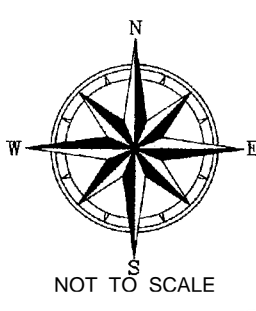
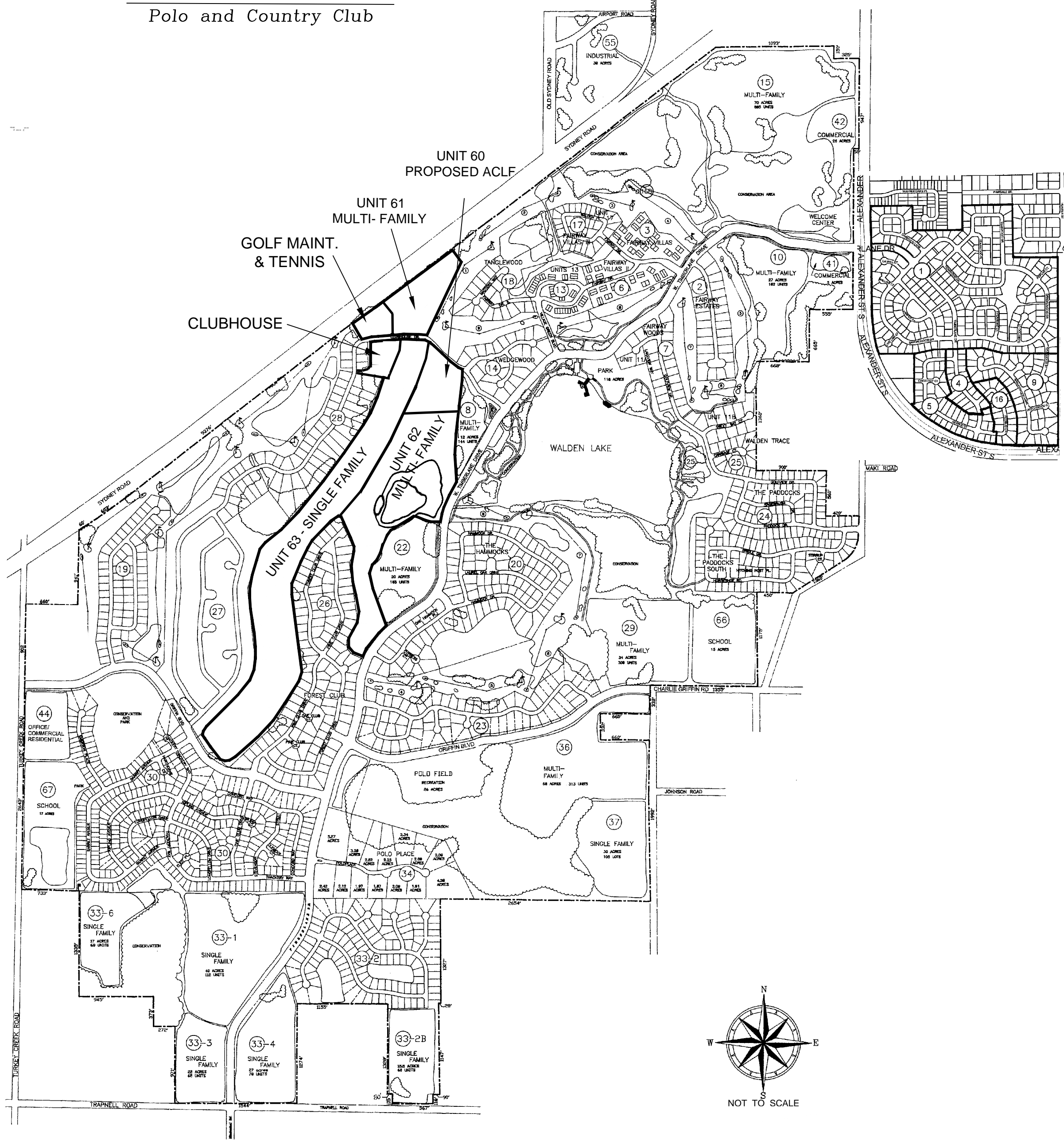




