

CONCEPTUAL MODIFICATION WALDEN LAKE COMMUNITY UNIT PLANT CITY, FLORIDA SHEET 1 OF 1



The Villages of WALDEN LAKE Polo and Country Club

WALDEN LAKE REVISED COMMUNITY UNIT PLAN

UPDATED DEVELOPMENT DATA AS PER PROPOSED C.U. MODIFICATION DATED DECEMBER 1, 1989

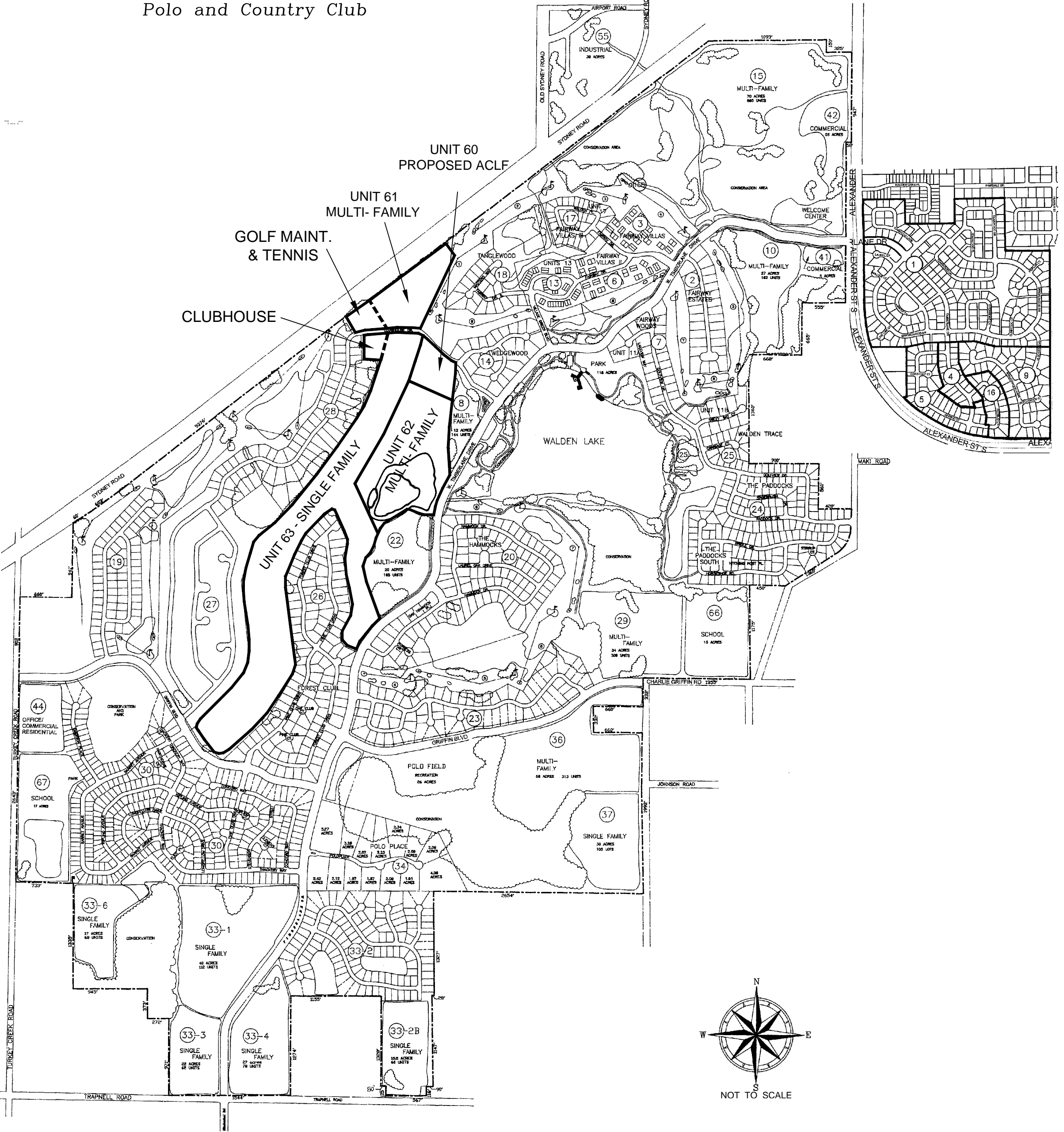
Table with 4 columns: Land Use, Acreage, Dwelling Units, Gross Avg. Density. Rows include Planned Single Family, Unplanned Single Family, SINGLE FAMILY SUB-TOTAL, Unplanned Multi Family, MULTI FAMILY SUB-TOTAL, Commercial, Industrial, School, Golf Course, Open Spaces, and TOTAL.

