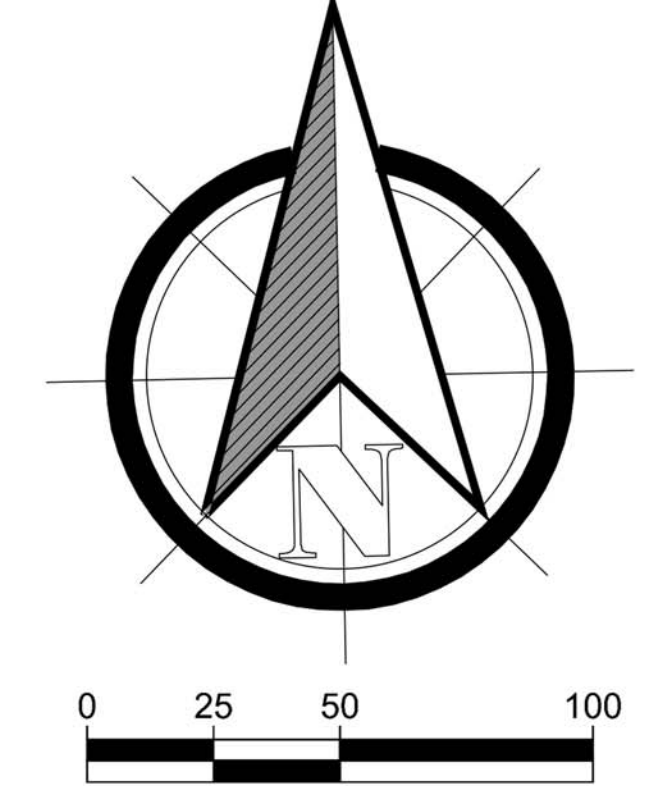
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SHEET NUMBER
 C103

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SERENITY APARTMENTS
Proposed Emergency Entrance to Shoppes on the Ridge



Serenity
AT LAKE WALES

site plan | conceptual rendering

DEVELOPER:
EQUINOX
COMPANIES

CIVIL ENGINEERING:
USK
CONSULTING

ARCHITECT:
Wallis
Murphy
Boyington
ARCHITECTS, INC.



Serenity
AT LAKE WALES

resident parking view | conceptual rendering

DEVELOPER:
EQUINOX
COMPANIES

CIVIL ENGINEERING:
USK
CONSULTING

ARCHITECT:
**Wallis
Murphey
Boyington**
ARCHITECTS, INC.



Serenity
AT LAKE WALES

view from main street | conceptual rendering

DEVELOPER:

EQUINOX
COMPANIES

CIVIL ENGINEERING:

USK
CONSULTING

ARCHITECT:

**Wallis
Murphey
Boyington**
ARCHITECTS, INC.



Serenity
AT LAKE WALES

view down main street | conceptual rendering

DEVELOPER:

EQUINOX
COMPANIES

CIVIL ENGINEERING:

USK
CONSULTING

ARCHITECT:

**Wallis
Murphey
Boyington**
ARCHITECTS, INC.