The Villages of  
**WALDEN LAKE**  
Polo and Country Club



**WALDEN LAKE  
REVISED COMMUNITY UNIT PLAN**

(12-1-89)

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

Land Use	Acres	Dwelling Units	Gross Avg. Density
Platted Single Family	649.76	1580	2.43 du/ac
Unplatted Single Family	379.0	1103	2.91 du/ac
<b>SINGLE FAMILY SUB-TOTAL</b>	<b>1028.76</b>	<b>2683</b>	<b>2.60 du/ac</b>
Platted Multi Family	30	120	4.0 du/ac
Unplatted Multi Family	221	1755	7.9 du/ac
<b>MULTI FAMILY SUB-TOTAL</b>	<b>251</b>	<b>1875</b>	<b>6.6 du/ac</b>
Commercial	30.5		
Industrial	53.5		
School	34.0		
Golf Course	290.0		
Open Spaces	392.24		
<b>SUB-TOTAL</b>	<b>800.24</b>		
<b>TOTAL</b>	<b>2080</b>	<b>4558</b>	<b>2.19 du/ac</b>

**NOTES:**

- Densities indicated are maximum densities allowed and are to be applied to gross unit (post) acreage, including conservation areas and open space within those posts. The total number of dwelling units allowed for any unit (post), may be clustered and the open space, recreation/conservation and/or conservation area within the unit (post) used in the density calculation.
- In subdivisions where estate lots are provided, bridge path easements may be allowed as may the keeping of horses where lot areas are a minimum of 1.8 acres. "Horses" (including horses, ponies, mules, donkeys and other animals kept for riding) shall be allowed at a density of 1 horse per acre. Any such designated unit shall also allow stable facilities at a maximum density of one (1) unit per acre. All such designated units shall be completely fenced along all property lines to the standards set forth in the unit deed restrictions. When horses are fed by grazing on pasture, there shall be one hundred thousand (100,000) square feet of pasture per horse if a single pasture is provided, or eighty thousand (80,000) square feet of pasture per horse, if two pastures areas are rotated. When horses are not pastured, but are fed indoors or in a dry lot, minimum pasture area per horse shall be required.

The following minimum setbacks shall be provided: stables, corrals and piles of manure, feed and bedding of horses where lot areas are a minimum of 1.8 acres. "Horses" (including horses, ponies, mules, donkeys and other animals kept for riding) shall be allowed at a density of 1 horse per acre. Any such designated unit shall also allow stable facilities at a maximum density of one (1) unit per acre. All such designated units shall be completely fenced along all property lines to the standards set forth in the unit deed restrictions. When horses are fed by grazing on pasture, there shall be one hundred thousand (100,000) square feet of pasture per horse if a single pasture is provided, or eighty thousand (80,000) square feet of pasture per horse, if two pastures areas are rotated. When horses are not pastured, but are fed indoors or in a dry lot, minimum pasture area per horse shall be required.

A one hundred (100) foot wide area of vegetation cover, exclusive of pasture area, shall be maintained between any coral, un-vegetated exercise area, manure pile, or application area and any surface water or well, in order to minimize runoff, prevent erosion, and promote quick nitrogen absorption. Coral, un-vegetated exercise areas, manure piles, and manure application are prohibited in areas with slopes greater than five (5%) percent in the 100 year floodplains, in waterways and on soils classified as very poorly drained by the Soil Conservation Service Soil Survey for Hillsborough County, Florida. Manure shall not be allowed closer than seventy five (75) feet to a well or any surface water, unless the water is irrigated or there is adequate diving to comply with Hillsborough County Health Department and all other jurisdictional standards.

In lieu of providing land for a fire station site within this C.U. the Developer shall pay to the City of Plant City \$25,000 on the effective date of the ordinance approving the 1989-1990 C.U. modification. Further, the Developer, his successors or assigns, shall pay to the City an additional \$100,000 on or before the first business day of June 1990.

Mendocino Road shall be vacated prior to the development of any subsection of Unit 33 which includes or less immediately adjacent to R.O.W.

Access to Units 5 & 42 from Alexander Street shall be restricted to existing median dikes.