Specific Unit Notes

UNIT 27 - Single Family (+/-) 76 acres, 239 units maximum... UNIT 28 - Single Family (+/-) 31 acres, 46 lots... UNIT 29 - Multi Family (+/-) 34 acres, 306 units maximum... UNIT 30 - Single Family (+/-) 177.5 acres, 500 units maximum... UNIT 31 - Single Family (+/-) 31 acres, 46 lots... UNIT 32 - Single Family (+/-) 31 acres, 46 lots... UNIT 33 - Single Family (+/-) 177.5 acres, 500 units maximum... UNIT 34 - Single Family (+/-) 31 acres, 46 lots... UNIT 35 - Single Family (+/-) 31 acres, 46 lots... UNIT 36 - Multi Family (+/-) 58 acres, 313 units maximum... UNIT 37 - Multi Family (+/-) 58 acres, 313 units maximum... UNIT 38 - Multi Family (+/-) 58 acres, 313 units maximum... UNIT 39 - Multi Family (+/-) 58 acres, 313 units maximum... UNIT 40 - Multi Family (+/-) 58 acres, 313 units maximum... UNIT 41 - Commercial (+/-) 4.5 acres... UNIT 42 - Neighborhood Commercial (+/-) 16 acres... UNIT 43 - Office/Commercial/Residential (+/-) 10 acres... UNIT 44 - Office/Commercial/Residential (+/-) 10 acres... UNIT 45 - Light Industrial (+/-) 39 acres... UNIT 46 - Light Industrial (+/-) 8.1 acres... UNIT 47 - Light Industrial (+/-) 8.1 acres... (A) Physical Barrier at the Northern Property Boundary... (B) Site Design and Layout... (C) Construction Techniques...

NOTES:

1. Densities indicated are maximum densities allowed and are to be applied to gross unit (po) acreage... 2. In subdivisions where estate lots are provided, bridge path easements may be allowed as may the keeping of horses... The following minimum setbacks shall be provided: stables, corrals and piles of manure, feed and hay... A one hundred (100) foot wide area of vegetation cover, exclusive of pasture area, shall be maintained between any canal, un-vegetated exercise area, manure pile, or application area...



DEVELOPMENT REQUIREMENTS

- Storm Retention and Drainage
1. Storm water, drainage and retention requirements shall meet the specifications of the approved Walden Lake Master Drainage Plan...
2. Wetlands and wetland setback areas may be used for stormwater management systems or construction of minor recreational improvements...
3. Shorelines of naturally occurring water bodies shall be planted with native wetlands vegetation...
4. Parks and open spaces that serve the entire development will remain private and will be deeded to the Master Homeowners Association...
5. Individual subdivision sidewalk requirements have been met with the existing and proposed sidewalk network...
6. Certain temporary agricultural or recreation uses shall be allowed on any undeveloped portion of the Community Unit...

