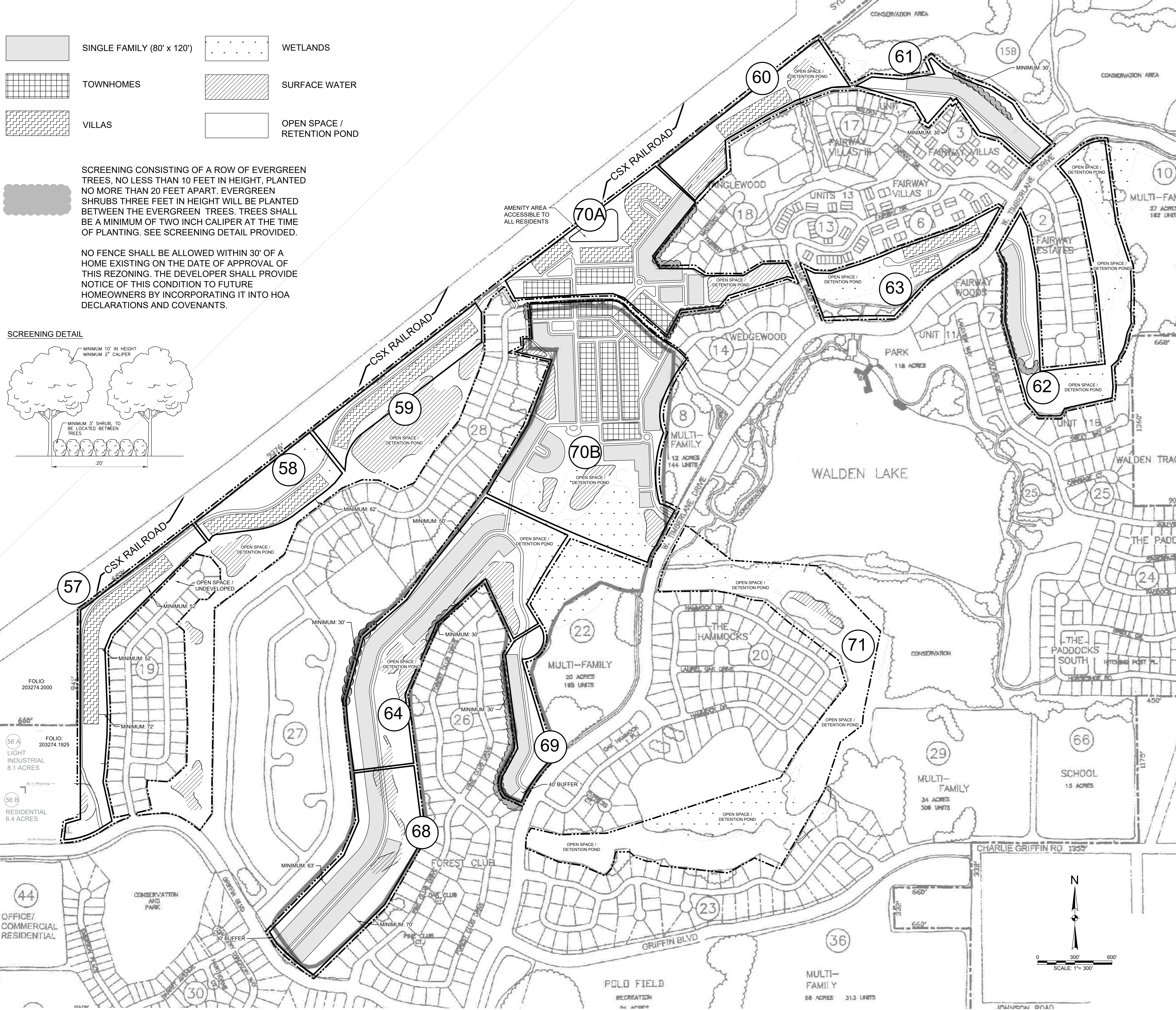
