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May 16, 2023

VIA E-MAIL: jham@plantcitygov.com

Julie Ham
Planning & Zoning Manager
302 W. Reynolds Street
Plant City, FL 33563

Re: Revised Application PB 2020-17 Based on Planning Board and Community
Feedback

Dear Ms. Ham:

As you know, Walden Lake LLC (the “Applicant”) submitted a Planned Development rezoning application to develop 550 residential units in Walden Lake (the “Application”). The Application was initially considered by the City of Plant City Planning Board (the “Planning Board”) on February 9, 2022, and February 23, 2022. The Planning Board recommended denial of the Application. The Applicant then spent approximately one year revising its site plan to address all of the Planning Board’s feedback on the Application—in total, 42 items.

This revised Application went before the Planning Board on January 31, 2023, February 8, 2023, and February 22, 2023. The Planning Board voted to recommend denial of the Application and issued a Findings and Recommendation to the City Commission (the “Planning Board Findings”).

As requested by Planning Board at the February 8, 2023 hearing, the Applicant submitted a revised site plan that reflected all of the Applicant’s commitments on the record at the hearings for the Planning Board’s consideration. However, the Planning Board then rejected consideration of the revised site plan that it had requested and did not take it into consideration in issuing the Planning Board Findings. The Applicant has still revised the enclosed revised site plan to reflect its commitments at the hearings. The Applicant has also included a revised narrative reflecting the site plan changes.

Further, the Applicant noted 54 items of concern in the Planning Board Findings that the Planning Board. Some of these items were first raised in the Planning Board Findings. The Applicant has addressed 20 out of 54 these items of concern with the enclosed revise site plan.

The Applicant has prepared a clouded site plan and prepared the list below outlining the changes.

Sheet 1 of 3

1. Added industrial conditions that we agreed to with JMB Partnership to POD 57 condition (E) on SHEET 1 of 3—
 1. (E) Buffer and screening – Parcel Folio 203274-2000: Prior to the issuance of the first certificate of occupancy for any building on any lot adjacent to Parcel Folio 203274-2000, along the entire eastern property line of the parcel with tax folio 203274-2000, the developer, and any successor community association, shall construct, maintain, and repair, one of the following 2 options:
 - (1) a 20-foot wide buffer area, including a durable concrete wall adjacent to the common boundary with a minimum height of nine feet (9’), and containing within the buffer area either the existing vegetation, or a row of evergreen trees, no less than 10 feet apart, and evergreen shrubs three feet in height will be planted between the evergreen trees and shall be placed within 10 feet of the fence. Newly planted trees shall be a minimum of two inch caliper at the time of planting and shall be planted on the east side of the fence. The height of the concrete wall shall be measured from the existing grade along the common boundary with parcel 203274-2000.
 - (2) a physical barrier identical to the type described in POD 57 CONDITION Note (A) above, with a total height no lower than 12’ above the existing grade along the common boundary with parcel 203274-2000.
 2. Added Folio numbers for industrial parcels mentioned above on the site plan graphic.
 3. Wording added to SHEET 1 of 3 for architectural design requirements, “NO TWO BUILDING FAÇADE SHALL BE IMMEDIATELY ADJACENT TO, OR DIRECTLY ACROSS FROM ONE ANOTHER, OR DIAGONAL TO EACH OTHER.”

Sheet 2 of 3

4. Added Folio numbers for industrial parcels mentioned above on the site plan graphic.
5. Split POD 70 into POD 70A and POD 70B.
6. Revised layout of POD 62 to switch the location of the residential lots and the roadway and added screening along the rear side of the lots.
7. Deleted POD 57 condition label on site plan graphic since the conditions are listed on Sheet 1.

8. Added new commitment to the screening detail/description in the legend that “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.”
9. Removed fencing from the screening detail and legend.
10. Revised screening detail to show trees spaced 20’ apart with shrubs in between to match description.
11. Added conditions to Specific Pods Notes for maximum height that villas shall be single story and THs shall be limited to two stories on SHEET 2 of 3 for PODs 57-60, 63, 70, and TOTAL UNITS.
12. Villas adjacent to Tanglewood and Wedgewood in POD 70A have been converted to Single Family units. New unit count—
 1. POD 70A: 17 Single Family, 20 Villas/40 Units, 50 townhomes
 2. Overall: 529 units (173 Single Family, 78 Villas/156 Units, 200 townhomes)
13. Deleted Public Facilities and Utilities Note #2 – ~~WALDEN LAKE RESERVES THE RIGHT OF SITE AND ARCHITECTURAL APPROVAL OF ALL FACILITIES CONSTRUCTED, BUT WILL NOT UNREASONABLY WITHHOLD THIS APPROVAL.~~
14. Revised Recreations and Open Space Areas Note #4 – 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. EACH SUBDIVISION WILL BE PROVIDED ACCESS TO ACTIVE AND PASSIVE RECREATION AREAS WITHIN WALDEN LAKE. 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.
15. Revised Recreations and Open Space Areas Note #8 – 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 OPEN TO THE PUBLIC.
16. Revised Recreations and Open Space Areas Note #9 – 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 OPEN TO THE PUBLIC. FINAL LOCATION IS TO BE DETERMINED DURING CONSTRUCTION PLAN REVIEW.

17. Deleted Recreations and Open Space Areas Note #4 – ~~CERTAIN TEMPORARY AGRICULTURAL OR RECREATION USES SHALL BE ALLOWED ON ANY UNDEVELOPED PORTION OF THE PLANNED DEVELOPMENT.~~
18. Revised Recreations and Open Space Areas Note #3 – PARKS AND OPEN SPACES ~~THAT SERVE THE ENTIRE DEVELOPMENT~~ WILL BE PRIVATELY OWNED AND MAINTAINED OR MAY BE TRANSFERRED TO A HOA FOR OWNERSHIP AND/OR MAINTENANCE.
19. Added General Site Development Requirements Note #8 – 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.
20. Added General Site Development Requirements Note #9 -- 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.
21. Added to General Site Development Requirements Note #10 – 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(6) OF THE CITY OF PLANT CITY LAND DEVELOPMENT CODE.
22. Added General Site Development Requirements Note #11 – 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.
23. Added General Site Development Requirements Note #12 – NO POOLS, SCREEN ENCLOSURES, OR ACCESSORY USES SHALL BE LOCATED WITHIN 33 FEET OF AN EXISTING PRIMARY/MAIN RESIDENCE AT THE TIME OF APPROVAL.

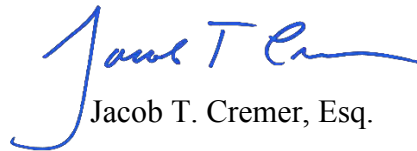
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Sheet 3 of 3

24. Revised to remove the roundabout shown on Sheet 3 of 3 adjacent to the CSX railroad to match the roadway design shown on Sheet 2 of 3.
25. Revised POD 62 layout to match Sheet 2 of 3.
26. Split POD 70 into POD 70A and POD 70B to match sheet 2 of 3.

Very truly yours,



Jacob T. Cremer, Esq.

cc: Ken Buchman (via email: kbuchman@plantcitygov.com)
Mark Barnebey (via email: mbarnebey@blalockwalters.com)
Elise Batsel, Esq. (via email: ebatsel@stearnsweaver.com)
Nicole Neugebauer, Esq. (via email: nneugebauer@stearnsweaver.com)

**PROJECT NARRATIVE TO
MAJOR MODIFICATION TO PLANNED
DEVELOPMENT**

**Applicant/Owner:
WALDEN LAKE LLC**

**Agent/Submitted by:
Jacob T. Cremer, Esquire
S. Elise Batsel, Esquire
Stearns Weaver Miller
401 East Jackson Street, Suite 2100
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(813) 223-4800**

April 22, 2020
Original Submission

Revised July 15, 2022
Following Planning Board and Community Feedback

Revised September 12, 2022
Following City of Plant City Staff Comments

Revised December 22, 2022
Following City of Plant City Staff Comments

*Revised May 16, 2023
Following Planning Board and Community Feedback*

I. REDESIGNED PROJECT FOLLOWING PLANNING BOARD FEEDBACK

This is a request to redevelop the defunct Walden Lake Golf Course and Country Club into a residential community with open space and public trail and park system (the “**Project**”). After extensive community outreach and hearings before the City of Plant City Planning Board on February 9, 2022, and February 23, 2022 (the “**2022 Planning Board Hearings**”), the applicant, Walden Lake, LLC (the “**Applicant**”), completely redesigned the Project to address the Planning Board and community’s concerns. On January 31, 2023, February 8, 2023, and February 22, 2023 (the “**2023 Planning Board Hearings**”), the Planning Board and community provided additional feedback on the revised site plan. The Applicant has again revised the site plan to address these concerns.

A. Changes after 2022 Planning Board Hearings

In response to community and Planning Board feedback from the 2022 Planning Board Hearings, significant changes to the proposed development were made to address their comments. The Planning Board’s principal concerns were: (1) commercial uses in the Mixed-Use Village Center; (2) multi-family uses in the Mixed-Use Village Center; (3) lot size; and (4) traffic. The redesign after the 2022 Planning Board Hearings significantly reduced the density and intensity of the Project. All of the changes to the site plan outlined below and submitted after the 2022 Planning Board Hearings are incorporated in the latest plan included with this submittal.

The most significant change after the 2022 Planning Board Hearings was the reduction of units from 766 units to 560 units, a 27% reduction. Furthermore, in response to concerns with the Mixed-Use Village commercial and multi-family development, the Applicant eliminated these uses and committed to single-family, villas, and townhome development within that area. Another major change was the Applicant’s elimination of all single-family lots less than 80-feet wide. The application originally proposed 220 single family lots “outside the village center”, of which 207 proposed lots (approximately 94%) were less than 80-feet wide. The Applicant redesigned the Project so that there were zero (0) single-family lots less than 80-feet wide. In other words, 100% of the single-family lots were 80-feet wide.

As depicted on the former site plan, pods along the railroad track were comprised of villas, giving the impression of larger homes, while creating a barrier between the tracks and the existing homes of Walden Lake. The remainder of the lots outside of the previously-proposed village center and pods along the railroad track were 80-foot-wide lots, except Pod 63, which features villas next to existing villas. The unit count for Pods 57 through 69 decreased from 279 lots to 244 lots—a decrease of 35 lots. The biggest reduction in density occurred in the former Mixed-Use Village Center, which had 487 units. The Mixed-Use Village Center was converted to Pod 70 and the density was reduced by thirty-five percent (35%) to generate the former proposal of 316 units, including a variety of products such as single-family homes, villas, and townhomes. Again, the multifamily and commercial elements were completely removed.

The Applicant had enclosed a chart outlining the Planning Board’s concerns from the written recommendation of denial of PB 2020-17 and the Applicant’s response based on changes to the site plan. It is attached to this resubmittal as **Attachment A**. Finally, the Applicant

eliminated all eleven specific approval requests so the Project would fully comply with the City’s Land Development Code (“Code”). Below is a table summarizing the major changes after the 2022 Planning Board Hearings:

	BEFORE	AFTER
Lots less than 80’ wide	207	0
Commercial Use	20,000 SF	0
Multi-Family Units	260	0
Specific Approval for Residential Development	10	0
Total Number of Lots	766	560

The charts below demonstrate the changes between each Pod after the 2022 Planning Board Hearings (note Pod’s 65, 66, and 67 are already created within the existing Walden Lake PD):

FORMER DESIGN													
	Pod 57	Pod 58	Pod 59	Pod 60	Pod 61	Pod 62	Pod 63	Pod 64	Pod 68	Pod 69	Village Center		
Type	SF	SF	SF	SF	V	SF	V	SF	SF	SF	V	TH	MF
Lot Width	60’	50’	50’	50’	70’	60’	70’	70’	70’	80’	70’	20’	N/A
Units	34	17	29	20	34	16	25	66	25	13	157	70	260
Total	766												

Type: SF = single-family, V= villas, MF = multi-family, TH = townhome

NEW DESIGN													
	Pod 57	Pod 58*	Pod 59*	Pod 60	Pod 61	Pod 62	Pod 63	Pod 64	Pod 68	Pod 69	Pod 70		
Type	V	V	V	V	SF	SF	V	SF	SF	SF	SF	V	TH
Lot Width	70’	70’	70’	70’	80’	80’	70’	80’	80’	80’	80’	70’	20’
Units	40	22	30	22	15	11	24	30	37	13	36	80	200
Total	560												

Type: SF = single-family, V= villas, TH = townhome

*Pods 58 and 59 were made conditional on the Applicant’s ability to fully satisfy Code requirements for right-of-way cross sections.

The Applicant also significantly increased the open space per residential pod from 40-45% under the plan prior to the 2022 Planning Board Hearings to an average of 64% of acreage with a minimum of 51%. **The minimum open space acreage in any pod under that design exceeded the average acreage of open space under the previous plan.**

An additional 78.92 acres of open space was dispersed outside of each development pods, for a total of 228.52 acres, an increase from the previous 204.29 acres by 12%, and depicted on former Sheets 2 and 3 of the site plan. There will be no residential development in the areas designated as open space/detention pond. The amount of open space represents approximately 72% of the entire development. Code Section 102-445(1)(j) requires that a minimum of thirty percent (30%) gross land area for open space be provided for single-family and two-family developments.