**Platted Units**

Unit	Platted name, page and plat book number	Units	Acres	Reference Name
1	Walden Lake Subdivision, Unit 1, Page 92, Plat Book 45	275	97.02	Eastgate
2	Walden Lake Farmway Estates, Page 14, Plat Book 46	26	25.51	Fairway Villas
3	Walden Lake Farmway Villas, Page 18, Plat Book 50	40	9.71	Fairway Villas
4	Woodfield Village Unit 1, Page 31, Plat Book 49	21	6.53	Woodfield
5	Woodfield Village Unit 2, Page 34, Plat Book 49	47	14.89	Woodfield
6	Walden Lake Farmway Units 3 & 4, Page 19, Plat Book 51	38	10.10	Fairway Villas
7	Walden Lake Farmway Estates Unit II, Page 19, Plat Book 52	21	12.42	Fairway Woods
8	Eastgate Extension, Page 19, Plat Book 48	38	21.81	Fairway Woods
11	A Walden Lake Unit I.A, Page 4, Plat Book 48	4	2.87	Fairway Woods
11.8	Walden Lake Unit 11.8, Page 43, Plat Book 48	14	9.81	Fairway Woods
13	Walden Lake Unit 13, Page 24, Plat Book 53	42	11.12	Village Green Townhomes
14	Walden Lake Unit 14, Page 20, Plat Book 54	26	14.99	Westwood
16	Woodfield Village Unit III, Page 20, Plat Book 52	20	6.23	Redbud Circle
17	Walden Lake Unit 17, Page 16, Plat Book 55	30	10.63	Fairway Woods
18	Walden Lake Unit 18, Page 32, Plat Book 61	22	19.45	Tanglewood
20	Walden Lake Unit 20, Phase I Section C, Page 12, Plat Book 66	112	11.2	Parkwood
24	Walden Lake Unit 24.A, Page 55-52, Plat Book 53	86	58.88	Paddock
25	The Paddock Phase I, Page 43, Plat Book 57	87	17.02	Paddock
26	The Paddock Phase II, Page 26, Plat Book 58	39	12.21	Paddock
25	Walden Lake Unit 25, Page 1, Plat Book 12	19	8.37	Forest Club
28	Walden Lake Unit 28, Page 1, Plat Book 12	122	60.03	Forest Club
19	Walden Lake Unit 19, Page 15, Plat Book 62	26	14.99	Westwood
34	Walden Lake Unit 34, Section I, Page 16, Plat Book 62	26	14.99	Westwood
35	Walden Lake Unit 35, Section D, Page 16, Plat Book 62	26	14.99	Westwood
30	Walden Lake Unit 30 Phase 1 Section A, Page 38 Plat Book 66	17	13.30	Parkwood
30	Walden Lake Unit 30 Phase 2 Section A, Page 38 Plat Book 66	17	13.30	Parkwood
30	Walden Lake Unit 30 Phase 3 Section A, Page 38 Plat Book 66	17	13.30	Parkwood
30	Walden Lake Unit 30 Phase 4 Section A, Page 38 Plat Book 66	17	13.30	Parkwood
27	Walden Lake Unit 27 Phase I Section B, Page 66	62	35.01	Aston Woods
30	Walden Lake Unit 30 Phase I Section C, Page 12 Plat Book 66	112	11.2	Parkwood
30	Walden Lake Unit 30 Phase II Section B, Page 13 Plat Book 68	43	16.67	Parkwood
55	Walden Lake Unit 55, Page 2, Plat Book 69	9	16.67	Industrial Park

**Definitions of use types as follows:**

**Single Family** - Units which shall be detached single family residences including, but not limited to zero lot side patio homes and estate lots (see note 92).

**Multi Family** - refers to structures designed to serve as residential 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 8 - Multi Family (+/-) 12 acres, 144 units maximum, 12 units per acre maximum.** Minimum setbacks shall be 20' front, side and rear. Maximum height shall be 60'. Parking spaces shall be provided at 1.8 spaces per unit, minimum.
- 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. Maximum building height shall be 45'. Parking spaces shall be provided at 1.8 spaces per unit, minimum.
- Unit 11A & Unit 11B - Single Family.** Minimum setbacks shall be 25' front, 30' rear, and 10' for side yards.
- Unit 14 - (Wedgewood) - Single Family.** Minimum setbacks shall be 25' front, 30' rear, and 10' for side yards.
- Unit 15 - (Tanglewood) - Single Family.** Minimum setbacks shall be 25' front, 30' rear, and 10' for side yards.
- Unit 19 - Single Family (+/-) 27.5 acres, 83 lots, 3 units per acre maximum.** Minimum setbacks shall be 25' front, 30' rear, and 10' side yard. Maximum building height shall be 28'.
- 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.** Minimum setbacks shall be 10' side yards, 20' front and rear yards. Maximum building height shall be 45'. Parking spaces shall be provided at 1.8 spaces per unit, minimum.
- Unit 23 - Single Family (+/-) 37 acres, 130 units maximum, 3.5 units maximum per acre.** Minimum setbacks shall be 25' front and 30' rear, and 10' side yard setbacks. Maximum building height shall be 28'.
- Unit 24 - (Paddocks, 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.