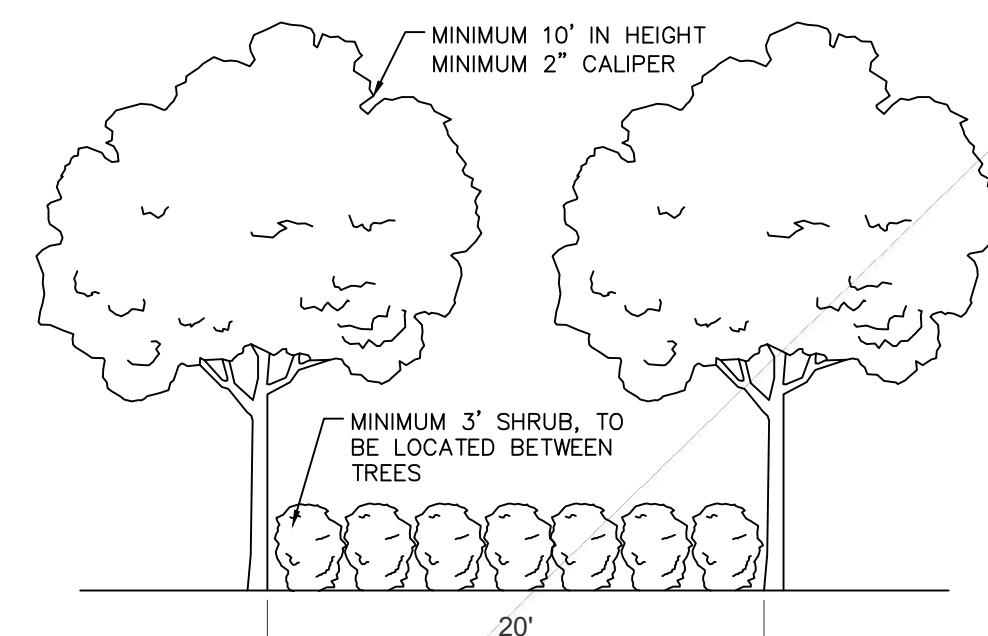