POD	OPEN SPACE ACREAGE	TOTAL ACREAGE	OPEN SPACE PERCENTAGE
57	11.62	17.2	68%
58	8.02	10.92	73%
59	6.11	11.0	56%
60	11.17	15.18	74%
61	5.30	9.52	56%
62	23.65	26.74	88%
63	7.38	10.15	73%
64	21.91	33.91	65%
68	11.23	20.29	55%
69	4.20	8.27	51%
70	39.01	77.2	51%
AVERAGE:			64%

Additionally, the Applicant committed to a minimum of 15 acres of usable active open space. As depicted on Sheet 3 – Master Recreation and Open Space Plan of the former site plan, the open space improvements include a pedestrian trail system throughout the Project, dog parks, exercise areas, parks, stormwater ponds, and other amenities. **Attachment B** includes design renderings of the open space areas. The Applicant is still committed to providing all of these amenities to the public.

B. Changes after 2023 Planning Board Hearings

On January 31, 2023, February 9, 2023, and February 22, 2023, the Planning Board considered the revised application package. As requested by Planning Board at the February 8, 2023 hearing, the Applicant submitted a revised site plan reflecting all of the Applicant’s commitments on the record at the 2023 Planning Board Hearings. However, the Planning Board then rejected consideration of the revised site plan that it had requested and did not take it into consideration in issuing the Planning Board’s Findings & Recommendations to the City Commission. Nevertheless, the Applicant has still revised the enclosed site plan to reflect its

commitments at the hearings and make additional changes in response to the Planning Board's Findings & Recommendations.

POST-2022 PLANNING BOARD HEARINGS DESIGN													
Pod	57	58*	59*	60	61	62	63	64	68	69	70		
Type	V	V	V	V	SF	SF	V	SF	SF	SF	SF	V	TH
Lot Width	70'	70'	70'	70'	80'	80'	70'	80'	80'	80'	80'	70'	20'
Units	40	22	30	22	15	11	24	30	37	13	36	80	200
Total	560												

POST-2023 PLANNING BOARD HEARINGS DESIGN															
Pod	57	58*	59	60	61	62	63	64	68	69	70A			70B	
Type	V	V	V	V	SF	SF	V	SF	SF	SF	SF	V	TH	SF	TH
SLOT Width	70'	70'	70'	70'	80'	80'	70'	80'	80'	80'	80'	70'	20'	80'	20'
Units	30	22	30	10	15	11	24	42	37	13	17	40	50	38	150
Height	SS	SS	SS	SS	35	35	SS	35	35	35	35	SS	TS	35	TS
Total	529														

*Pods 58 and 59 were made conditional on the Applicant's ability to fully satisfy Code requirements for right-of-way cross sections.

Type: SF = single-family, V= villas, TH = townhome

Height: SS = Single-Story (Maximum 35'), TS = Two Story (Maximum 35'), 35 = Maximum 35'

In addition to the unit reduction, addition of a height requirement, and changes to the type of residential product in some Pods, the Applicant made a series of other changes to the plan, including the removal of all fencing, a revised layout in Pod 62 to change the cul-de-sac location to provide enhanced screening, a requirement that all townhomes must be consistent with Code Section 102-353, and a requirement that there be a minimum of five neighborhoods to mimic the existing framework. To address the Planning Board's concerns with two-story homes facing a single story home with a pool enclosure, the Applicant added the following condition: "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." The Applicant has enclosed a new chart outlining the

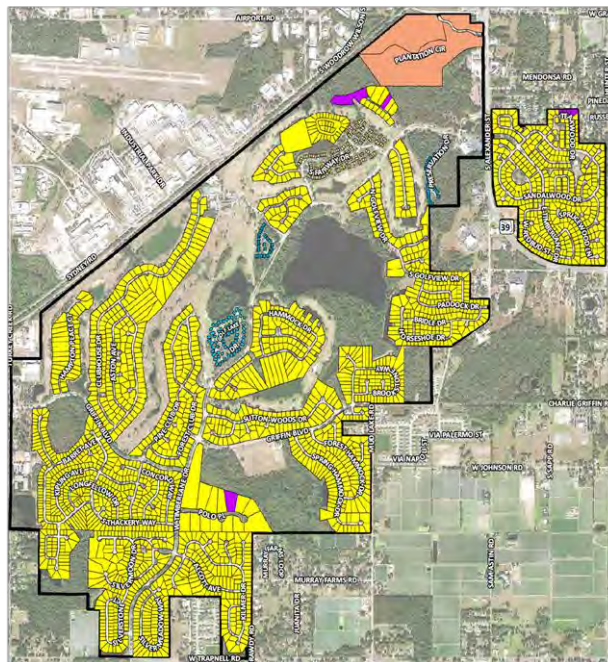
Planning Board’s concerns from the latest written recommendation of denial of PB 2020-17 and the Applicant’s response based on changes to the site plan as **Attachment C**.

II. EXISTING PD AND VESTED RIGHTS

The Applicant requests a modification to an existing Planned Development for a parcel of land containing approximately 319.3 ± acres (the “**Property**”). The Property was previously operated as the Walden Lake Golf Course and Country Club, which is now two fallow courses and open space. The clubhouse facility was recently demolished at the City’s request, and other demolition work is being performed in response to the community’s feedback. This is an exciting project with the potential to repurpose and revitalize the non-operational and non-economically-viable golf courses, while creating new community spaces for existing and future residents of Walden Lake

The Property is located within the overall 2,080 ± acre Walden Lake Community Development Unit (the “**Existing PD**”). The Existing PD permits a mixed-use development approved for 4,558 residential units, 30.5 acres of commercial use, 53.5 acres of industrial uses, 34 acres for school use, 290 acres of golf course, and 392.24 acres of open space).

As depicted on the map shown on the next page, there are 2,381 single-family residential units, 220 townhouses, 591 apartments, 144 condominiums, and 7 vacant unplatted parcels within the Existing PD.¹ This means that 1,211 residential units were approved and planned for under the Existing PD but are unused. **Therefore, the Applicant is not requesting any entitlements or uses that are not already approved by and vested under the Existing PD.**



¹ One single family home is currently under construction and 96 townhome units are approved for development and undergoing site construction and final plat review.

The Walden Lake community is subject to a Binding Letter of Vested Rights (“BLVR”) from the State, enclosed as **Attachment D**. A BLVR provides a developer with certain protections of vested entitlements under State law.

In the BLVR, Walden Lake was deemed to be vested for 6,000 dwelling units. Current entitlements are well below the vested 6,000 dwelling units. State law does not allow local governments to “change [local] regulations in a way adverse to the developer’s interests” in their vested rights if the authorization was issued prior to July 1, 1973. § 380.06(8), F.S. The BLVR incorporated the 1973 rezoning of the Walden Lake Community to Commercial Unit Development, which predates July 1, 1973. Further, Section 163.3167(5), Florida Statutes, provides that “[n]othing in this act shall limit or modify the rights of any person to complete any development that has been authorized as a development of regional impact pursuant to chapter 380 or who has been issued a final local development order and development has commenced and is continuing in good faith.” The Attorney General in AGO 77-07 applied this language to binding letters of interpretation issued pursuant to Chapter 380, Florida Statutes, stating that:

Thus, all that is required insofar as s. 163.3167(10) [now 163.3167(5)] is concerned is an authorization to commence development pursuant to Ch. 380. This, of course, can occur two ways--through issuance by the Division of State Planning of a binding letter or interpretation, or through successful completion of the DRI process. The statutory vesting created at s.380.06(12) [now 380.06(8)] has been applied by the Legislature to s. 163.3161, *et seq.*, to prohibit the application of the Local Government Comprehensive Planning Act when either “traditional” or statutory vesting exists under Ch. 380.

Consequently, State law prohibits the application of provisions or regulations which limit or modify rights authorized by a BLVR. The vested nature of the remaining residential entitlements must be acknowledged.

III. COMPATIBILITY AND EXPERT TESTIMONY IN SUPPORT

The Project has been revised eleven (12) times with forty one (41) renditions over the past three (3) years based on negotiations and feedback from the community and reviewing agencies. The result is a sustainable plan to develop a maximum of 529 residential units. The type of residential units proposed include single-family, townhomes and villas—all of which are currently permitted within the Existing PD and are vested entitlements. Of the 319.3 acres, there will be at least 50% or more of open space within each development pod.

All of these uses conform to the original vision for the Walden Lake community. As demonstrated in original General Development Plan for the community enclosed as **Attachment E**, the Walden Lake community has always been planned as a mixed-use, mixed-density planned community supporting a variety of uses, densities, and intensities. Since these uses have co-existed in relative proximity to one another for decades, they are compatible with one another.

The Proposed PD was designed in collaboration with expert land use planners, civil engineers, environmental scientists, traffic engineers, and other experts. An environmental

scientist and consulting firm performed a preliminary environmental analysis to identify listed wildlife, permit a wetland delineation, and determine the seasonal high-water elevation, all of which guided the final layout. A preliminary environmental report is enclosed as **Attachment F**.

Stormwater management also played a major role in the design of the Project. Through the working evolution of the plan, a stormwater management specialist analyzed the project lands and provided substantial input into the final design. A summary stormwater report is enclosed as **Attachment G**.

In addition to the City's traffic consultant and an independent peer review of their findings, the Applicant engaged its own traffic expert. Detailed transportation analyses were prepared by the City's transportation consultant. The Applicant analyzed existing traffic patterns at key intersections while school was in session in order to validate data that was previously collected by the City's consultant. A summary of work performed to date by the City's traffic consultant along with a summary traffic comparison and generation report prepared by Michael Yates, P.E. of Palm Traffic is enclosed as **Attachment H**.

Finally, the Applicant has included an expert planning report from Cynthia Spidell, AICP, which explores golf course redevelopment from a planning perspective. **Attachment I**. The Applicant has employed techniques recommended by this report.

IV. CONSISTENCY WITH THE COMPREHENSIVE PLAN

The Property is designated Residential-6 ("**RES-6**") under the Imagine 2040: Plant City Comprehensive Plan's Future Land Use Element (the "**Comp Plan**"). RES-6 permits six (6) dwelling units per gross acre ("**du/ga**") and a maximum Floor Area Ratio ("**FAR**") of 0.25. The Existing PD, as amended by this application (the "**Proposed PD**"), restricts overall maximum project density below 6 du/ga and is therefore consistent with the RES-6 maximum density limitations.

Surrounding development near the Property includes various types of residential uses, including single-family, villas and multi-family developments. Industrial, commercial and office development exist within the Existing PD and the surrounding vicinity. Specifically, commercial and office space uses are located directly east of Walden Lake, with medical office uses and daycare uses located along Alexander Street on both sides of Timberlane Drive. Industrial, commercial and office uses are located to the north and west of the Property. Walden Lake Elementary School sits along Turkey Creek Road along with other business, commercial and residential uses. Additional residential can also be found south and further to the east of the community.

V. PROPOSED REDEVELOPMENT

The Applicant requests to assign the following vested residential entitlements on the Property, as depicted on the site plan: 173 single family units, 78 villas (156 units), and 200 townhome units for a total of 529 units. Of the 319.3-acre site, the Applicant is committed to providing 228.52 acres of open space. The Applicant has eliminated the Village Center concept and replaced it with Residential Pods 70A and 70B, which will have a mixture of residential uses.

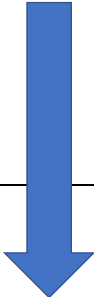
The minimum setbacks for each pod are set forth on the site plan. The Applicant has included preliminary architectural renderings of the residential units as **Attachment J**.


VI. SPECIFIC APPROVALS

The Applicant previously requested **11** specific approvals throughout the Project (10 for residential development and 1 for road design). Based on community and Planning Board feedback, the Applicant significantly revised the site plan to eliminate ALL specific approval requests in its last submission before the Planning Board. The Applicant has conditioned Pods 58 and 59, which previously required a specific approval request for permit a one way street with a width of 39.67 feet for approximately 120 linear feet, to require that the Applicant must fully comply with all Code requirements in order to build Pods 58 and 59. Accordingly, Pods 58 and 59 will not be built unless the Applicant will comply with the City’s right-of-way width, buffer, and sod strip requirements.

COMMUNITY ENGAGEMENT

Since first contracting to purchase the Property, the Applicant has extensively engaged members of the Walden Lake Community Association, the Walden Lake Resident Advisory Council, and the greater Plant City community. In addition to these more intimate meetings, the Applicant hosted a widely-attended neighborhood meeting at the Plant City Church of God on November 7, 2019, introducing the proposed development, answering questions about the plans, and receiving feedback from attendees. The Applicant subsequently adjusted the proposed development to account for the thoughtful feedback shared during this town hall, including, for example, substantially reducing the residential unit count. Additionally, although the Project application was originally designed in July 2019 and submitted in April 2020, the Applicant has adjusted the Project to meet the City’s revised PD ordinances adopted in January of 2021 (Ordinance 01-2021) and May of 2022 (Ordinance 14-2022). Furthermore, the Applicant went to a public hearing before the City of Plant City Planning Board on February 8, 2022 and February 23, 2022 where the Applicant again received extensive community feedback from the community and Planning Board. In response, the Applicant has re-submitted a new plan and project narrative. A summary of the Applicant’s community engagement efforts is enclosed as **Attachment K**.