General Site Development Requirements

- 1. The overall Community Unit total project density shall not exceed 5.0 units/acre.
2. In units where the final surveyed acreage is greater or less than shown on the plan, the total number of units may be adjusted to the number allowed by the approved density multiplied by actual number of acres...
3. Adequate buffer areas as defined in Chapter 111, Section 111.19 of the Plant City Code shall be maintained between all dissimilar uses...
4. Setbacks and maximum building heights shall be as stipulated on the master site plan by unit.
5. Modular offices for real estate sales shall be allowed as temporary use in residential subdivisions...
6. Acceleration/deceleration lanes shall be provided by the developer as approved by the City Engineer.
7. All fire stations shall be provided by the developer. Requirements shall be in accordance with the City's standards and approved by the City Engineer.
8. Fire hydrants shall be provided by the developer as required by the City's Fire Chief.
9. Buffering shall be provided to separate the commercial from the residential uses, and along the Alexander Street right of way.
10. All areas delineated as a "conservation area" by the appropriate regulating agency shall be protected and not disturbed during pre and post construction activities.
11. The developers of Walden Lake agree to pay the development's proportionate share of any signalization required south of Great Street including the Menomona intersection along Alexander Street identified by a traffic study completed by Plant City or the developer...

Platted Units

Table with 4 columns: Unit No., Platted name, page and plat book number, Units, Acres, Referenced Name. Lists units 1 through 34 with details on acreage and names like Fairway Estates, Fairway Villages, Woodfield Village, etc.

Definitions of use types as follows:

Single Family - Units which shall be detached single family residences including, but not limited to zero lot lot patio homes and estate lots (see note #2).
Multi Family - refers to structures designed to serve as residences for two (2) or more families including, but not limited to garden apartments, condominiums, townhomes and duplexes.
Commercial - as defined for specific unit.
Industrial - as defined for specific unit.
School - as described in general guidelines.

Specific Unit Notes

Unit 2 (Fairway Estates) - Single Family. Minimum setbacks shall be 25' front, 30' rear, and 7.5' for side yards.
Unit 3 - Multi Family (+/-) 12 acres, 144 units maximum, 12 units per acre maximum. Minimum setbacks shall be 30' front, side and rear.
Unit 10 - Multi Family - 27 acres, 162 units maximum, 6 units per acre maximum. Minimum setbacks shall be 20' front and rear yards, 10' side yards.
Unit 15 - Multi Family (+/-) 27.5 acres, 83 lots, 3 units per acre maximum.
Unit 19 - Single Family (+/-) 27.5 acres, 83 lots, 3 units per acre maximum.
Unit 20 - (Hammocks) - Single Family. Minimum setbacks shall be 25' front, 30' rear, and 10' for side yards.
Unit 22 - Multi Family (+/-) 20 acres, 165 units maximum, 8.25 units maximum per acre.
Unit 23 - Single Family (+/-) 37 acres, 130 units maximum, 35 units maximum per acre.
Unit 24 - (Paddock, including Phases 2 & 3) - Single Family. Minimum setbacks shall be 25' front, 30' rear, and 7.5' for side yards.
Unit 26 - (Forest Club) - Single Family. Minimum setbacks shall be 25' front, 30' rear. Side yard setbacks to be 10' on one side of structure and 12' on other side of structure so that there is a minimum of 22' between structures.

Notes: May - August 1988 Revision to CU Zoning

The extension of Griffin Blvd. to Turkey Creek Road shall be concurrent with the submittal of the Final Plat of Unit 193.
The extension of Charlie Griffin Road to Mud Lake Road shall be concurrent with the submittal of the final Plat of Unit 29 Unit 36, whichever comes first.
The extension of Timberlane Drive to Trapwood Road shall be concurrent with the submittal of the Final Plat of Unit 33 or Unit 33-4, whichever comes first.

REVISED: MARCH 25, 1988
REVISED: JANUARY 31, 1989
REVISED: NOVEMBER 29, 1989
REVISED: MARCH 13, 2000
REVISED: JUNE 28, 2006
REVISED: APRIL 12, 2010 (ORD. 11-2010)