SCREENING CONSISTING OF A ROW OF EVERGREEN TREES, NO LESS THAN 10 FEET IN HEIGHT, PLANTED NO MORE THAN 20 FEET APART. EVERGREEN SHRUBS THREE FEET IN HEIGHT WILL BE PLANTED BETWEEN THE EVERGREEN TREES. TREES SHALL BE A MINIMUM OF TWO INCH CALIPER AT THE TIME OF PLANTING. SEE SCREENING DETAIL PROVIDED.

NO FENCE SHALL BE ALLOWED WITHIN 30' OF A HOME EXISTING ON THE DATE OF APPROVAL OF THIS REZONING. THE DEVELOPER SHALL PROVIDE NOTICE OF THIS CONDITION TO FUTURE HOMEOWNERS BY INCORPORATING IT INTO HOA DECLARATIONS AND COVENANTS.

SCREENING DETAIL



SPECIFIC POD NOTES

57 - 15 VILLAS / 30 UNITS (1 VILLA = 2 ATTACHED UNITS)
 TOTAL ACRES - 17.20
 DENSITY - 1.74 UNITS PER ACRE
 MINIMUM WIDTH - 70'
 MAXIMUM HEIGHT - 35' (SINGLE STORY)

58 - 11 VILLAS / 22 UNITS (1 VILLA = 2 ATTACHED UNITS)
 MINIMUM SETBACKS: FRONT 20', SIDE 10', REAR 30'
 TOTAL ACRES - 10.92
 DENSITY - 2.01 UNITS PER ACRE
 MINIMUM WIDTH - 70'
 MAXIMUM HEIGHT - 35' (SINGLE STORY)

59 - 15 VILLAS / 30 UNITS (1 VILLA = 2 ATTACHED UNITS)
 MINIMUM SETBACKS: FRONT 20', SIDE 10', REAR 30'
 TOTAL ACRES - 11.00
 DENSITY - 2.73 UNITS PER ACRE
 MINIMUM WIDTH - 70'
 MAXIMUM HEIGHT - 35' (SINGLE STORY)