Project Update	Date	Comments
Purchase of the Property	3/2019	Up to 5 productive meetings during this 10 month period
Town hall Meeting	11/2019	
WLCA Stopped Community with the Applicant in lieu of presenting alternative plans to the Community for a vote	1/2020	
PD Application Submittal	4/2020	22 month review period
1 st Revised Submittal (eliminating all 40’ lots)	10/2020	
2 nd Revised Submittal (reducing number of lots due to EPC comments)	12/2020	
3 rd Revised Submittal (site plan redesign due to adoption of Ordinance 01-2021)	2/2021	

4 th Revised Submittal (converted single family units to villas)	3/2021	
Informational website launched	4/2021	
5 th Revised Submittal (added design commitment)	5/2021	
6 th Revised Submittal (revisions per staff comments)	6/2021	
7 th Revised Submittal (revisions per staff comments)	11/2021	
8 th Revised Submittal (revisions per staff comments)	1/2022	
Planning Board Hearing	2/9/2022	
Second Planning Board Hearing	2/23/2022	
9 th Revised Submittal (revisions per Planning Board comments)	7/15/2022	
10 th Revised Submittal (revisions per Planning Staff comments)	9/12/2022	
11 th Revised Submittal (revisions per Planning Staff comments)	12/22/2022	
Zoom Info Call with Community	1/13/2023	
Zoom Info Call with Community	1/17/2023	
Zoom Info Call with Community	1/20/2023	
Zoom Info Call with Community	1/27/2023	
Planning Board Hearing	1/31/2023	
Second Planning Board Hearing	2/8/2023	
Third Planning Board Hearing	2/22/2023	
12 th Revised Submittal (revisions per Planning Board comments)	5/16/2023	

VII. CONCLUSION

The Project incorporates many fruitful discussions with the Walden Lake community, Plant City staff, the Planning Board, and reviewing agencies to ensure that the Project will positively integrate with the surrounding community, is consistent with the general intent of the LDC and with the Comp Plan, and is in the best interest of the health, safety and welfare of the City and its residents.

This modification of 319.3 ± acres within the Walden Lake Community has been a work in progress with a team of experts for more than three years and reflects significant feedback submitted by the Walden Lake Community Association and its member residents. As designed, it is compatible with the existing Walden Lake Planned Development community, and it is consistent with the Plant City Comprehensive Plan and LDC, including the Residential-6 Future Land Use Category, as well as with Ordinance 01-2021 and Ordinance 14-2022.

Attachments

- Attachment A** – Chart Outlining Planning Board Concerns and Applicant Responses (Chart 1)
- Attachment B** – Neighborhood Park Renderings
- Attachment C** – Chart Outlining Planning Board Concerns and Applicant Responses (Chart 2)
- Attachment D** – Binding Letter of Vested Rights
- Attachment E** – 1989 General Development Plan for Walden Lake
- Attachment F** – Environmental Report by W. Perry Horner, dated July 1, 2022
- Attachment G** – Stormwater Report by Bruce McArthur, P.E., dated July 11, 2022
- Attachment H** – Traffic Summary by Theo Petritsch, P.E., PTOE dated February 1, 2022 and
Traffic Report by Michael Yates, P.E., dated July 15, 2022
- Attachment I** – Planning Report by Cynthia D. Spidell, AICP dated July 1, 2022
- Attachment J** – Residential Unit Renderings
- Attachment K** - Summary of Community Engagement Efforts

Attachment A

No.	Planning Board Concerns ¹	Type of Concern	Applicant Response	Document Reflecting Change (if applicable)
1	Commercial uses in Village Town Center were not designed under an “urban design” criteria nor are the commercial uses integrated as support for the residential planned development. (Res. § 3, ¶¶ 7, 15, 16)	Planning	The Applicant has removed the commercial uses and Village Town Center concept.	Site Plan
2	Commercial uses in Village Town Center are inconsistent with the locational standards for commercial uses in R-6 FLU and will constitute a significant change to the current development pattern by introducing commercial uses. (Res. § 3, ¶ 8, 18)	Planning	The Applicant has removed the commercial uses and Village Town Center concept.	Site Plan
3	Commercial uses in Village Town Center located on local street and not located external to established and developed neighborhoods. (Res. § 3, ¶¶ 10, 12)	Transportation	The Applicant has removed the commercial uses and Village Town Center concept.	Site Plan
5	Commercial uses in Village Town Center allows for the construction of commercial parking lots at the ingress/egress to a residential neighborhood. (Res. § 3, ¶ 14)	Planning	The Applicant has removed the commercial uses and Village Town Center concept.	Site Plan
6	Village Center Site Plan does not include street network connectivity or block standards. (Res. § 3, ¶ 17)	Transportation	The Applicant has removed the commercial uses and Village Town Center concept.	Site Plan
7	Applicant did not provide building elevations or architectural rendering. (Res. § 3, ¶¶ 19, 20)	Design	The applicant has provided building elevations and architectural renderings.	Narrative
8	Neighborhood/commercial uses are not limited to specific uses. (Res. § 3, ¶ 22)	Planning	The Applicant has removed the commercial uses and Village Town Center concept.	Site Plan
9	Single-family residential near the Village Center have larger lots, wider lots, and larger setbacks than residential uses in the Village Center proposed by applicant. (Res. § 3, ¶¶ 24, 30, 31)	Planning	The Applicant has changed the Village Town Center concept to single family homes on 80’ lots, villas on 70’ lots, and townhomes.	Site Plan
10	Residential density is 8.4 units/acre which exceeds the limit of 6 units/acre in the R-6 land use category; the residential uses should not be allowed to have a density of 9 units/acre because the project does not promote residential infill on vacant sites within developed urbanized areas. (Res. § 3, ¶ 26)	Planning	The overall density for the entire Project is 1.72 dwelling units/acre and the density for Pod 70, which replaced the Village Center, is 4.09 dwelling units/acre.	Site Plan

¹ All citations are to the City of Plant City Planning Board’s Findings and Recommendation to the City Commission for PB-2020-17.

11	Urban form is not compatible with the suburban form. (Res. § 3, ¶¶ 28, 29)	Planning	The Project is now a suburban form rather than urban form since the Village Center was removed.	Site Plan/ Narrative
12	Village Center does not integrate redevelopment with adjacent land uses. (Res. § 3, ¶ 34)	Planning	The Village Center concept has been removed and replaced with Pod 70, which contains only residential uses.	Site Plan
13	Village Center destroys the existing social/cultural framework and character of the area by introducing prohibited uses and intensities of uses. (Res. § 3, ¶ 35)	Planning	The Village Center concept has been removed and replaced with Pod 70, which contains only residential uses.	Site Plan
14	Reduction in setbacks and building separations in the Village Center do not meet the specific approval criteria and are inconsistent with the Walden Lake development pattern. (Res. § 3, ¶ 36)	Planning	The Village Center concept has been removed and replaced with Pod 70, which contains only residential uses. The proposed setbacks are consistent with the LDC.	Site Plan
15	Pod 57: minimum proposed lot sizes that are 60' wide by 120' deep lot size at a density of 2.48 units/acre with 20' front setbacks, 5' side setbacks, and 30' rear yard setbacks are incompatible with East by Hampton Place neighborhood with 100' wide lots and 140' deep lots size at a density of 1.40 units/acre. (Res. § 4, ¶ 2)	Planning	The applicant has changed Pod 57 to 15 villas (30 units) that are 70' wide with 20' front setbacks, 10' side setbacks, and 30' rear setbacks for a total density of 1.74 units/acre.	Site Plan
16	Pod 57: Lidworks continued to raise objections to Pod 57 due to noise concerns. (Res. § 4, ¶ 3)	Legal	The applicant has reached an agreement with Lidworks that will be a condition of approval.	Written Conditions
17	Pod 58: minimum proposed lot sizes that are 50' wide by 120' deep at a density of 1.54 units/acre with 20' front setbacks, 5' side yard setbacks, and 30' rear yard setbacks are inconsistent with the Clubhouse Woods neighborhood that has 100' wide and 150' deep lots with 1.5 dwelling units/acre and 25' front setbacks, 10' side yard setbacks, and 30' rear yard setbacks. (Res. § 4, ¶ 4)	Planning	The applicant has changed Pod 58 to 11 villas (22 units) that are 70' wide with 20' front setbacks, 10' side setbacks, and 30' rear setbacks for a total density of 2.01 units/acre. This Pod is optional and permitted only if all City LDC requirements are met.	Site Plan
18	Pod 58: applicant requests specific approval to allow 50-foot-wide lots, that the requirement that 50-foot lots be interspersed be waived, and to allow a reduction in side yard setbacks from 10 feet to 5 feet and a reduction in the right-of-way width from 50' to 39.67' for a length of 120 linear feet which is inconsistent with the surrounding development. (Res. § 4, ¶ 4)	Planning/ Transportation	The applicant has removed the specific approval requests to allow 50-foot-wide lots, that the requirement that 50-foot lots be interspersed be waived, and to allow a reduction in side yard setbacks from 10 feet to 5 feet. This Pod is optional and permitted only if all City LDC requirements are met.	Site Plan

19	Pod 59: minimum proposed lot sizes that are 50' wide by 120' deep at a density of 2.75 units/acre with 20' front setbacks, 5' side yard setbacks, and 30' rear yard setbacks are inconsistent with the Clubhouse Woods neighborhood that has 100' wide and 150' deep lots with 1.5 dwelling units/acre and 25' front setbacks, 10' side yard setbacks, and 30' rear yard setbacks. (Res. § 4, ¶ 4)	Planning	The applicant has changed Pod 59 to 15 villas (30 units) that are 70' wide with 20' front setbacks, 10' side setbacks, and 30' rear setbacks for a total density of 2.73 units/acre. This Pod is optional and permitted only if all City LDC requirements are met.	Site Plan
20	Pod 59: applicant requests specific approval to allow 50-foot-wide lots, that the requirement that 50-foot lots be interspersed be waived, and the allow a reduction in side yard setbacks from 10 feet to 5 feet and a reduction in the right-of-way width from 50' to 39.67' for a length of 120 linear feet which is inconsistent with the surrounding development. (Res. § 4, ¶ 4)	Planning/ Transportation	The applicant has removed the specific approval requests to allow 50-foot-wide lots, that the requirement that 50-foot lots be interspersed be waived, and to allow a reduction in side yard setbacks from 10 feet to 5 feet. This Pod is optional and permitted only if all City LDC requirements are met.	Site Plan
21	Pod 60: minimum proposed lot sizes that are 50' wide by 120' deep at a density of 2.19 units/acre with 20' front setbacks, 5' side yard setbacks, and 30' rear yard setbacks are inconsistent with the Tanglewood neighborhood that has 105' wide and 160' deep lots with 1.3 dwelling units/acre and 25' front setbacks, 10' side yard setbacks, and 30' rear yard setbacks. The applicant also requests a specific approval to reduce the side yard setbacks from 10' to 5'. (Res. § 4, ¶ 5)	Planning	The applicant has changed Pod 60 to 5 villas (10 units) that are 70' wide with 20' front setbacks, 10' side setbacks, and 30' rear setbacks for a total density of 0.66 units/acre. The applicant has removed the specific approval request to reduce the side yard setbacks to 5'.	Site Plan
22	Pod 62: minimum proposed lot sizes that are 60' wide by 120' deep at a density of 1.68 units/acre with 20' front setbacks, 5' side yard setbacks, and 30' rear yard setbacks are inconsistent with the Fairway Estates neighborhood that has 100' wide and 175' deep lots with 1.4 dwelling units/acre and 25' front setbacks, 7.5' side yard setbacks, and 30' rear yard setbacks and Fairway Woods neighborhood which has 100' wide and 150' deep lots at a density of 1.7 units/acre and 25' front setbacks, 10' side yard setbacks, and 30' rear yard setbacks. The applicant also requests a specific approval to reduce the side yard setbacks from 10' to 5'. (Res. § 4, ¶ 6)	Planning	The applicant has changed Pod 62 to 11 single family units that are 80' wide with 20' front setbacks, 10' side setbacks, and 30' rear setbacks for a total density of 0.41 units/acre. The applicant has removed the specific approval request to reduce the side yard setback to 5'.	Site Plan
23	Pod 64: minimum proposed lot sizes that are 70' wide by 120' deep at a density of 2.18 units/acre with 20' front setbacks, 10' side yard setbacks, and 30' rear yard setbacks are	Planning	The applicant has changed Pod 64 to 42 single family units that are 80' wide with 20' front setbacks, 10'	Site Plan

	inconsistent with the Clubhouse Woods neighborhood that has 100' wide and 150' deep lots with 1.5 dwelling units/acre and 25' front setbacks, 10' side yard setbacks, and 30' rear yard setbacks and Ashton Woods neighborhood which has 100' wide and 150' deep lots at a density of 2.4 units/acre and 25' front setbacks, 10' side yard setbacks, and 30' rear yard setbacks and Forest Club neighborhood that has 100' wide and 130' deep lots with 2.0 dwelling units/acre and 25' front setbacks, 10' side yard setbacks, and 30' rear yard setbacks. (Res. § 4, ¶ 7)		side setbacks, and 30' rear setbacks for a total density of 1.24 units/acre.	
24	Pod 68: minimum proposed lot sizes that are 70' wide by 120' deep at a density of 1.2 units/acre with 20' front setbacks, 10' side yard setbacks, and 30' rear yard setbacks are inconsistent with the Ashton Woods neighborhood which has 100' wide and 150' deep lots at a density of 2.4 units/acre and 25' front setbacks, 10' side yard setbacks, and 30' rear yard setbacks and Forest Club neighborhood that has 100' wide and 130' deep lots with 2.0 dwelling units/acre and 25' front setbacks, 10' side yard setbacks, and 30' rear yard setbacks. (Res. § 4, ¶ 8)	Planning	The applicant has changed Pod 68 to 37 single family units that are 80' wide with 20' front setbacks, 10' side setbacks, and 30' rear setbacks for a total density of 1.82 units/acre.	Site Plan
25	Pod 69: minimum proposed lot sizes that are 80' wide by 120' deep at a density of 1.92 units/acre with 20' front setbacks, 10' side yard setbacks, and 30' rear yard setbacks are inconsistent with the Forest Club neighborhood that has 100' wide and 130' deep lots with 2.0 dwelling units/acre and 25' front setbacks, 10' side yard setbacks, and 30' rear yard setbacks and Laurel Lake neighborhood that has condo buildings that are 50' wide and 80' deep at a density of 3.5 dwelling units/acre and 0 lot lines. (Res. § 4, ¶ 9)	Planning	The proposed density for Pod 69 is reduced to 1.57 units/acre with 13 single family units that are 80' wide with 20' front setbacks, 10' side setbacks, and 30' rear setbacks.	Site Plan
26	Pod 61: townhouse development with a minimum width of 70' (or 35' feet each for two units) at a density of 3.75 dwelling units/acre with 20' front yard setbacks, 10' side yard setbacks, and 30' rear yard setbacks is inconsistent with Charleston Woods (100' wide and 142' deep lots at a density of 1.14 dwelling units/acre with 25' front setbacks, 10' side yard setbacks, and 30' rear yard setbacks, Walden Place neighborhood which has 60' wide and 110' deep lots at a density of 3.8 dwelling units/acre with 20' front setbacks, 7.5 side yard setbacks, and 30' rear yard setbacks, and Fairway	Planning	The applicant has changed Pod 61 to 15 single family units that are 80' wide with 20' front setbacks, 10' side setbacks, and 30' rear setbacks for a total density of 1.58 units/acre.	Site Plan