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

**Specific Unit Notes**

- Unit 27 - Single Family (+/-) 76 acres, 239 units maximum, 3.15 units per acre maximum.** Minimum setbacks shall be 10' side, 25' front and 30' rear. Maximum building height shall be 28'.
- Unit 28 - Single Family (+/-) 31 acres, 46 lots, 1.48 units per acre maximum.** Minimum setbacks shall be 10' side, 25' front and 30' rear. Maximum building height shall be 28'.
- Unit 29 - Multi Family (+/-) 24 acres, 306 units maximum, 9 units maximum per acre.** Minimum setbacks shall be 20' front, 20' rear, 10' side yards. Maximum building height shall be 45'. Parking spaces shall be provided at 1.8 spaces per unit, minimum.
- Unit 33 - Single Family (+/-) 177.5 acres, 500 units maximum, 2.8 units per acre.** Minimum setbacks shall be 10' side yards, 25' setback for front and 30' rear yards. Maximum building height shall be 28'.
- Unit 33-2A - Setback remains as per detailed site plan and preliminary plan.**
- Unit 38 - Multi Family (+/-) 58 acres, 315 units maximum, 5.4 units per acre maximum.** Minimum setbacks shall be 20' front, 20' rear, 10' side yards. Maximum building height shall be 45'. Parking spaces shall be provided at a minimum of 2.0 spaces per unit.
- Unit 37 - Single Family/Zero Lot Line, (+/-) 30 acres, 105 units maximum, 3.5 units per acre maximum.** Minimum setbacks shall be 10' to one side, 0' to other, 25' setbacks for front and 20' rear yards. Maximum building height shall be 28'.
- Unit 41 - Commercial, (+/-) 4.5 acres.** Total square footage of retail space (as defined in Plant City Code) shall not exceed 10,000 square feet per acre. Uses shall be limited to those uses which have as their major function the sale of convenience goods and personal services, serving the residents and workers in the surrounding area.
- Unit 42 - Neighborhood Commercial, (+/-) 16 acres.** Total square footage of retail space (as defined in Plant City Code) shall not exceed 10,000 square feet per acre. Uses shall be limited to those uses which have as their major function the sale of convenience goods and personal services, serving the residents and workers in the surrounding area.
- Unit 44 - Office/Commercial/Residential, (+/-) 10 acres.** Commercial uses shall be limited to those uses which have as their major function the sale of convenience goods and personal services, serving the residents and workers in the surrounding area. Total square footage of retail space (as defined in the Plant City Code) shall be limited to 10,000 square feet per acre. Residential uses shall be limited to 82 townhomes. Maximum uses whether commercial and/or residential shall not exceed 5,000 average daily trips (ADT).
- Unit 55 - Light Industrial, (+/-) 39 acres.** As per detailed site plan and preliminary plan.
- Unit 56A - Light Industrial, (+/-) 8.1 acres.** As per detailed site plan and preliminary plan.
- Unit 56B - (+/-) 6.4 acres limited to 42 town homes.** Development of 56B will be as per detailed site plan/preliminary plan as well as the attached noise Mitigation Plan.

**(A) Physical Barrier at the Northern Property Boundary:** Prior to the issuance of the First Certificate of Occupancy, a sound barrier wall shall be constructed of concrete from grade level to a height of 20 feet above M & N Plastics, Inc. (M & N) parking slab elevation, to be positioned beginning 50 feet east of M & N building southeast corner, and extending uninterrupted to the west along the Property's north boundary to a point not less than 100 feet east of Turkey Creek Drive eastern right-of-way line. The wall will be constructed within 5 feet of the M & N south property line with a berm of other landscaping features applied to the south side only. The wall/berm will be reduced to 12 feet in combined height from the point 100 feet east of Turkey Creek Road to the right-of-way line. Notwithstanding the wall/berm will be constructed in accordance with any City traffic sign obstruction requirements.