60 - 5 VILLAS / 10 UNITS (1 VILLA = 2 ATTACHED UNITS)
 MINIMUM SETBACKS: FRONT 20', SIDE 10', REAR 30'
 TOTAL ACRES - 15.18
 DENSITY - 0.66 UNITS PER ACRE
 MINIMUM WIDTH - 70'
 MAXIMUM HEIGHT - 35' (SINGLE STORY)

61 - 15 SINGLE-FAMILY UNITS
 9,600 SF LOTS WITH MINIMUM SETBACKS: FRONT 20', SIDE 10', REAR 30'
 TOTAL ACRES - 9.92
 DENSITY - 1.58 UNITS PER ACRE
 MINIMUM WIDTH - 80'
 MAXIMUM HEIGHT - 35'

62 - 11 SINGLE-FAMILY UNITS
 9,600 SF LOTS WITH MINIMUM SETBACKS: FRONT 20', SIDE 10', REAR 30'
 TOTAL ACRES - 26.74
 DENSITY - 0.41 UNITS PER ACRE
 MINIMUM WIDTH - 80'
 MAXIMUM HEIGHT - 35'

63 - 12 VILLAS / 24 UNITS (1 VILLA = 2 ATTACHED UNITS)
 MINIMUM SETBACKS: FRONT 20', SIDE 10', REAR 30'
 MINIMUM DISTANCE BETWEEN BUILDINGS: 20' ON THE SIDE, 60' ON THE REAR
 TOTAL ACRES - 10.15
 DENSITY - 2.38 UNITS PER ACRE
 MINIMUM WIDTH - 70'
 MAXIMUM HEIGHT - 35' (SINGLE STORY)

64 - 42 SINGLE-FAMILY UNITS
 9,600 SF LOTS WITH MINIMUM SETBACKS: FRONT 20', SIDE 10', REAR 30'
 TOTAL ACRES - 33.91
 DENSITY - 1.24 UNITS PER ACRE
 MINIMUM WIDTH - 80'
 MAXIMUM HEIGHT - 35'

65 - 37 SINGLE-FAMILY UNITS
 9,600 SF LOTS WITH MINIMUM SETBACKS: FRONT 20', SIDE 10', REAR 30'
 TOTAL ACRES - 20.29
 DENSITY - 1.82 UNITS PER ACRE
 MINIMUM WIDTH - 80'
 MAXIMUM HEIGHT - 35'

66 - 13 SINGLE-FAMILY UNITS
 9,600 SF LOTS WITH MINIMUM SETBACKS: FRONT 20', SIDE 10', REAR 30'
 TOTAL ACRES - 8.27
 DENSITY - 1.57 UNITS PER ACRE
 MINIMUM WIDTH - 80'
 MAXIMUM HEIGHT - 35'

70A - TOTAL ACRES - 28.72
 DENSITY - 3.72 UNITS PER ACRE

70B - TOTAL ACRES - 48.48
 DENSITY - 3.87 UNITS PER ACRE

71 - OPEN SPACE / DETENTION POND

TOTAL ACREAGE
 OVERALL - 319.30 AC
 TOTAL OPEN SPACE - 228.52

TOTAL UNITS
 OVERALL - 629 UNITS
 SINGLE FAMILY - 173 UNITS
 VILLAS - 78 STRUCTURES / 156 UNITS (SINGLE STORY)
 TOWNHOMES - 200 UNITS (TWO STORIES)

