

# **Exhibit A**

## **SD-25001, Old Towne Commons Master Plan Amendment 1**

**MULTI-FAMILY  
392 UNITS**

**OWNER/DEVELOPER**  
BALDWIN VENTURES, L.L.C.  
530 E. CENTRAL BLVD., #1601  
ORLANDO FL, 32801

**SITE SUMMARY**

TOTAL AREA	413.4 AC.
TOTAL UNITS	1,219
DENSITY	2.9
COMMERCIAL	46.8 AC. (11%)
*IMPERVIOUS	82 AC. (20%)
STREET LENGTH	38,714 L.F.









\* EXCLUDES COMMERCIAL

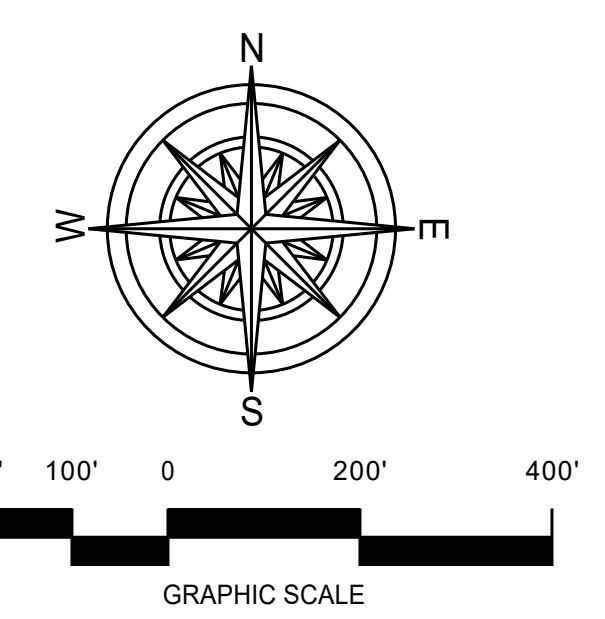
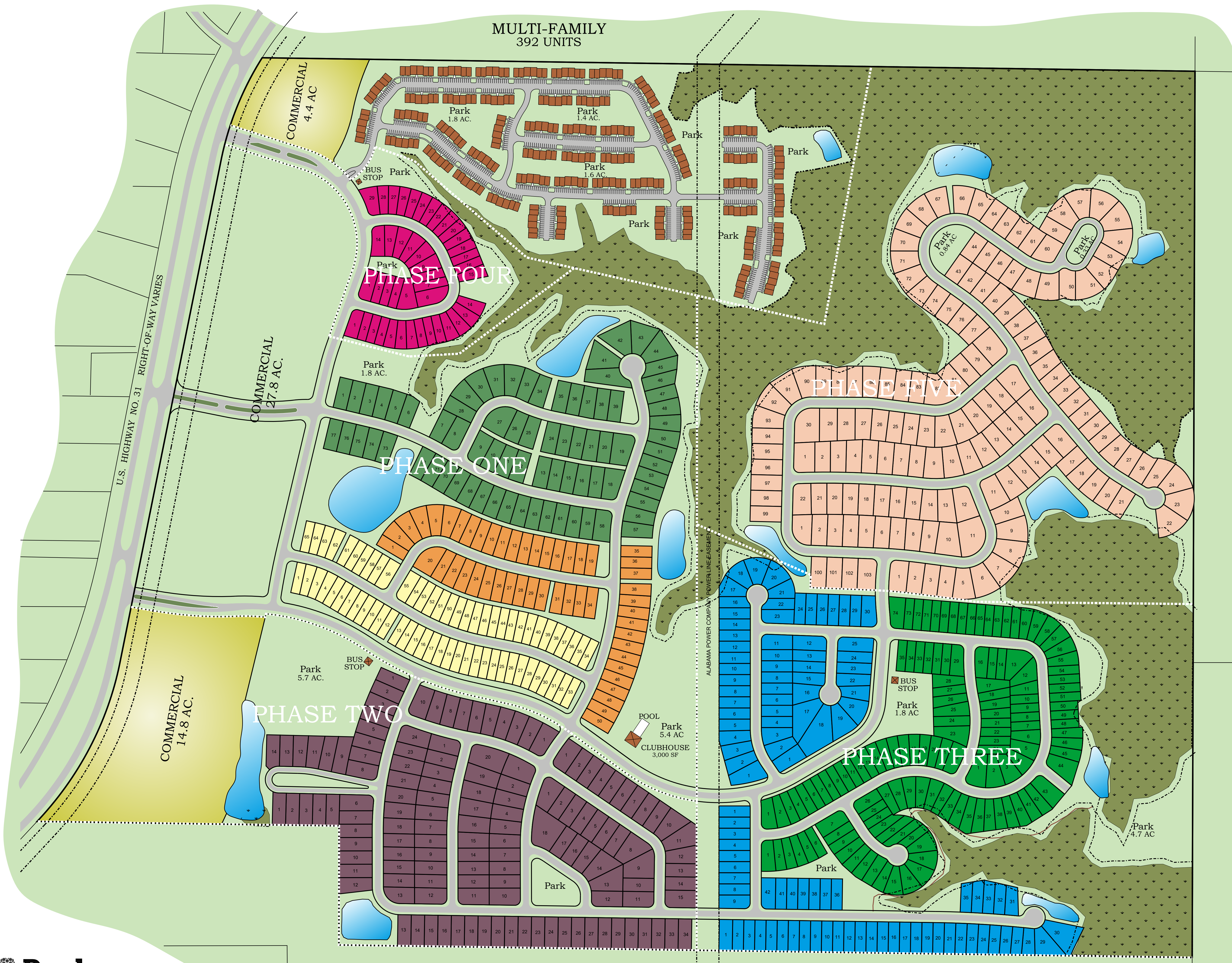
Additional lots may be added to this master plan as long as they are compliant to Ordinance Z-24001

**LOT SUMMARY**

40 FT. LOTS	= 241
50 FT. LOTS	= 156
60 FT. LOTS	= 212
70 FT. LOTS	= 155
<b>TOTAL</b>	<b>= 764</b>

**PHASE SUMMARY**

PHASE ONE	40 FT. LOTS = 65	
	50 FT. LOTS = 50	
	60 FT. LOTS = 77	
PHASE TWO	60 FT. LOTS = 135	
PHASE THREE	40 FT. LOTS = 133	
	50 FT. LOTS = 106	
PHASE FOUR	40 FT. LOTS = 43	
PHASE FIVE	70 FT. LOTS = 155	



**OLD TOWNE  
COMMONS**  
A PLANNED RESIDENTIAL DEVELOPMENT

DECEMBER 1, 2024

*\*NEED NOT BE BUILT\**