A new separate homeowners' association shall be established for Units 56B and 44 which shall be responsible for the maintenance of the barrier wall/berm. Plant materials shall be planted on the south side of the wall, in no less than a 4' wide buffer strip. The wall landscaping shall meet the quality standard of Section 102-1373 (1)(b) and (2). A vinyl privacy fence, no less than 6' high, shall be extended from the eastern end of the sound barrier wall eastward to the lake/water property line. An exterior water fountain or similar water feature shall be placed near the north eastern dwelling units. The new separate homeowners' association shall be responsible for maintaining the water feature in operational condition.

**(B) Site Design and Layout:** The closest point of any habitable structure to the north property line will be no less than 70 feet south of the South property line of M & N. The closest habitable structures will be oriented with their sides toward the South property line of M & N. The layout of all habitable structures shall be such as to mitigate any noise level standard exceedances, at each structure location on the site, to the maximum extent practicable and feasible. For example, side walls shall be facing north and related outside amenities shall be located on the southerly sides or backs of habitable structures.

**(C) Construction Techniques:** All habitable structures shall be designed and constructed of materials and in a manner to minimize any noise level standard exceedances at the location of that habitable structure, to the maximum extent practicable and feasible. Any penetrations to the northern sidewalk of the closest habitable structure to the North property line shall be tied and dual pane sound rated windows, or otherwise designed to admit sounds of an intensity exceeding the levels established in the various controlling regulations. South rated windows shall have an STC rating of 35 db to 40 db, according to tests conducted in accordance with ASTM E910 in a National Voluntary Laboratory Accreditation Program certified acoustical laboratory. The sidewalk of the closest habitable structures to the North property line shall be full height concrete and mortar wall.

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 19.

The extension of Charlie Griffin Road to Mud Lake Road shall be concurrent with the submittal of the final Plat of Unit 29 and Unit 36, whichever comes first.

The extension of Timberlane Drive to Trapdoor Road shall be concurrent with the submittal of the Final Plat of Unit 33-3 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 26, 2006  
REVISED: APRIL 12, 2010 (ORD. 11-2010)

**Unit 60 - Assisted Living Facility (+/-) 10 acres, 100 Units Max.** Density, Setback and Parking shall comply with Section 102-352 (3) Plant City Code

**Unit 61 - Multi-Family (+/-) 10 acres, 80 unit maximum, 8 units per acre.** Minimum setbacks shall be 20' front, 20' rear, 10' side yards. Maximum building height shall be 45'. Parking spaces provided at 1.8 spaces per unit, minimum.

**Unit 62 - Multi-Family (+/-) 45 acres, 135 unit maximum, 3 units per acre.** Minimum setbacks shall be 20' front, 20' rear, 10' side yards. Maximum building height shall be 45'. Parking spaces provided at 1.8 spaces per unit, minimum.

**Unit 63 - Single Family (+/-) 62 acres, 170 lots, 2.75 units per acre.** Minimum setbacks shall be 25' front, 30' rear, 10' side yards. Maximum building height shall be 28'.