NOTES
 1. ALL NEW ROAD ACCESS CONNECTIONS TO TIMBERLANE DR. AND GRIFFIN BLVD. ARE PROPOSED TO HAVE FULL ACCESS.
 2. NEW ROAD ACCESS CONNECTIONS FROM CLUBHOUSE DRIVE ARE PROPOSED TO HAVE FULL ACCESS.
 3. THE PD SITE PLAN DOES NOT HAVE STAGES FOR DEVELOPMENT.
 4. THE DEVELOPMENT OF THE NORTHERN PORTION OF POD 57, AS WELL AS PODS 58 AND 59 ARE CONDITIONAL ON THE DEVELOPER'S ABILITY TO SATISFY THE CITY'S RIGHT-OF-WAY CROSS SECTION REQUIREMENTS IN ACCORDANCE WITH THE PROVISIONS OF THE LAND DEVELOPMENT CODE. THE SOUTHERN PORTION OF POD 57 MAY BE DEVELOPED WITH A CUL-DE-SAC IN ACCORDANCE WITH PROVISIONS OF THE LAND DEVELOPMENT CODE.

DEVELOPMENT REQUIREMENTS FOR PODS 57-64 & 68-71

- STORM DETENTION AND DRAINAGE**
- STORM WATER, DRAINAGE AND DETENTION REQUIREMENTS SHALL MEET THE CITY OF PLANT CITY LAND DEVELOPMENT CODE.
 - FINAL DESIGN OF BUILDINGS, STORMWATER DETENTION AREAS, AND INGRESS/EGRESS ARE SUBJECT TO CHANGE PENDING FORMAL AGENCY JURISDICTIONAL DETERMINATIONS OF WETLAND AND OTHER SURFACE WATER BOUNDARIES AND APPROVAL BY THE APPROPRIATE REGULATORY AGENCIES.
 - THE SPARTAN BRANCH WBD WILL BE TAKEN INTO ACCOUNT IN THE MASTER STORMWATER SYSTEM DESIGN, WHICH SHALL USE TREATMENT TRAINS, PROLONGED DETENTION, INCREASED RESIDENCE TIME, AND OTHER MEANS TO ENSURE COMPLIANCE WITH STATE WATER QUALITY CRITERIA. DIRECT DISCHARGE INTO WALDEN LAKE SHALL BE PROHIBITED. ALL DISCHARGES WILL BE TREATED UPSTREAM OF WALDEN LAKE. THE STORMWATER MANAGEMENT SYSTEM SHALL BE DESIGNED TO MAINTAIN PRE VERSUS POST PEAK FLOWS FOR THE 2.33, 5, 10, 25, 50 AND 100-YEAR STORM EVENTS TO ENSURE NO ADVERSE IMPACTS TO ADJACENT DOWNSTREAM PROPERTY OWNERS.
- RECREATIONS AND OPEN SPACE AREAS**
- SITE DEVELOPMENT PLANS SHALL COMPLY WITH APPLICABLE EPC, SWFWMD AND PLANT CITY REGULATIONS WITH RESPECT TO ANY PROPOSED IMPACTS TO OR PRESERVATION OF IDENTIFIED WETLANDS.
 - WETLANDS AND WETLAND SETBACK AREAS MAY BE USED FOR STORMWATER MANAGEMENT SYSTEMS OR CONSTRUCTION OF MINOR RECREATIONAL IMPROVEMENTS, SUCH AS ELEVATED BOARDWALKS, UNPAVED BRIDLE 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 SUBJECT TO EPC APPROVAL.
 - PARKS AND OPEN SPACES WILL BE PRIVATELY OWNED AND MAINTAINED OR MAY BE TRANSFERRED TO A HOA FOR OWNERSHIP AND/OR MAINTENANCE.
 - INDIVIDUAL UNIT RECREATION AND OPEN SPACE REQUIREMENTS HAVE GENERALLY BEEN MET WITHIN THE OVERALL PLANNED DEVELOPMENT PLAN THROUGH PROVISIONS OF OPEN SPACE, RECREATION AND CONSERVATION AREAS. NEW RECREATION AREAS IN THE SUBJECT PODS SHALL BE OPEN TO ALL OWNERS WITHIN THE OVERALL PLANNED DEVELOPMENT, SUBJECT TO REASONABLE RESTRICTIONS AND REGULATIONS THAT ARE IMPOSED BY THE DEVELOPER AND ANY HOA FORMED BY THE DEVELOPER FOR THE SAFETY AND ENJOYMENT OF RESIDENTS OF THE SUBJECT PODS.
 - APPROVAL OF THIS ZONING PETITION BY CITY OF PLANT CITY DOES NOT CONSTITUTE A GUARANTEE THAT THE ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH COUNTY (EPC) APPROVALS/PERMITS NECESSARY FOR THE DEVELOPMENT AS PROPOSED WILL BE ISSUED, DOES NOT ITSELF SERVE TO JUSTIFY ANY IMPACT TO WETLANDS, AND DOES NOT GRANT ANY IMPLIED OR VESTED RIGHT TO ENVIRONMENTAL APPROVALS.
 - THE CONSTRUCTION AND LOCATION OF ANY PROPOSED WETLAND IMPACTS ARE NOT APPROVED BY THIS CORRESPONDENCE, BUT SHALL BE REVIEWED BY EPC STAFF UNDER SEPARATE APPLICATION PURSUANT TO THE EPC WETLANDS RULE DETAILED IN CHAPTER 1-11, RULES OF THE EPC, (CHAPTER 1-11) TO DETERMINE WHETHER SUCH IMPACTS ARE NECESSARY TO ACCOMPLISH REASONABLE USE OF THE SUBJECT PROPERTY.