	Villas neighborhood which has 62' wide townhomes at a density of 4.2 dwelling units/acre. (Res. § 4, ¶ 10)			
27	Pod 63: townhouse development with a minimum width of 70' (or 35' feet each for two units) at a density of 2.14 dwelling units/acre with 20' front yard setbacks, 10' side yard setbacks, and 15' rear yard setbacks is inconsistent with the Fairway Villas neighborhood which has 62' wide townhomes at a density of 4.2 dwelling units/acre. (Res. § 4, ¶ 11)	Planning	The applicant has changed Pod 63 to 12 villas (24 units) that are 70' wide with 20' front setbacks, 10' side setbacks, and 30' rear setbacks for a total density of 2.36 units/acre.	Site Plan
28	Distance between Pod 63 townhomes and Fairway Villas is 15', which is 45' short of the required 60-feet between buildings in Section 102-445 of the Code. (Res. § 4, ¶ 12)	Planning	The applicant has removed the specific approval request to reduce the rear yard setback.	Site Plan
29	35-foot height of the townhomes in Pods 61 and 63 are of concern because the distance between the buildings does not comply with the Code and no architectural renderings or building elevations were provided. (Res. § 4, ¶ 13)	Planning/ Design	The applicant has removed villas in Pod 61. The applicant is now proposing 15 single-family units with front setbacks of 20', 10' side yard setbacks, and 30' rear yard setbacks at a density of 1.58 units per acre. The minimum lot size is 80' wide. The applicant has removed the specific approval request to reduce the rear yard setback. The Pod 63 rear yard setbacks are now 30' and the Pod 63 villas are now 60-feet from the existing Fairway Villas. Renderings have been provided.	
29	Project redevelops land that was previously master planned as recreational amenities. (Res. § 4, ¶ 15)	Planning	The golf course use was specifically limited to a certain amount of time through OR Book 7220, Page 195 of the public records which was a part of every owner's title policy (and each took subject to this exception) when they purchased the property. No City approval prohibits conversion of these lands for other uses.	
30	Applicant has not demonstrated why the 50' lots will not adversely impact surrounding properties, is not inconsistent with the general intent of the Code and is in the best interest of the health, safety, and welfare of the City. (Res. § 4, ¶ 18)	Planning/ Legal	The applicant has removed all 50' lots throughout the entire Project.	Site Plan

31	Reduced side yard setbacks do not provide any additional benefits. (Res. § 4, ¶ 18)	Planning	The applicant has removed the specific approval request to reduce the side yard setbacks.	Site Plan
32	No engineering evidence was provided to justify reducing the right-of-way in Pods 58, 59, and 60 from 50 feet to 39.67 feet other than that the City Engineer did not object. (Res. § 4, ¶ 18)	Transportation	The applicant has removed the specific approval request. Pods 68 and 59 are optional and may only be constructed if the Pods can meet all City LDC requirements.	Site Plan/ Narrative
33	The Project does not integrate the redevelopment with adjacent land uses through creation of like uses, complementary uses, or the mitigation of adverse impacts. (Res. § 4, ¶ 21)	Planning	The applicant has completely redesigned the site to provide a more compatible design that is similar in size and scale to the existing Walden Lake community.	Site Plan/ Narrative
34	Project destroys the existing social/cultural framework and character of the area by introducing uses and intensities otherwise prohibited under the Comprehensive Plan. (Res. § 4, ¶ 22)	Planning	The Project does not destroy the existing social/cultural framework because the applicant is proposing residential uses that are similar in size and scale to the existing Walden Lake community.	Site Plan/ Narrative
35	The Project relies on the existing open space between homes to function as a buffer. (Res. § 5, ¶ 1)	Planning	The applicant has revised the site plan to satisfy all Code requirements for setbacks and building separation.	Site Plan
36	Proposed enhanced screening is only provided where the proposed lots are within 30 feet of existing home lots. (Res. § 5, ¶¶ 2, 3)	Planning/ Design	Even though enhanced screening is not required per the Code because the applicant is meeting the required setbacks, the applicant is providing enhanced screening to mitigate the potential impact of the proposed lots from the existing homes.	Narrative
37	For townhome units, the proposed PVC fences would be placed at the back window of existing units. (Res. § 5, ¶ 4)	Planning/ Design	The applicant has eliminated the proposed PVC fences.	Narrative
38	The proposed buffering is not adequate to mitigate the incompatibility between lot sizes and residential units and the reduced setbacks are inconsistent with the Code. (Res. § 5, ¶¶ 5, 6)	Planning	The applicant has revised the site plan to satisfy all Code requirements for setbacks and building separation. Pods 57, 58, 59, 60 were converted from 50' and 60' lots to 70' lots, Pod 61 has been converted from 50' villas to 80' single family lots, Pod	Site Plan

			62 has been converted from 60' lots to 80' lots, Pod 63 has been converted from 50' villas to 70' villas, Pod 64 has been converted from 70' lots to 80' lots, and Pod 68 has been converted from 70' lots to 80' lots. The applicant has completely removed the Village Center concept and replaced it with low density single family units, townhomes, and villas.	
39	The Traffic Analysis performed by Theo Petritsch is flawed because the data needs to be updated to the last two years (traffic counts are from October 2019) and his analysis did not consider the traffic impacts on Clubhouse Drive from the Village Center. Mr. Petritsch did not know whether there were sidewalks on Clubhouse Drive or that cars were parked on the street. (Res. § 6, ¶¶ 1, 2)	Transportation	The Traffic Analysis was performed by professionally accepted methods. A report by Michael Yates, P.E., is being provided that validated these traffic counts using Spring 2022 counts. Moreover, the applicant has redesigned the street grid to direct traffic off Clubhouse Drive and onto the street facing Pod 70.	
40	There is nothing preventing the remaining green space from being redeveloped as Phase II of the Project. (Res. § 7, ¶ 1)	Legal	The applicant has proposed written conditions and provided Sheet 3 of the proposed site plan which shows trails and recreational spaces.	Written Conditions
41	The trails and pocket park are not shown on the PD site plan. (Res. § 7, ¶ 2)	Planning/ Design	The applicant has added a sheet 3 to the site plan that shows the pedestrian trails and open space.	Site Plan
42	There is no standards or provisions for ensuring that the green space is compatible with the adjacent residential development. (Res. § 7, ¶ 3)	Legal	The applicant has added a sheet 3 to the site plan that shows the pedestrian trails and open space.	Written Conditions

Attachment B





Attachment C

No.	Planning Board Findings & Recommendations Section	Planning Board Concerns ¹	Type of Concern	Issue Not Raised at Planning Board Meetings	Applicant Response
1	IV(4)	Introduction of villas, townhomes, and smaller lot single family detached homes intrudes on the existing fabric of the community.	Planning	X	See Exhibit A – Expert Planning Compatibility Report
2	IV(5)	Application is not consistent with Section 102-443(2), Plant City Code, which requires compatibility because the proposed uses would constitute a significant change to the current development pattern.	Planning		See Exhibit A – Expert Planning Compatibility Report
3	IV(6)	Not consistent with Policy 7.4.5 because it does not integrate through create of like uses, complimentary uses, or mitigation of adverse impacts.	Planning		See Exhibit A – Expert Planning Compatibility Report
4	IV(7)	Not consistent with Policy 7.4.7 because it would destroy the social/cultural framework.	Planning		See Exhibit A – Expert Planning Compatibility Report In addition, the Applicant has added a condition to the site plan requiring pods to be designated as at least five neighborhoods to match the existing community framework.
5	IV(A)(1)	Proposed lots are a minimum of 9,600 square feet and minimum lot width of 80’ and they are adjacent to larger lots that range from 15,000-30,000 square feet with lot widths of 100’ or larger.	Planning		The Applicant revised its site plan prior to the 2023 Planning Board Hearings to increase all lots to 80’ in width based on the following comments from Planning Board Member Luttrell at February 23, 2022 Hearing: “I did have a question regarding our staff review and in that I know that you've worked with

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					them for many years on this project and they did stress to you that they wanted to see you have more lots that were no smaller than 80 feet to more cohesively match the existing homes. And I do see that you've added 13 out of 220. Why only 13? if they're asked, they had asked you to make them more compatible to make them larger and yet only 13 were made larger to the 80 foot size. So my question is why? Why did you not try to meet that a little further than that?"
6	IV(A)(2)	Proposed lots are 1/3 to 1/2 smaller than average existing lots.	Planning		See Exhibit A – Expert Planning Compatibility Report
7	IV(A)(3)	Proposed 80' minimum lots widths are smaller than adjacent lot widths ranging from 95' to 120'.	Planning		The Applicant revised its site plan prior to the 2023 Planning Board Hearings to increase all lots to 80' in width based on the following comments from Planning Board Member Luttrell at February 23, 2022 Hearing: "I did have a question regarding our staff review and in that I know that you've worked with them for many years on this project and they did stress to you that they wanted to see you have more lots that were no smaller than 80 feet to more cohesively match the existing homes. And I do see that you've added 13 out of 220. Why only 13? if they're asked, they had asked you to make them more compatible to make them larger and yet only 13 were made larger to the 80

					foot size. So my question is why? Why did you not try to meet that a little further than that?"
8	IV(A)(4)	Proposed lot size configurations are an intrusion into the existing fabric of the community.	Planning	X	See Exhibit A – Expert Planning Compatibility Report
9	IV(A)(6)	Proposed single family detached uses are not mitigated due to the introduction of a new access road in Fairway Woods along new Pod 62 and various portions have an insufficient buffer or separation.	Planning		The Applicant has relocated the roadway in Pod 62 to provide an additional 58’ separation between the proposed single family homes and homes within Fairway Estates, with the minimum total distance separation between the proposed single family lot line and property boundary line changing from 50’ to 108’. This means a proposed single family home with a rear setback of 30’ will be a minimum of 138’ from the existing property line. The Applicant also provided enhanced screening around the cul-de-sac in Pod 62 to enhance the separation between the proposed single family detached uses and the homes in Fairway Estates.
10	IV(B)(3)	Proposed rezoning proposes a disproportionate amount of villas and townhomes and is not consistent with existing Walden Lake community.	Planning		See Exhibit A – Expert Planning Compatibility Report
11	IV(B)(4)	Proposed attached villas and townhomes do not conform to general design framework of the community, because all existing villas/townhomes have direct access or are adjacent to West Timberlane Drive and none of the proposed villas/townhomes have direct access to or are adjacent to West Timberlane Drive.	Legal		The existing PD approval does not require villas or townhomes to have direct access or be adjacent to West Timberlane Drive. That is not a requirement in the Code and the City may only consider its published criteria when evaluating a

					project. Furthermore, the apartments in Unit 15 within the existing Walden Lake PD do not have direct or indirect access to W. Timberlane Drive.
12	IV(B)(5)	Proposed layout of villas/townhomes in Pods 58, 59, 60, 70 are designed to have traffic go through neighborhoods which is incompatible with the existing Walden Lake community.	Planning		See Exhibit A – Expert Planning Compatibility Report
13	IV(B)(6)	Villas do not have sufficient buffer or separation from adjacent single family detached neighborhoods.	Planning & Legal		Villas are not included in the definition of multi-family in the Code and the Code only requires buffering/screening when multifamily or non-residential is adjacent to a single family use. Accordingly, the plan provides screening beyond the requirements of the Code.
14	IV(B)(7)	Pods 57, 58, and 59 proposed villas are adjacent to very large lot detached residential (lot size averages between 17,113 and 30,111 square feet) and the average lot width is 110’.	Planning		See Exhibit A – Expert Planning Compatibility Report
15	IV(B)(7)	Proposed rezoning does not mitigate level of impacts from proposed villas/townhomes, including confirmation of architectural consistency between villas and adjacent single family homes, confirmation of similar building placement, width, and separation like adjacent single family homes, or providing additional separation to create and aesthetic buffer to existing single family homes.	Legal		See Exhibit A – Expert Planning Compatibility Report In addition, the Code does not have architectural or aesthetic standards.
16	IV(B)(8)	Pods 60 and 63 propose villas adjacent to single-family detached lots and villas, and the proposed villas are a minimum 70’ width and the existing villas are a minimum 90’ width.	Planning		See Exhibit A – Expert Planning Compatibility Report
17	IV(B)(9)	Pod 70 has the largest concentration of units (200) and this is out of character of the current development form, type and layout of the community.	Planning		See Exhibit A – Expert Planning Compatibility Report