**DEVELOPMENT REQUIREMENTS**

- Storm Retention and Drainage**
- Storm water, drainage and retention requirements shall meet the specifications of the approved Walden Lake Master Drainage Plan on file with the Plant City Engineering Office.
- Environmentally Sensitive, Recreations and Open Space Areas**
- Potential environmentally sensitive lands have been identified based on the locations of hydric soils as shown on the soils map and is incorporated in this development approval by reference. The wetlands which have been shown on the master development plan as conservation areas may not constitute the full extent of the development's wetlands system. Therefore, development in any hydric soils area will require pre-development EPC and/or DER inspection and staking of any jurisdictional areas identified by the appropriate regulatory agencies. When wetlands are identified on or adjacent to a development site, they shall be labeled as "conservation areas" on the detailed site plan and subdivision plans (when applicable). Individual site plans shall conform to all applicable rules and regulations that may be imposed by the appropriate jurisdictional agencies, and the City of Plant City, including required setbacks from areas determined to be wetlands. Identified setbacks shall remain undisturbed during and following development.
  - Wetlands and wetland setback areas may be used for stormwater management systems or construction of minor recreational improvements, such as elevated boardwalks, un-paved bridge trails, overlook parks, and other similar recreational amenities which do not require the use of impervious surfaces. Conservation areas may be used as unimproved, passive recreational areas.
  - Shorelines of naturally occurring water bodies shall be planted with native wetlands' vegetation.
  - Parks and open spaces that serve the entire development will remain private and will be deeded to the Master Homeowners Association, which will be responsible for their upkeep and maintenance.
  - Individual subdivision sidewalk requirements have been met with the existing and proposed bike path/trail network in the approved CU plan. Bicycle path easements in appropriate subdivisions shall be tied together by bridge paths through wetlands setback and other open space areas. Bicycle paths shall be maintained in an unimproved condition and shall be developed independently of bicycle trails.
  - Certain temporary agricultural or recreation uses shall be allowed on any undeveloped portion of the Community Unit. Uses allowed shall include cattle and horse grazing, stableback shops, small scale farming and horse trails, un-paved recreational fields and the like. All pasture and farming uses shall be subject to the standards for keeping of livestock on estate lots as described in the conditions of approval.

**General Site Development Requirements**

- The overall Community Unit total project density shall not exceed 5.0 units/acre.
- 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 per the approved density multiplied by actual number of acres, provided this does not exceed the overall Community Unit density of 5 units per acre.
- Adequate buffer areas as defined in Chapter 111, Section 111.19 of the Plant City Code shall be constructed between all dissimilar uses, provided, however, that existing natural vegetation may be retained by the planning staff towards fulfillment of all or part of the buffering requirements.
- Setbacks and maximum building heights shall be as applied as delineated on the master site plan by unit.
- Modular offices for real estate sales shall be allowed as temporary use in residential subdivisions. Such offices shall be limited to one per residential subdivision and use as a residence is prohibited. Sales offices shall be removed upon completion of lot sales in that subdivision. Note: (Sept. - Dec. '87 Revision to CU Zoning)
- Acceleration/deceleration lanes shall be provided by the developer as approved by the City Engineer.
- All fire station shall be provided by the developer. Requirements shall be in accordance with the City's standards and approved by the City Engineer.
- Fire hydrants shall be provided by the developer as required by the City's Fire Chief.
- Buffering shall be provided to separate the commercial from the residential uses, and along the Alexander Street right of way.
- All areas delineated as a "conservation area" by the appropriate regulating agency shall be protected and not disturbed during pre and post construction activities.
- The developers of Walden Lake agree to pay the development's proportionate share of any signagization required south of Great Street including the Menomona intersection along Alexander Street identified by a traffic study completed by Plant City or the developer. Payment shall be upon completion of final engineering and scheduling of the specific improvements by construction by the City of Plant City.

**Public Facilities and Utilities**

- Sewer and water requirements shall meet the specifications of the approved Walden Lake Master Sewer Collection and Waste Distribution Plan and Systems Calculations (dated May 4, 1982) on file with the Plant City Engineering Office. All development within the project shall be served by Plant City Sewer and Water.
- As per agreement between Walden Lake, Inc., and the Hillsborough County Public School System and required by the City of Plant City, Walden Lake, Inc., will provide three (3) school sites as shown on the general plan. Specifically, two (2) elementary school sites of at least 15 acres each in size and one (1) middle school site of at least 25 acres in size shall be deeded to the school board within 180 days of notice by the school board that the threshold of Walden Lake's population requires use of the site. This threshold shall be determined per the criteria used by the school board at that time. These school sites will be deeded to the school board for the purpose of classroom facilities to be constructed on the site which will primarily service the needs of the Walden Lake development. School construction shall commence on the designated sites no less than 5 years after Walden Lake's population warrants their need.
- Walden Lake reserves the right of site and architectural approval of all facilities constructed, but will not unreasonably withhold this approval.
- If the school needs thresholds as set by the school board are not reached by Walden Lake's population at buildout for unit 67, or the school board declines use of this site, it shall revert to a single family detached designation at a maximum density of 5 units/acre.