- PRIOR TO THE ISSUANCE OF ANY BUILDING OR LAND ALTERATION PERMITS OR OTHER DEVELOPMENT, THE APPROVED WETLAND / OTHER SURFACE WATER (OSW) LINE MUST BE INCORPORATED INTO THE SITE PLAN. THE WETLANDS OSW LINE MUST APPEAR ON ALL SITE PLANS.
 - THE DEVELOPER SHALL PROVIDE A MINIMUM OF 15 ACRES OF ACTIVE PARK AREAS THAT SHALL BE GOVERNED BY THE TERMS OF RECREATIONS AND OPEN SPACE AREAS NOTE #4 ABOVE. THE CONCEPTUAL PARK LOCATIONS ARE SHOWN ON "SHEET 3: MASTER RECREATION AND OPEN SPACE PLAN". THE DEVELOPER SHALL SOLICIT NEIGHBORHOOD FEEDBACK FROM THE WALDEN LAKE COMMUNITY ASSOCIATION AND CITY STAFF. THE SIZE AND ENHANCEMENTS IN THESE AREAS ARE TO BE DETERMINED DURING CONSTRUCTION PLAN REVIEW AND SHALL BE GUIDED BY THE VISION BOOK PROVIDED BY THE DEVELOPER.
 - THE TRAIL SYSTEM SHOWN ON "SHEET 3: MASTER RECREATION AND OPEN SPACE PLAN" SHALL BE GOVERNED BY THE TERMS OF RECREATIONS AND OPEN SPACE AREAS IN NOTE #4 ABOVE. FINAL LOCATION IS TO BE DETERMINED DURING CONSTRUCTION PLAN REVIEW.
 - AT THE TIME OF FINAL PLAT FOR EACH POD, OPEN SPACE WITHIN THAT POD SHALL BE PROTECTED IN PERPETUITY IN THE FORM OF A RECREATION TRACT MANAGED BY AN ASSOCIATION OR CDD, DEED RESTRICTION, CONSERVATION EASEMENT, OR OTHER INSTRUMENT AS APPROVED BY THE CITY ATTORNEY. AT THE TIME OF THE LAST FINAL PLAT, ALL OPEN SPACE DESIGNATED BY THE PD SHALL HAVE BEEN PROTECTED.
- PUBLIC FACILITIES AND UTILITIES**
- SEWER, WATER, AND RECLAIMED WATER REQUIREMENTS SHALL MEET THE CITY OF PLANT CITY LAND DEVELOPMENT CODE AND TECHNICAL STANDARDS. ALL DEVELOPMENT WITHIN THE PROJECT SHALL BE SERVED BY PLANT CITY SEWER, WATER, AND RECLAIMED WATER.
 - THE PROVISION OF OFF-SITE AND ON-SITE WATER, RECLAIMED WATER, AND SANITARY SEWER IMPROVEMENTS SHALL BE PROVIDED BY THE DEVELOPER SUBJECT TO THE APPROVAL OF THE UTILITIES DIRECTOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANT CITY COMPREHENSIVE PLAN.
 - ALL UTILITIES SHALL BE PLACED UNDERGROUND EXCEPT WHERE CONNECTION TO EXISTING ABOVE GROUND UTILITIES EXISTS.
 - PLACEMENT OF UTILITIES ON THE SITE SHALL BE SUBJECT TO APPROVAL OF THE UTILITIES DIRECTOR, AND
 - NO SITE CLEARANCE OR ALTERATION SHALL OCCUR PRIOR TO THE APPROVAL OF THE PLANNED DEVELOPMENT DETAILED SITE PLAN.
- TRAFFIC CONDITIONS**
- DEVELOPER WILL PAY TO THE CITY THE ACTUAL, DOCUMENTED COST OF THE INSTALLATION OF A TRAFFIC SIGNAL TO BE LOCATED AT THE INTERSECTION OF TURKEY CREEK ROAD AND GRIFFIN BLVD PRIOR TO THE ISSUANCE OF ANY PERMITS FOR VERTICAL CONSTRUCTION IN AN AMOUNT NOT TO EXCEED \$30,000.00 (THE "SIGNAL COST"). THE SIGNAL COST SHALL BE PAID BY THE DEVELOPER TO THE CITY PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR VERTICAL DEVELOPMENT OF THE PROPERTY OR, WITHIN THIRTY (30) DAYS FOLLOWING RECEIPT OF THE CITY ENGINEER'S CERTIFIED COST ESTIMATE OF THE SIGNAL COST, WHICHEVER IS LATER. DEVELOPER WILL NOT BE RESPONSIBLE FOR THE PAYMENT OF ANY OTHER IMPROVEMENTS AT THE INTERSECTION OTHER THAN THE SIGNAL COST AND THE DEVELOPER WILL RECEIVE DOLLAR FOR DOLLAR CREDIT FOR THE SIGNAL COST AGAINST ANY TRANSPORTATION MOBILITY FEES ASSESSED BY THE CITY. IF THE ACTUAL DOCUMENTED SIGNAL COST IS LESS THAN \$30,000.00, THE CITY SHALL REIMBURSE DEVELOPER WITHIN THIRTY (30) DAYS OF THE COMPLETION OF THE SIGNAL INSTALLATION.