18	IV(B)(10)	A portion of the proposed townhome development is immediately adjacent to single family detached lots and there is not a sufficient buffer or separation.	Planning & Legal		The Applicant is committed to complying with the same standards as all other townhomes within the City and has proposed a condition requiring the townhomes to comply with the design standards in LDC § 102-353(6).
19	IV(B)(11)	There are only 13 buildings with townhome units in Walden Lake today (total of 58 units) and those units are limited to no more than 4 attached units. The proposed rezoning does not include design standards establishing the maximum number of attached townhome units or any other size specifications for each building.	Planning & Legal		The Applicant is committed to complying with the same standards as all other townhomes within the City and has proposed a condition requiring the townhomes to comply with the design standards in LDC § 102-353(6).
20	IV(B)(12)	Proposed townhomes have a minimum width of 20' which is smaller than any existing villa or townhome in Walden Lake.	Legal		The Project meets the Code requirements for townhome width.
21	IV(B)(13)	There are insufficient standards to address architectural consistency or compatibility within Walden Lake today.	Planning		See Exhibit A – Expert Planning Compatibility Report. The Applicant has proposed monotony control conditions on Sheet 1 requiring each unit to have at least 3 architectural features. In addition, the Applicant has added a condition to the site plan requiring pods to be designated as at least five neighborhoods to match the existing community framework.
22	IV(B)(14)	Proposed villas and townhomes are not compatible with the adjacent uses and character of the Walden Lake community.	Planning		See Exhibit A – Expert Planning Compatibility Report
23	IV(B)(19)	Proposed site plan is inconsistent with the monotony control requirements in Plant City	Planning		The Applicant has submitted additional renderings as part of the revised narrative.

		Code § 102-445 because only one rendering of the villas was provided.			
24	IV(B)(21)	Proposed site plan is inconsistent with the monotony control requirements in Plant City Code § 102-445 because only one rendering of the townhomes was provided.	Planning		The Applicant has submitted additional renderings as part of the revised narrative.
25	IV(B)(22)	Proposed rendering of the townhomes is incompatible with the existing development because it shows 5-6 attached two-story building units in a different form and scale than the existing development, which is significant because the townhomes are located within an existing neighborhood, not along the outer boundaries.	Planning		See Exhibit A – Expert Planning Compatibility Report. In addition, the Applicant is committed to complying with the same standards as all other townhomes within the City and has proposed a condition requiring the townhomes to comply with the design standards in LDC § 102-353(6).
26	IV(B)(25)	Proposed townhome development is incompatible with Walden Lake and inconsistent with the City’s Comprehensive Plan and Code because of its high density, design in form and character, and remote location from West Timberlane Drive.	Planning		See Exhibit A – Expert Planning Compatibility Report
27	IV(C)(3)	Two-story residences adjacent to existing homes with pools is an intrusion on the privacy of the adjacent landowner and is inconsistent with Plant City Code Section 102-444 and Property Rights Policy 1.1.1.	Planning		Any of the one-story single family homes in Walden Lake today could be rebuilt today as a two-story home. In addition, there are several two-story homes in Walden Lake today that directly abut single-story homes, including the scenario where the rear of the two-story home abuts the rear of a one-story home.
28	IV(C)(4)	Any future site plan needs to include a note that prohibits two story residences adjacent to an	Planning		The Applicant has added a condition which states “if a proposed two-story structure is

		existing residence with a pool unless it can be adequately mitigated with a vegetative buffer.			adjacent to a lot with a pool, there will be a minimum 33-foot separation between the adjacent pool enclosure and the proposed two-story home.”
29	IV(D)(2)	The applicant eliminated the Village Center and commercial uses, but replaced it with Pod 70 which has the highest residential density on the plan, including 200 townhomes and the proposed townhomes are incompatible with the Walden Lake community.	Planning		See Exhibit A – Expert Planning Compatibility Report
30	IV(D)(3)	The developer only provided one rendering of the townhomes, which was inadequate.	Planning		The Applicant has submitted additional renderings as part of the revised narrative.
31	IV(D)(4)	The Planning Board was concerned about fences located near the back window of units, and at the hearing City staff proposed a condition that no fence shall be allowed within 30 feet of an existing building. Future plans should include this condition.	Planning		The Applicant has removed fences from the proposed enhanced screening. No fences are proposed in Walden Lake.
32	IV(D)(5)	Although the single family detached units have increased in size, the units are still incompatible with the existing form of the built neighborhoods.	Planning		The Applicant revised its site plan prior to the 2023 Planning Board Hearings to increase all lots to 80’ in width based on the following comments from Planning Board Member Luttrell at February 23, 2022 Hearing: “I did have a question regarding our staff review and in that I know that you've worked with them for many years on this project and they did stress to you that they wanted to see you have more lots that were no smaller than 80 feet to more cohesively match the existing homes. And I do see that you've added 13 out of 220. Why only 13? if they're asked, they had asked you to make them more compatible to

					make them larger and yet only 13 were made larger to the 80 foot size. So my question is why? Why did you not try to meet that a little further than that?"
33	IV(D)(6)	The applicant has failed to show how traffic will be directed off Clubhouse Drive.	Traffic		<p>This is not a requirement of the City's LDC, and there was no expert evidence in the Planning Board Hearings to support this finding.</p> <p>The existing studies are adequate and have been approved by staff, however, at the City Commission hearing the Applicant will present new evidence by Michael Yates, P.E. based on the new unit count and revised transportation network, including the addition of a new spine road.</p>
34	IV(D)(7)–(9)	The applicant proposed two alternative roadways, but the new road in Pods 57, 58, and 59 may never get built and there has not been a traffic study analyzing the consequences if this road is not built.	Traffic		<p>This is not a requirement of the City's LDC, and there was no expert evidence in the Planning Board Hearings to support the need for a new study.</p> <p>The existing studies are adequate and have been approved by staff, however, at the City Commission hearing the Applicant will present new evidence by Michael Yates, P.E. based on the new unit count and revised transportation network, including the addition of a new spine road.</p>
35	IV(D)(10)	The second alternate road would be located between Pods 64 and 68 ending at Griffin Road,	Traffic		This is not a requirement of the City's LDC, and there was no

		but there is no traffic analysis showing how the traffic impacts along Clubhouse Drive would be mitigated.			<p>expert evidence in the Planning Board Hearings to support the need for a new study.</p> <p>The existing studies are adequate and have been approved by staff, however, at the City Commission hearing the Applicant will present new evidence by Michael Yates, P.E. based on the new unit count and revised transportation network, including the addition of a new spine road.</p>
36	IV(D)(12)	No new traffic impact study was completed by Landis Evans although Michael Yates obtained new traffic counts in May 2022 based on the prior Landis Evans study.	Traffic		<p>This is not a requirement of the City's LDC, and there was no expert evidence in the Planning Board Hearings to support the need for a new study.</p> <p>The existing studies are adequate and have been approved by staff, however, at the City Commission hearing the Applicant will present new evidence by Michael Yates, P.E. based on the new unit count and revised transportation network, including the addition of a new spine road.</p>
37	IV(D)(13)	Mr. Petritsch testified that the existing condition of Clubhouse Drive was not considered in his 2019 traffic study.	Traffic		<p>This is not a requirement of the City's LDC, and there was no only expert evidence in the Planning Board Hearings was that such conditions were not relevant for the study the City requires.</p> <p>The existing studies are adequate and have been</p>

					approved by staff, however, at the City Commission hearing the Applicant will present new evidence by Michael Yates, P.E. based on the new unit count and revised transportation network, including the addition of a new spine road.
38	IV(D)(14)	Mr. Petritsch and Mr. Yates testified that a link analysis was not completed for Clubhouse Drive and the existing transportation analysis does not address whether the residents on Clubhouse Drive would be unduly negatively impacted directly or indirectly by the additional traffic on Clubhouse Drive.	Traffic		<p>This is not a requirement of the City's LDC, and there was no expert evidence in the Planning Board Hearings to support the need for a new study.</p> <p>The existing studies are adequate and have been approved by staff, however, at the City Commission hearing the Applicant will present new evidence by Michael Yates, P.E. based on the new unit count and revised transportation network, including the addition of a new spine road.</p>
39	IV(D)(16)	There is nothing in the record that Landis Evans considered the backup on Trapnell Road due to the proximity of the guardhouse in their traffic study.	Traffic		<p>This is not a requirement of the City's LDC, and there was no expert evidence in the Planning Board Hearings to support the need for a new study.</p> <p>The existing studies are adequate and have been approved by staff, however, at the City Commission hearing the Applicant will present new evidence by Michael Yates, P.E. based on the new unit count and revised transportation network, including the addition of a new spine road.</p>

					Further, WLCA controls the guardhouse and the Applicant has no control over its operations of the guardhouse.
40	IV(D)(17)	The Vision Plan shows inadequate detail on the type of recreational amenities to be placed in any proposed Pod.	Planning	X	This Vision Plan is not required under the LDC and is already above and beyond any City requirements. The list of recreational amenities was provided at the Planning Board's request. The Vision Book lists amenities and the Developer has to coordinate with the Master Association before it can determine where the specific amenities are located.
41	IV(E)(3)	On sheet 2 of the proposed site plan, paragraph 3 states that parks and open spaces that serve the entire development with the privately owned and maintained or transferred to a HOA for ownership and maintenance. The developer committed at the hearing that the parks would be accessible by all Walden Lake residents so the language "that serve the entire development" is unnecessary.	Planning		This has been corrected on the revised site plan.
42	IV(E)(4)	Because this project is not phased, there should be no temporary agricultural or recreation uses allowed on any undeveloped portion of the Planned Development and it is not clear what agricultural uses are proposed.	Planning		Phasing is irrelevant to temporary agricultural uses, and the applicant notes that it may have rights now or in the future under the Right to Farm Act. Nevertheless, this condition has been removed from the revised site plan.
43	IV(E)(5)	Paragraph 5 of Sheet 2 on the site plan states each subdivision will be provided access to active and recreation areas within Walden Lake. The recreation areas outside of Pods 57-64 and 68-71 are private parks maintained by the	Planning		This has been corrected on the revised site plan in Paragraph 4 of Sheet 2.

		Walden Lake HOA and the City cannot mandate that active and passive recreation areas within Walden Lake be available to the proposed development.			
44	IV(E)(6)	It is not clear what “open to the public” means in paragraph 9 of sheet 2.	Planning		This has been corrected on the revised site plan in Paragraph 4 of Sheet 2.
45	IV(E)(7)	It is not clear what “open to the public” means in paragraph 10 of sheet 2.	Planning		This has been corrected on the revised site plan in Paragraph 4 of Sheet 2.
46	IV(E)(8)	The site plan should be revised to confirm that the Walden Lake recreation areas are only available to the Walden Lake community as a whole, not the outside public.	Planning		This has been corrected on the revised site plan in Paragraph 4 of Sheet 2.
47	IV(E)(9)	It is illogical for the developer to control the architectural approval because they will be approving their own site architecture.	Planning	X	The Applicant intended for this condition to require the Applicant as master developer to oversee all builders, but at the Planning Board’s request this condition has been deleted.
48	IV(E)(10)	The developer committed to a note that during construction, the route and access that would be used by the workers would be separate from the existing roads of Walden Lake so long as the area of construction would be accessible at all times. Any future site plan should include this note.	Planning		The Applicant has added Paragraph 8 on Sheet 2 under “General Site Development Requirements” to address this comment.
49	IV(E)(12)	Any future site plan should include the agreed-upon note with Robert Schmid addressing concerns by JMB Partnership LLC.	Planning		This has been noted on the plan as a Pod 57 Condition on Sheet 1.
50	IV(E)(13)	The note in the bottom right portion on sheet 1 does not address the Code requirements for monotony control. The developer agreed to revise the note to state “next to, across, or diagonal” and any future plan should include this correction.	Planning		This has been corrected on Sheet 1 of the revised site plan.
51	IV(E)(15)	The developer is proposing approximately 3,000 feet of fencing and the use of fencing as a buffer is incompatible with the character and aesthetic of the existing Walden Lake	Planning		The Applicant has removed all fencing from the proposed site plan, including the enhanced screening.

		community. The use of PVC material for fences is not compatible.			
52	IV(E)(16)	Code Section 102-1256 allows for screened enclosures, accessory uses, and accessory buildings to be located as close as 3 feet from any rear property line and 5 feet from any side property line. Any future site plan should include a note that no pools, screen enclosures, or accessory uses shall be located within 33 feet of an existing primary/main residence at the time of approval.	Planning		The Applicant has added a condition which states “No pools, screen enclosures, or accessory uses shall be located within 33 feet of an existing primary/main residence at the time of approval.”
53	IV(F)(1)	At the hearing, the developer committed to providing single family homes in the areas adjacent Wedgewood and Tanglewood rather than proposed villas. Any future site plan should include this note.	Planning		The Applicant has revised the site plan to provide single family homes instead of villas adjacent to Wedgewood and Tanglewood.
54	V(1)–(5)	The City disagrees that the Binding Letter of Interpretation of Vested Rights provides the developer with vested rights to develop the property in accordance with the proposed site plan.	Legal		The Applicant did not argue that PB 2020-17 must be approved because of the Binding Letter of Interpretation of Vested Rights. Rather, the Applicant provided this information as important history and context for the Project because it proves that Walden Lake has always been designed as a much denser community than it is today, and the City is incorrect insofar as it argues that the Binding Letter does not provide the applicant with any vested rights.

