ChampionsGate/Polk County

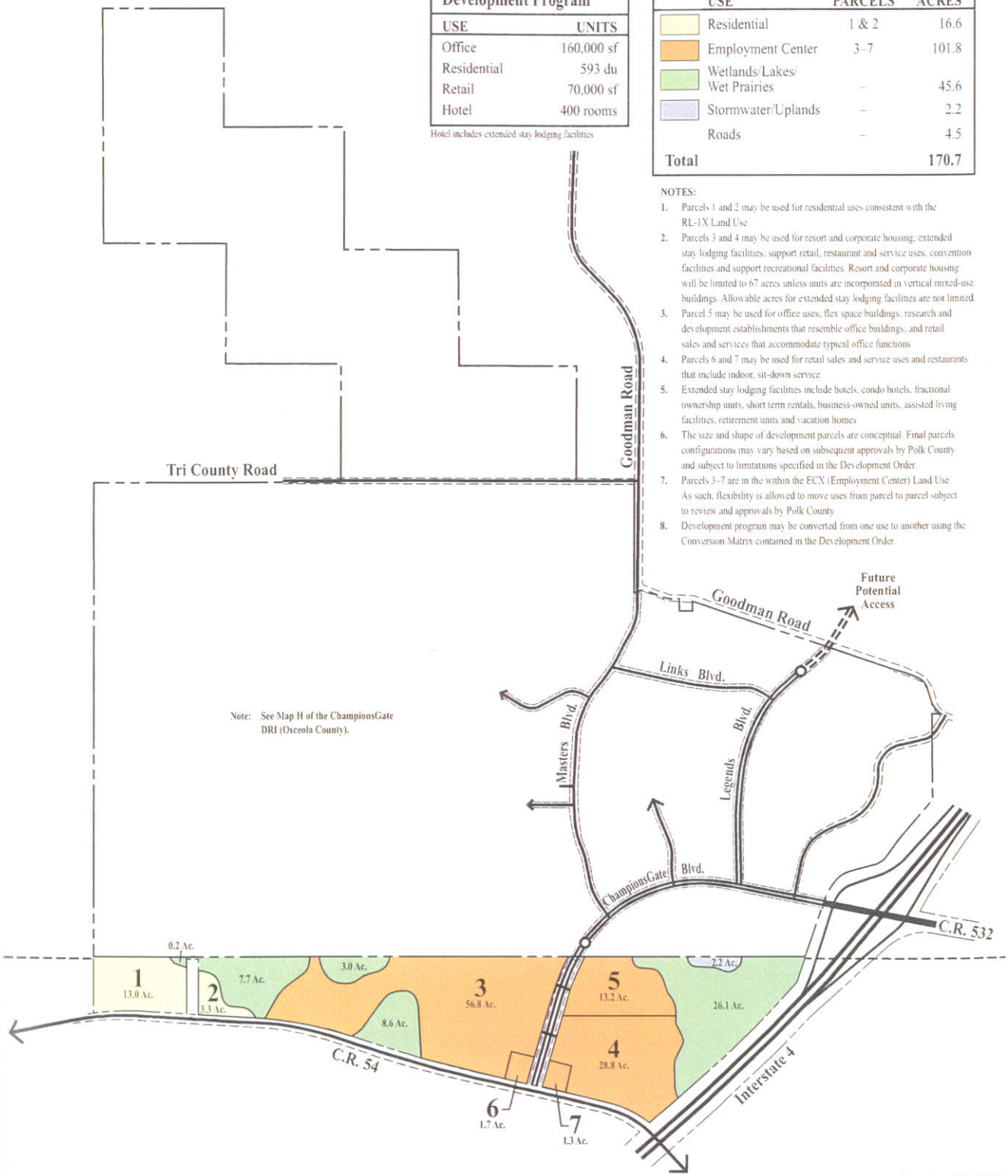
Development Program	
USE	UNITS
Office	160,000 sf
Residential	593 du
Retail	70,000 sf
Hotel	400 rooms

Hotel includes extended stay lodging facilities

	USE	PARCELS	ACRES
	Residential	1 & 2	16.6
	Employment Center	3–7	101.8
	Wetlands/Lakes/ Wet Prairies	–	45.6
	Stormwater/Uplands	–	2.2
	Roads	–	4.5
Total			**170.7**

NOTES:

1. Parcels 1 and 2 may be used for residential uses consistent with the RL-1X Land Use.
2. Parcels 3 and 4 may be used for resort and corporate housing, extended stay lodging facilities, support retail, restaurant and service uses, convention facilities and support recreational facilities. Resort and corporate housing will be limited to 67 acres unless units are incorporated in vertical mixed-use buildings. Allowable acres for extended stay lodging facilities are not limited.
3. Parcel 5 may be used for office uses, flex space buildings, research and development establishments that resemble office buildings, and retail sales and services that accommodate typical office functions.
4. Parcels 6 and 7 may be used for retail sales and service uses and restaurants that include indoor, sit-down service.
5. Extended stay lodging facilities include hotels, condo hotels, fractional ownership units, short term rentals, business-owned units, assisted living facilities, retirement units and vacation homes.
6. The size and shape of development parcels are conceptual. Final parcels configurations may vary based on subsequent approvals by Polk County and subject to limitations specified in the Development Order.
7. Parcels 3–7 are in the within the ECX (Employment Center) Land Use. As such, flexibility is allowed to move uses from parcel to parcel subject to review and approvals by Polk County.
8. Development program may be converted from one use to another using the Conversion Matrix contained in the Development Order.



October 28, 2005

Rida/ChampionsGate

Polk County, Florida

Approx. Scale in Feet

0 750 1500 NORTH

MAP H

Master Development Plan