- THE FOLLOWING INTERNAL IMPROVEMENTS SHALL BE CONSTRUCTED PRIOR TO ANY CERTIFICATE OF OCCUPANCY BEING ISSUED FOR CORRESPONDING PODS:
 - TIMBERLANE DRIVE & ENTRANCE TO POD 61 - RIGHT TURN LANE
 - TIMBERLANE DRIVE & ENTRANCE FOR PODS 69 & 70 - RIGHT TURN AND LEFT TURN LANES
 - GRIFFIN BLVD & ENTRANCE TO PODS 57-59 - LEFT TURN LANE
 - GRIFFIN BLVD & ENTRANCE TO PODS 68/64 - LEFT TURN LANE
 - THE TURN LANE LENGTHS SHALL BE THE MINIMUM 175 FT. THIS IS BASED ON THE EXPECTED QUEUE AND PDOT DESIGN STANDARDS.







- GENERAL SITE DEVELOPMENT REQUIREMENTS**
- THE OVERALL PLANNED DEVELOPMENT TOTAL PROJECT DENSITY SHALL NOT EXCEED 5.0 UNITS/ACRE.
 - BUFFER AND SCREENING AREAS SHALL BE PROVIDED AS DEPICTED ON THE SITE PLAN, PAGE 2 OF 3.
 - WHERE FEASIBLE, TREES ALONG THE PODS PERIPHERIES OF ALL PROPOSED DEVELOPMENT WILL BE RETAINED.
 - MODULAR OFFICES FOR REAL ESTATE SALES SHALL BE ALLOWED AS A 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.
 - ANY ACCELERATION/DECELERATION LANES PROPOSED BY THE DEVELOPER SHALL BE SUBJECT TO REVIEW AND APPROVAL OF THE CITY ENGINEER.
 - ANY LIFT STATIONS PROPOSED BY THE DEVELOPER SHALL BE IN ACCORDANCE WITH THE CITY STANDARDS AND APPROVED BY THE CITY UTILITIES DIRECTOR.
 - FIRE HYDRANTS SHALL BE PROVIDED BY THE DEVELOPER AS REQUIRED BY THE CITY'S FIRE CHIEF.
 - DURING CONSTRUCTION PLAN REVIEW, CITY STAFF SHALL APPROVE A CONSTRUCTION STAGING/TRADE PARKING PLAN THAT PROVIDES SUFFICIENT ACCESS FOR CONSTRUCTION WHILE MINIMIZING POTENTIAL IMPACTS TO ROADWAYS AND EXISTING HOMES.
 - IF THE REAR OF A PROPOSED TWO-STORY RESIDENTIAL UNIT FACES AN EXISTING SINGLE FAMILY RESIDENTIAL UNIT WITH A POOL ENCLOSURE, THE PROPOSED TWO-STORY RESIDENTIAL UNIT SHALL BE AT LEAST 60 FEET FROM THE ADJACENT POOL ENCLOSURE.
 - TOWNHOME DEVELOPMENT SHALL BE LOCATED AS SHOWN ON THE SITE PLAN WITH A MAXIMUM OF 200 UNITS AND REVIEWED BY STAFF FOR COMPLIANCE WITH THE DESIGN STANDARDS IN SECTION 102-353(B) OF THE CITY OF PLANT CITY LAND DEVELOPMENT CODE.
 - IN ORDER TO MAINTAIN CONTINUITY WITH THE EXISTING DEVELOPMENT PATTERN, PODS SHALL BE DESIGNATED AS NEIGHBORHOODS WITH A NAME AND SIGNAGE TO DIFFERENTIATE IT FROM OTHER NEIGHBORHOODS. PODS MAY BE COMBINED INTO NEIGHBORHOODS AND THERE MUST BE A MINIMUM OF FIVE NEIGHBORHOODS.
 - NO POOLS, SCREEN ENCLOSURES, OR ACCESSORY USES SHALL BE LOCATED WITHIN 33 FEET OF AN EXISTING PRIMARY/MAIN RESIDENCE AT THE TIME OF APPROVAL.