Exhibit A to Attachment C

STEARNS WEAVER MILLER
WEISSLER ALHADEFF & SITTERSON, P.A.

**Compatibility Report Analyzing Proposed Changes to
Walden Lake Zoning Application (PB 2020-17) in Response to the
Planning Board’s Findings & Recommendations to the City Commission¹**

In response to the City of Plant City Planning Board’s Findings and Recommendations (the “Planning Board Findings”), Walden Lake, LLC (the “Applicant”), has made a series of changes to its rezoning application, PB 2020-17, (the “Rezoning Application”) to ensure the 529-unit project is compatible with the surrounding community and consistent with the City of Plant City Comprehensive Plan (“Comprehensive Plan”). This compatibility report analyzes the Planning Board Findings and provides additional competent substantial evidence in support of the Rezoning Application.

The City of Plant City Comprehensive Plan defines compatibility as:

A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly impacted directly or indirectly by another use or condition.²

The Comprehensive Plan requires the City to evaluate compatibility based upon more than simply density and use. The “Strategies for Implementation” section of the Comprehensive Plan explains:

The compatibility of new development in relation to existing development is not necessarily a limiting factor, and compatibility issues should be addressed through more stringent review of site plans and application of site specific land development regulations, such as buffering, rather than simply making new development compatible with the existing development densities and uses.³

I. The Proposed Uses are Compatible with the Uses in Walden Lake Today.

The Applicant is requesting uses that already exist in the Walden Lake community today—single family, villa, and townhome. These uses have co-existed over time in a stable fashion within the Walden Lake community without issue. These uses were deemed compatible when approved. Neither the City nor the opposition has offered any evidence that these uses have become incompatible.

Specifically, Unit 13 and Unit 56B was approved for townhomes and Unit 3 and Unit 6 were approved for villas. At least 14 Units were approved with single family residential uses. While the Planning Board is concerned that the introduction of villas, townhomes, and single family

¹ Prepared jointly by the Applicant’s land use counsel and expert land planners.

² Comprehensive Plan, p. 279.

³ Comprehensive Plan, p. 79.

detached uses intrudes into the existing community, it is not intrusive because the Applicant is not introducing a new use. The villas and townhomes are located in areas that are adjacent to multi-family, villas, or townhomes (Pod 63), provide a transition to an industrial use (Pods 57, 58, 59, 60), or are internal to the Pod (Pod 70).

The Planning Board argues that the Rezoning Application is inconsistent with Plant City Land Development Code (“Code”) section 102-443(2). Section 102-443(2) states:

Except as provided in Section 102-453, such uses shall be established only at such locations and in such intensity as set forth on the approved Planned Development Site Plan. A Planned Development district is not limited as to types of land usage which may be permitted, except as specifically set forth herein. Uses proposed must be found to be of such types and to be so located and arranged as to ensure compatibility and connectivity among themselves and with adjacent existing or future land uses upon adjacent property.

The Rezoning Application is consistent with the plain language of section 102-453. The Planning Board stated that the proposed uses are a “significant change to the current development pattern” but, again, the proposed uses are already in Walden Lake. The proposed uses cannot constitute a “change” of uses because the original Walden Lake PD allows all of the proposed uses. So long as the proposed residential units were arranged to ensure compatibility, which is discussed in Section II below, then the Rezoning Application is consistent with section 102-443.

The Planning Board also cites Policy 7.4.5 as another point of inconsistency, but Policy 7.4.5 requires redevelopment to be “integrated with adjacent land uses through: creation of like uses; creation of complementary uses, or mitigation of adverse impacts.”⁴ The Rezoning Application unquestionably requests like uses because the proposed uses already exist in the community today. Even though the Applicant is requesting like uses, the Applicant has gone above and beyond the requirements of Policy 7.4.5 by mitigating perceived adverse impacts through several mitigation techniques, including enhanced screening, height restrictions, and distance separation requirements.

Furthermore, Policy 7.4.4 requires the City to “[g]ive priority to neighborhood and commercial redevelopment projects in those areas where conditions of physical, economic, and/or social blight exist.”⁵ “Blighted Area” is defined as:

An area in which there are a substantial number of slum, deteriorated, or deteriorating structures and conditions which endanger life or property by fire or other causes or one or more of the following factors which substantially impairs or arrests the sound growth of the community and is a menace to the public health, safety, morals, or welfare in its present condition and use; (1)

⁴ Comprehensive Plan, p. 67.

⁵ Comprehensive Plan, p. 66.

predominance of defective or inadequate street layout; (2) faulty lot layout in relation to size, adequacy, accessibility, or usefulness; (3) unsanitary or unsafe conditions; (4) deterioration of site or other improvements; (5) tax or special assessment delinquency exceeding the fair value of the land; and (6) diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.⁶

The golf course has been fallow for some time and constitutes blight. It has some unsanitary or unsafe conditions due to the deterioration of trails and bridges, mild contamination from the golf course maintenance, and a deteriorated and unsafe former clubhouse. The former clubhouse has been vandalized multiple times and presents a significant safety concern. The Comprehensive Plan requires the City to “give priority” to this kind of project and it is in the best interest of the community—and Plant City generally—to redevelop this area into a new thriving community.

II. The Proposed Design is Compatible with the Existing Community Because it Provides Enhanced Screening, Architectural and Height Restrictions, Distance Separation Requirements and Other Design Considerations.

A. Distance Separation

The Rezoning Application was designed to mitigate any perceived adverse impacts between the existing residential units and the proposed residential units. The proposed residential units are at least 60 feet from the nearest existing residential units. This distance separation does not include the additional open space provided at the rear of the proposed lots. In areas where the additional open space is 30 feet or less between the proposed residential unit and nearest residential property line, enhanced screening is proposed. The enhanced screening consists of a row of evergreen trees that are no less than 10 feet in height and planted no more than 20 feet apart. Evergreen shrubs that are three feet in height will be planted between the evergreen trees. The trees shall be a minimum of two-inch caliper at the time of planting.

B. Lot Size

With respect to lot size, the Applicant revised its site plan prior to the 2023 Planning Board Hearings to increase all lots to 80’ in width based on the following comments from Planning Board Member Luttrell at February 23, 2022 Hearing: “I did have a question regarding our staff review and in that I know that you've worked with them for many years on this project and they did stress to you that they wanted to see you have more lots that were no smaller than 80 feet to more cohesively match the existing homes. And I do see that you've added 13 out of 220. Why only 13? if they're asked, they had asked you to make them more compatible to make them larger and yet only 13 were made larger to the 80 foot size. So my question is why? Why did you not try to meet that a little further than that?”

⁶ Comprehensive Plan, p. 277.

The Applicant followed the direction of the Planning Board and increased every single family detached lot to 80 feet, and now the Planning Board states the lots are still too small. Similarly, the Planning Board cites the proposed lot width for the villas as another concern, but the difference between the existing villas and the proposed villas is 20 feet. Compatibility does not require that the proposed lots be the same as the existing lots, but rather requires the City to evaluate whether the lots can co-exist in a stable fashion over time. Interestingly, there was no minimum lot size or lot width in the original Walden Lake approval.

With respect to the proposed lot size in Pods 57, 58, and 59, the Planning Board is concerned about the compatibility with the “very large lot detached residential” to the south and east, but fails to recognize that there are industrial uses on the north and west side of these Pods. These Pods provide a buffer between the industrial uses and CSX railroad. While the lot sizes may be smaller, the intent is to buffer between large lot residential and industrial uses. Furthermore, villas are proposed within Pods 57, 58, and 59 and villas give the appearance of larger homes because they are two attached units. In addition, the villas are setback significantly from the existing larger lot single family units, mitigating any perceived adverse impact.

C. Height

The Applicant has added a maximum height and number of stories for each development pod in the latest resubmittal. All villas are limited to single story and all townhomes are limited to two stories. The Applicant also added the following condition to further address height concerns: “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.” This will address the Board’s concern that new residents in two-story homes will be able to see into the pool enclosures for existing residents.

D. Traffic Through Existing Neighborhoods

The Planning Board is also concerned that some of the pods will require traffic to pass through existing neighborhoods. In general, the Pods were designed so that the roadways are internal to the Pod and not adjacent to an existing neighborhood. In a couple instances, the road does run along the rear of some homes, but there is significant space or enhanced screening between the proposed roadway and the existing homes in order to mitigate any adverse impact. Further, the Planning Board did not cite a specific Comprehensive Plan or Code requirement that prohibits traffic from passing through neighborhoods on public roadways. The Comprehensive Plan and Code actually encourage connectivity. Notwithstanding the foregoing, the proposed roadways and connections are designed to provide multiple direct connections to the existing collector roadways and where such direct connection is not possible, providing connection as close as possible to such direct connections to discourage any cut-through traffic on local streets.

E. Neighborhood Separation

In addition, the Applicant has added a condition to the site plan requiring the pods to be designated as at least five neighborhoods to match the existing community framework. The Pods were designed so they could be grouped into separate neighborhoods to mimic the framework in the existing community. This further adds to the Project's compatibility with the existing community.

F. Aesthetic Consistency

Last, with respect to architectural consistency, the Applicant has provided several renderings of each proposed use with the latest submittal. The Applicant has also added a note on Sheet 1 requiring each residential unit to have a minimum of 3 architectural features and a note prohibiting identical building facades immediately adjacent to, directly across from, or diagonal to each other. This requirement applies to the villas, townhomes, and single-family detached uses.

III. Pod 70 was Redesigned to Enhance its Compatibility with the Surrounding Neighborhoods.

A. General Compatibility

As part of the re-submittal, Pod 70 has been divided into two groups – 70A and 70B. It was divided along Clubhouse Drive, a major roadway within Walden Lake, to be more consistent with the other Pod designs in the project. Pod 70A has 17 single-family units, 20 villas, and 50 townhomes, for a total of 107 units. Pod 70B has 38 single-family units and 150 townhomes for a total of 188 units. The townhomes are internal to Pods 70A and 70B or have an enhanced screen between the one townhome and the one existing residential unit on the northeast side of Clubhouse Drive and between the one townhome and the one existing residential unit on the southwest side of Clubhouse Drive. The remaining 198 townhomes are buffered by single family detached homes in order to transition from the more intense townhomes to the existing residential homes.

B. Townhomes

To address the Planning Board's comments with respect to the aesthetic compatibility of the townhomes, the Applicant has provided additional townhome renderings. The Applicant has also added a condition to the site plan requiring the townhomes to comply with the design standards in Code Section 102-353(6). The townhomes are located internally to Pods 70A and 70B to mitigate against any perceived adverse impacts from the townhomes on the existing residential units. This design will allow for a transition from the townhomes, to proposed single family detached units, to existing single family detached units.

May 16, 2023

Page 6

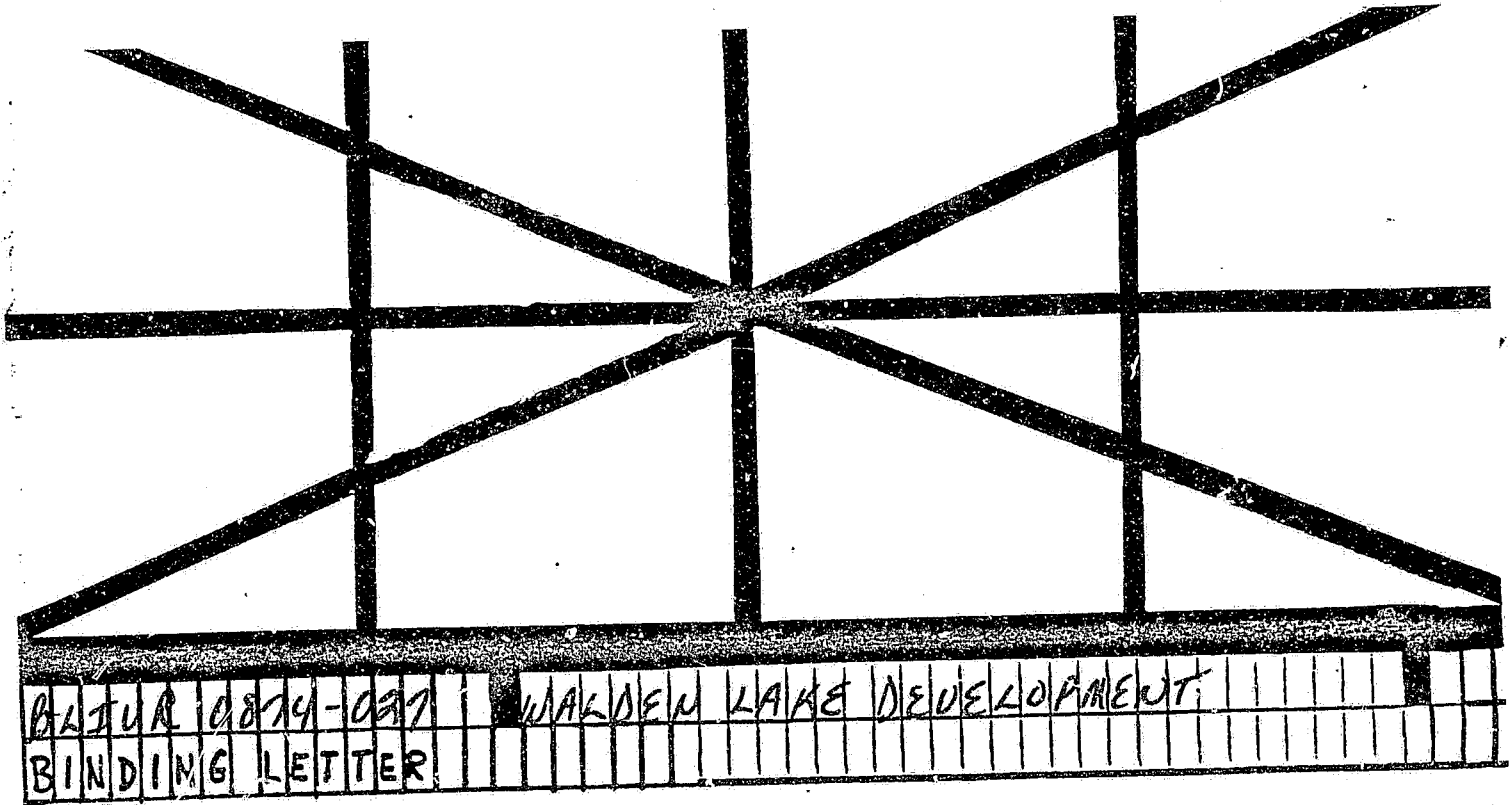
In addition, the proposed townhomes are not the only townhomes that are in a “remote location” from West Timberlane Drive. The existing PD approval does not require villas or townhomes to have direct access or be adjacent to West Timberlane Drive. That is not a requirement in the Code and the City may only consider its published criteria when evaluating a project. Furthermore, the apartments in Unit 15 within the existing Walden Lake PD do not have direct or indirect access to W. Timberlane Drive.

Attachment D

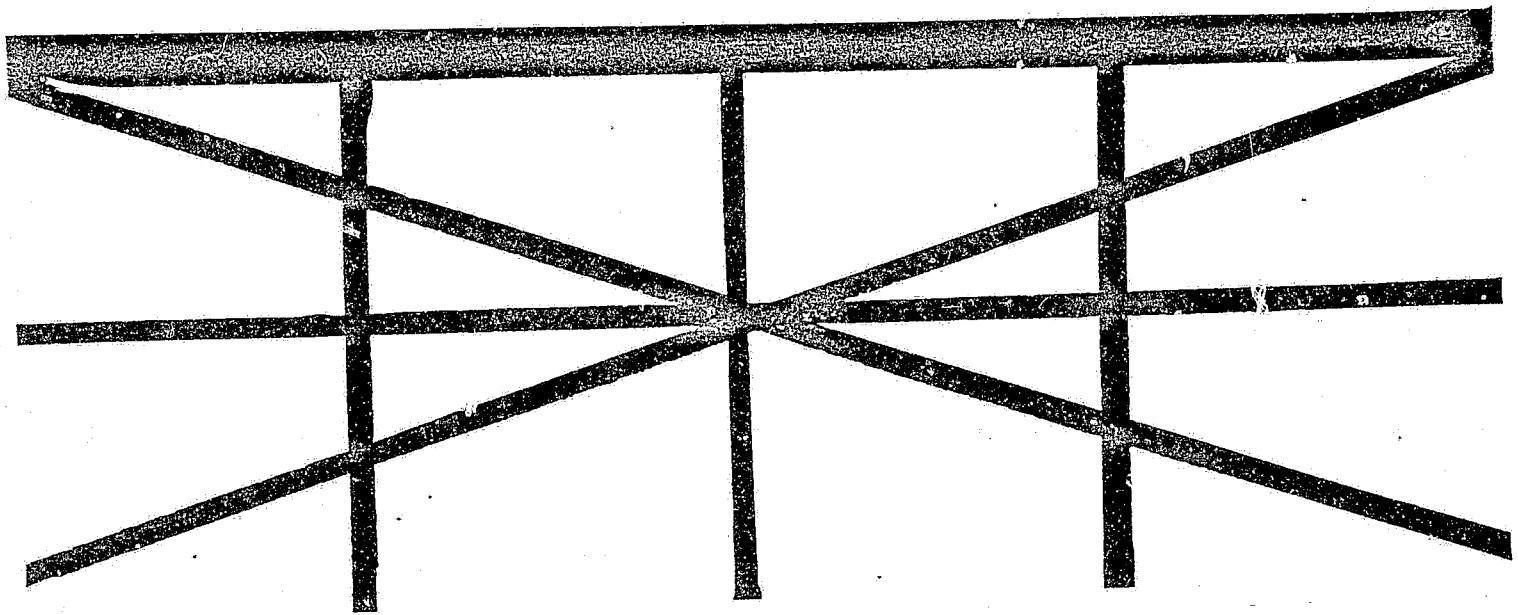
BLIVR-874-027

Walden Lake Development

Final Report



BINDING LETTER



LIVR-874-027



STATE OF FLORIDA

Department of Administration

Division of State Planning

725 SOUTH BRONOUGH

TALLAHASSEE

32304

(904) 488-2401

Reubin O'D. Askew
GOVERNOR

L. K. Ireland, Jr.
SECRETARY OF ADMINISTRATION

Earl M. Starnes
STATE PLANNING DIRECTOR

October 3, 1973

Mr. Douglas M. Carter
2303 North Airport Road
Plant City, Florida 33566

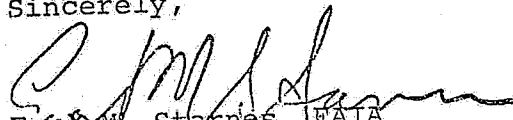
Dear Mr. Carter:

Based on the information you have provided and the specific factual circumstances regarding your development, the Division of State Planning has evaluated your request for a determination of status dated August 30, 1973, and has determined that the proposed Walden Lake Residential development in Hillsborough County, is a Development of Regional Impact as legally defined in Chapter 22F of the Florida Administrative Code and Section 380.06, Florida Statutes. However, due to the particular factual circumstances which you have provided us, your rights have vested to the point where the proposed development will not be required to comply with the provisions of Section 380.06, Florida Statutes.

This determination does not obviate the need to comply with other applicable state or local permitting procedures.

I hope this interpretation will be of assistance to you.

Sincerely,


Earl M. Starnes, FAIA
Director
Division of State Planning

EMS/Flg

cc: Mr. Norman Thompson
Mr. David Bretzke
Mr. Pete Baljet

PLIVR-874-027

Walden Lake Development

ISSUE: Is a "Community Unit Development" zoning classification in the City of Plant City sufficient to grandfather Walden Lake Development from the DRI process?

- FACTS:
1. Type: Community unit residential development
 2. Location: Plant City, Hillsborough County
 3. Size: Occupies approximately 1,716 acres
 4. Total units proposed: approximately 6,000
The dwelling unit threshold for Hillsborough County is 3000 units. This development is not located within 2 miles of a county line.
 5. This development is divided into 8 units. Included among these units are residential development, industrial and commercial sites, parks and recreational facilities, a golf course, schools, etc.
 6. Development permits or other authorizations which have been granted:
 - a. April 23, 1973 - the entire tract was zoned Community Unit Development by Plant City
 - b. May 14, 1973 - annexation of Walden Lake to Plant City
 - c. June 11, 1973 - district boundaries of the zoning map of Plant City were amended and Walden Lake was included as a Community Unit Development.
 - d. July 27, 1973 - submitted to Plant City a preliminary plat of the first unit of Walden Lake.
 7. Development permits or authorization which have been requested and are currently pending further action:
 - a. preliminary plat approval for unit no. 1. This preliminary plat contains 97.4 acres of single family residential lots.
 - b. building permits on individual tracts will be requested by others than the Walden Lake Development.

8. Financial data:
See "Exhibit H" attached

DISCUSSION: The developer has "Community Unit Development" zoning for the entire tract, but he has only requested preliminary plat approval for unit no. 1.

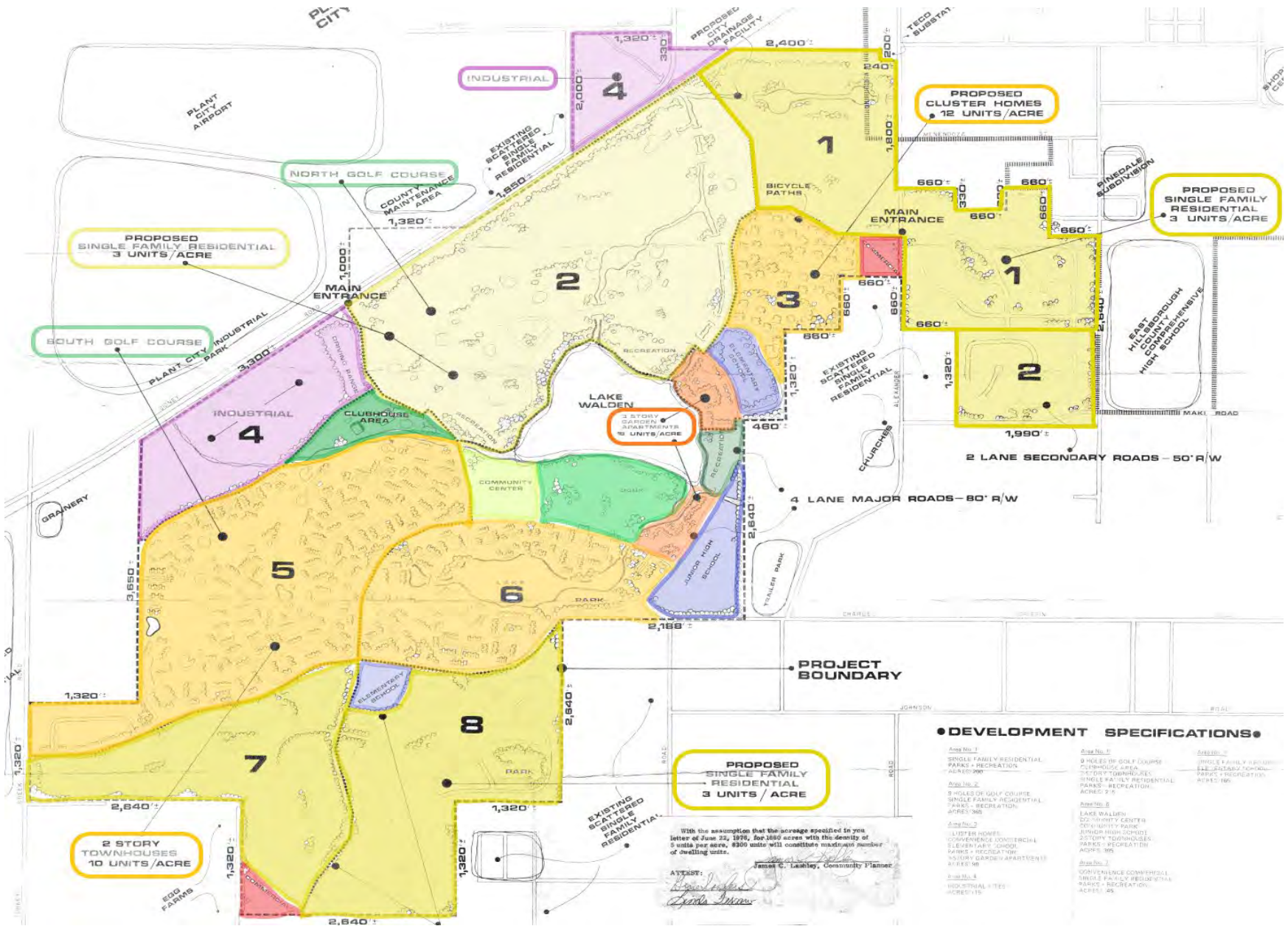
The approval of a "Community Unit Development" zoning classification is an indication of an extensive review and authorization by the City of Plant City with respect to this development. I feel it would serve no useful purpose for Walden Lake to undergo the DRI process, since the exact nature and extent of the development was clear to the City of Plant City officials when the approved rezoning was made.

Also, whenever land within the City of Plant City is proposed for platting, preliminary and final plats shall be filed with the City Planning Board. The final plat must be approved by the City Commission, and the plat as approved must be recorded in the public records of Hillsborough County. The developer also needs to obtain permit applications as required under the Community Unit Development zoning ordinance for those areas designated other than single family residential.

RECOMMENDATIONS:

I consider that the developer's rights have been sufficiently vested to the point that he will not be required to comply with the provisions of Chapter 380, F.S.