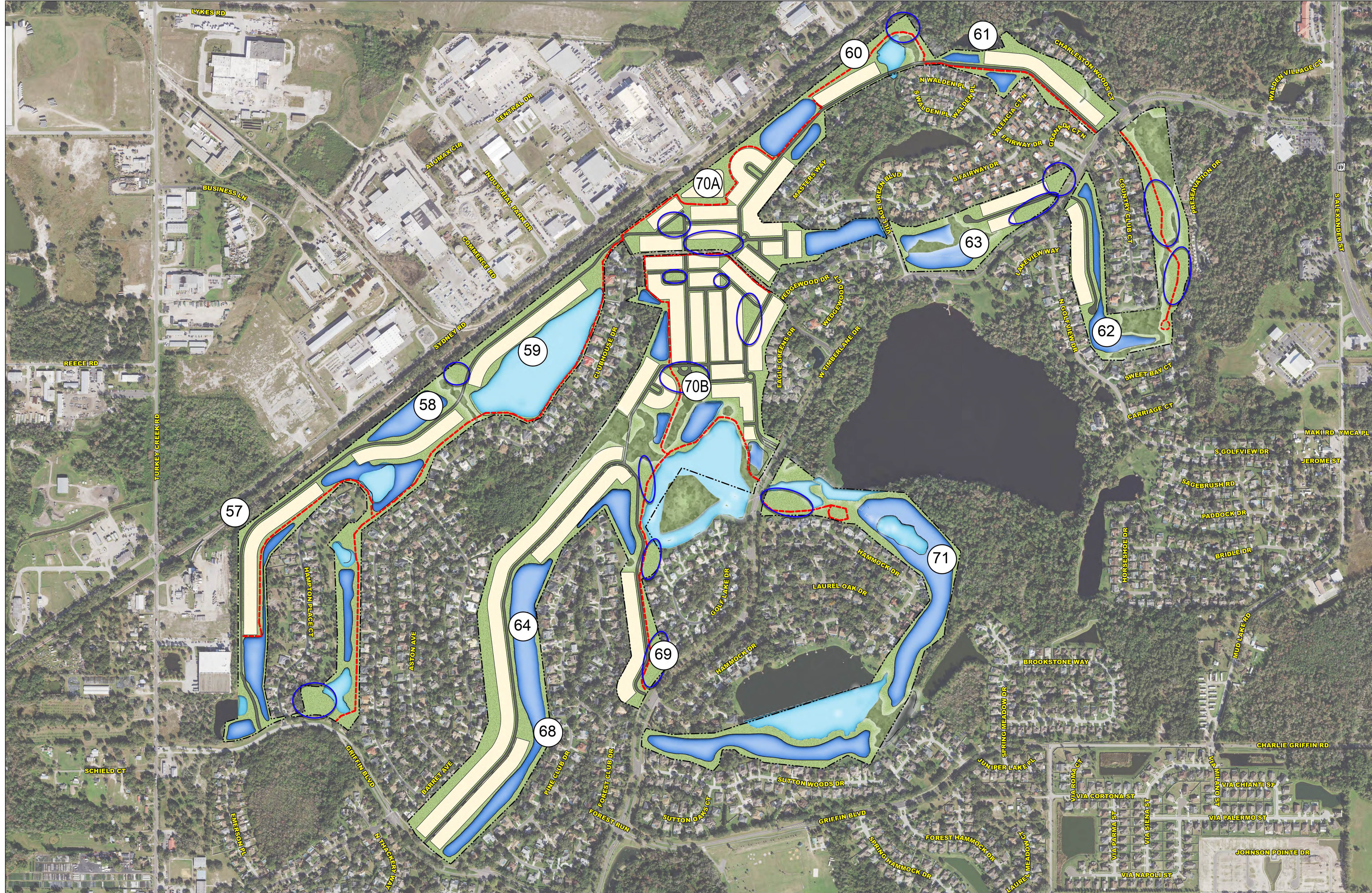
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Revision No.	Date	Description

Project No.:	0188-001
Issued:	05/15/2023
Drawn By:	MAS
Checked By:	IA
Scale:	1" = 300'
Sheet Title	PLANNED DEVELOPMENT SITE PLAN
Sheet Number	2 of 3

-  STORMWATER RETENTION POND
-  WETLANDS
-  SURFACE WATER
-  PEDESTRIAN TRAIL (FINAL LOCATION TO BE DETERMINED DURING CONSTRUCTION PLAN REVIEW)
-  CONCEPTUAL PARK AREAS (FINAL LOCATION AND RANGE OF OPEN SPACE ENHANCEMENTS ARE SUBJECT TO COORDINATION WITH MASTER HOA)
-  OPEN SPACE (228.52 ACRES – INCLUDES GREENSPACE, STORMWATER RETENTION, WETLANDS, SURFACE WATER, PEDESTRIAN TRAILS, AND PARK AREAS)



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Revision No.	Date	Description

Project No.	0188-001
Issued	05/15/2023
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Scale	1" = 300'
Sheet Title	MASTER RECREATION AND OPEN SPACE PLAN
Sheet Number	3 of 3

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