Attachment E



PROPOSED SINGLE FAMILY RESIDENTIAL
3 UNITS/ACRE

PROPOSED SINGLE FAMILY RESIDENTIAL
3 UNITS/ACRE

2 STORY TOWNHOUSES
10 UNITS/ACRE

INDUSTRIAL

PROPOSED CLUSTER HOMES
12 UNITS/ACRE

PROPOSED SINGLE FAMILY RESIDENTIAL
3 UNITS/ACRE

3 STORY GARDEN APARTMENTS
9 UNITS/ACRE

PROPOSED SINGLE-FAMILY RESIDENTIAL
3 UNITS/ACRE

DEVELOPMENT SPECIFICATIONS

- Area No. 1
SINGLE FAMILY RESIDENTIAL
PARKS + RECREATION
ACRES: 99
- Area No. 2
8-HOLES GOLF COURSE
SINGLE FAMILY RESIDENTIAL
PARKS + RECREATION
ACRES: 768
- Area No. 3
CLUSTER HOMES
CONVENIENCE COMMERCIAL
ELEMENTARY SCHOOL
PARKS + RECREATION
INDUSTRY GARDEN APARTMENTS
ACRES: 66
- Area No. 4
HIGH SIGNALITES
ACRES: 15
- Area No. 5
9-HOLES DE GOLF COURSE
CLUBHOUSE AREA
220' WIDE TOWNHOUSES
SINGLE FAMILY RESIDENTIAL
PARKS + RECREATION
ACRES: 27
- Area No. 6
LAKE WALDEN
220' WIDE CENTER
200' WIDE PARK
JUNIOR HIGH SCHOOL
2 STORY TOWNHOUSES
PARKS + RECREATION
ACRES: 395
- Area No. 7
CONVENIENCE COMMERCIAL
SINGLE FAMILY RESIDENTIAL
PARKS + RECREATION
ACRES: 48
- Area No. 8
SINGLE FAMILY RESIDENTIAL
ELEM. GARDEN APARTMENTS
PARKS + RECREATION
ACRES: 186

With the assumption that the acreage specified in your letter of June 23, 1979, for 1860 acres with the density of 3 units per acre, 6180 units will constitute maximum number of dwelling units.

James C. Leahley, Community Planner

ATTEST:
[Signature]
[Signature]

Attachment F

7/1/2022

Walden Lake Property

Environmental Narrative

Prepared for:



Prepared by:



INTRODUCTION

The Walden Lake project (Folio 203274-0550) is a vacant, former golf course located south of Sydney Road, east of Turkey Creek Road and west of Alexander Street in Section 1, Township 29 South and Range 21 East, Plant City Florida (Figure 1: Location Map). The property contains forested areas, multiple ponds, various former golf-related structures, as well grass fields that were formerly the locations of tees, greens and fairways (Figure 2: Aerial Photograph).

EXISTING CONDITIONS

The property has been the site of a golf course for many years. Pasture and turf grasses are the dominant groundcover, which are partially mowed and maintained. Other areas within the former golf course envelope have gone fallow and are not regularly maintained. The wetland buffers largely consist of forested areas and there are multiple trees, both planted and naturally occurring, within the interior portions of the course boundaries as well. Many of the pond buffers are herbaceous and dominated by grass species. The topography of the site is rolling, similar to what is found on golf courses with artificially created ridges, mounds, sand traps and ponds (Figure 3: Quadrangle Map).

Upland Habitat

The majority of tree species located on the uplands consist of live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), water oak (*Quercus nigra*), slash pine (*Pinus elliottii*) and wax myrtle (*Myrica cerifera*). Planted cypress (*Taxodium* sp.) trees are located within the property as well. The trees are primarily located adjacent wetlands, on the fringes of lakes and ponds, and adjacent to former tees and greens, as well as property boundaries of the site. Underlying soils consist of Archibold fine sand, Basinger, Holopaw and Samsula soils, Malabar, Myakka, Pomello, St. Johns, Seffner, Smyrna and Zolfo fine sands, according to the Natural Resources Conservation Service, Web Soil Survey (Figure 4: Soils Map).

Wetlands and Surface Waters

Historic aerial interpretation of the property appears to indicate extensive herbaceous and forested wetland conversion to surface water ponds and uplands. Many of the wetlands and surface waters on the property have also been maintained in association with the use of the property as a golf course. As a result, only a few of the wetlands located on the property remain in natural historic conditions and these wetlands are now scattered throughout the property. HEP has fully delineated all wetlands on site and they have been formally field approved by the Southwest Florida Water Management District (SWFWMD). Forested wetlands that remain viable on the property consist primarily of sweetbay magnolia (*Magnolia virginica*), red maple (*Acer rubrum*) water oak, and laurel oak trees.

Using this approved delineation, HEP worked with the site design team to extensively avoid and reduce impacts to onsite wetlands. This exercise was followed by a thorough project design vetting by the Environmental Protection Commission of Hillsborough County (EPC) that involved even further reduction of proposed project impacts. This led to a preliminary EPC field approval of Walden Lake's proposed impacts which are approximately 0.30 acres. HEP will work extensively with the appropriate regulatory agencies to assess all wetland impacts and ensure that they are compensated for in accordance with the appropriate project permits.

Wildlife

HEP has conducted extensive listed species survey work on the Walden Lake project. In fact, we have done significantly more than would typically be required at this stage of the development process. Based on review of applicable databases and knowledge of the site and its vicinity, the following listed species were given careful consideration during physical site review. The utilization of the site by other listed species is possible but not expected to an appreciable extent. A search of the Florida Natural Areas Inventory (FNAI) database indicates that there are no documented listed species occurrences within the project area.

Bald Eagle

A search of the Florida Fish and Wildlife Conservation Commission (FWC) records indicates that no bald eagle (*Haliaeetus leucocephalus*) nests exist within 660 feet of the nearest project boundary. According to the FWC database the nearest known bald eagle nest HL050 is approximately 0.49 miles southeast of the subject property. Additionally, no bald eagles were observed on the property.

Florida Sandhill Crane

The Florida sandhill crane (*Grus canadensis pratensis*) is listed as a "threatened" species by the FWC. Sandhill cranes typically nest in shallow marshes or ponds and forage in a variety of habitats. HEP observed no sandhill cranes during the site visit. Sandhill crane nesting is not expected due to the poor quality of wetland types located on the property.

Gopher Tortoises and Commensal Species

The gopher tortoise (*Gopherus Polyphemus*) is listed as a "threatened" species by the FWC and the animals and their burrows are protected from disturbance. Multiple active, inactive, and abandoned gopher tortoise burrows were identified within the project boundary during the site visits and permitting of their relocation would be necessary through FWC. HEP will work closely with the site planning team to determine which tortoise burrows cannot be avoided by the proposed development. These burrows will be permitted with the Florida Fish and Wildlife Conservation Commission (FFWCC) and the associated tortoises will be removed and relocated to an approved gopher tortoise recipient bank.

Eastern Indigo Snake

The "Eastern Indigo Snake (*Drymarchon couperi*) Programmatic Effect Determination Key (updated August 13, 2013, by USFWS)" was utilized in our site assessment. In addition to gopher tortoise burrows, the site was reviewed for holes, cavities, and other refugia suitable for eastern indigo snakes. No eastern indigo snakes have been observed on site.

Florida Scrub-jay

The Florida scrub-jay (*Aphelocoma coerulescens*) is listed as a "threatened" species by the U.S. Fish and Wildlife Service. Florida scrub-jays prefer habitat that includes sand pine and xeric oak scrub. No Florida scrub-jays were observed during site review and no suitable habitat exists on site.

Wood Stork

The wood stork (*Mycteria americana*) is listed as "endangered" by the U.S. Fish and Wildlife Service. Wood storks are a highly colonial species and usually nest in colonies and feed in flocks. Optimal water regimes for the wood stork involve periods of flooding, during which prey (fish) populations increase, alternating with drier periods, during which receding water levels concentrate fish at higher densities coinciding with the stork's nesting season. No wood storks were observed during site review.

Environmental Contamination

In Spring 2020, Horner Environmental Professionals, Inc. (HEP) prepared a Phase I Environmental Site Assessment (ESA) in conformance with the American Society for Testing and Materials (ASTM) guidelines. The ESA showed no significant issues of concern, and we turned our focus to limited soil investigations (Phase II ESA) due to the historic use of the property as a golf course. To date our review has been primarily focused on potential arsenic (As) contamination on the tees and greens associated with the golf course. These have been identified as being the most likely to receive large amounts of fertilizers and pesticides during golf course maintenance activities. We have also tried to limit the scope of our investigation to those areas which are most likely to be impacted during construction activities.

The golf course tee box areas typically consist of 2-3 individual tees. The investigation began by sampling the center of each of these tee boxes as these locations are most likely to show signs of being impacted by contaminants. Based on test results, additional horizontal samples were collected as necessary. In some cases, the horizontal soil borings merged into one single impacted area (entire tee box). In others, only some of the tee boxes are impacted and these have been designated as "partially impacted".

The majority of the impacted areas return clean samples at 2 to 4 feet below level surface (bls). These are also typically elevated areas, as most tees and greens are, so very little of this

contamination exists below the surrounding land surface in the assessed areas.

Using the Soil Cleanup Target Level (SCTL) of 2.1 mg/kg, we have identified 18 tee boxes that are entirely impacted and 2 that are partially impacted. Only three putting greens have returned arsenic results that exceed the SCTL. Most of the areas we have assessed have been fully delineated, either by collecting clean horizontal step out samples or by encountering terrain in which soil samples can no longer be collected (wetlands).

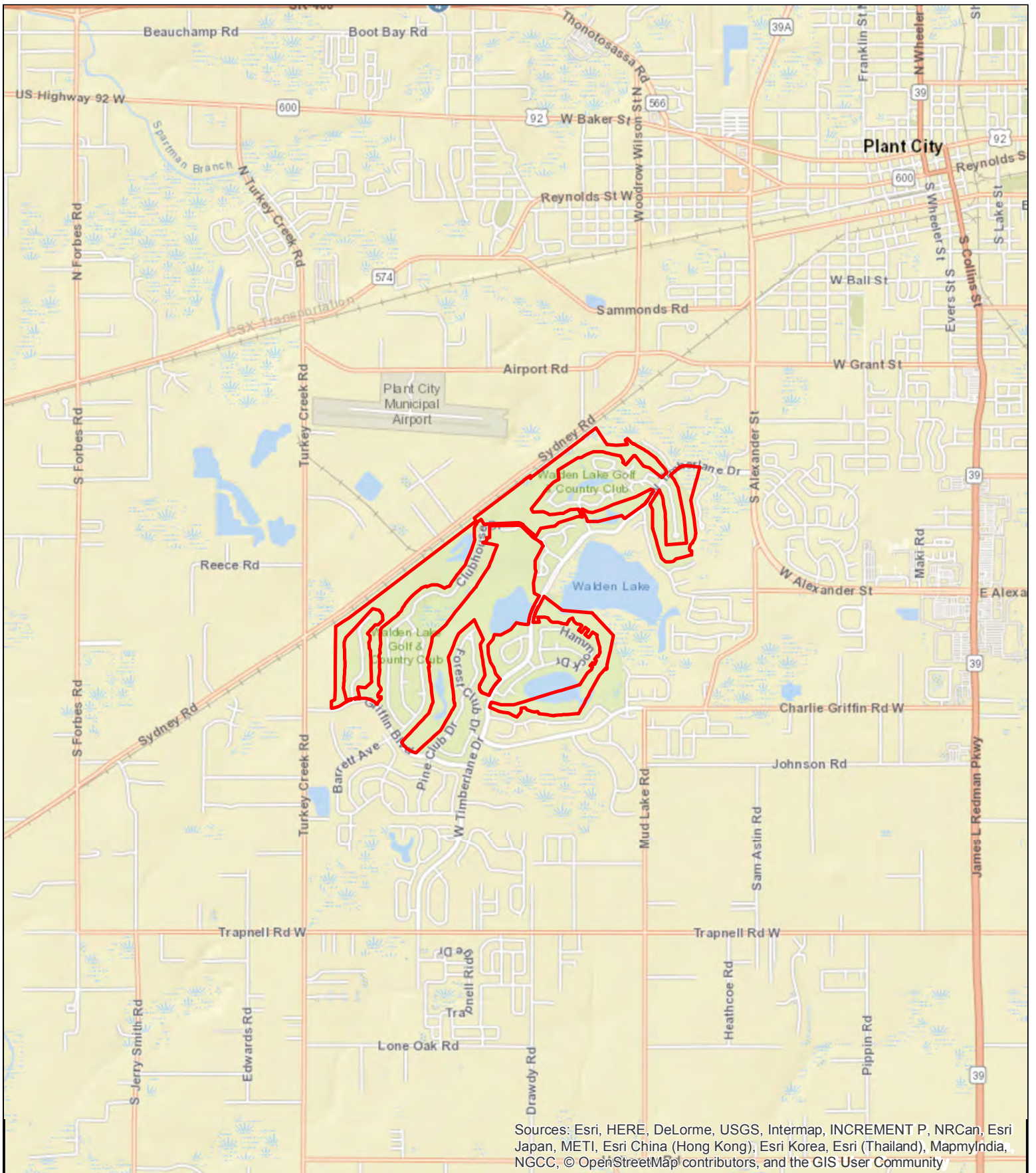
At this time, we have good baseline data for the areas most likely to be affected by As and the areas where our investigation discovered As typically only exhibited shallow contamination. The fairway testing we have conducted to date shows the fairways to be the least impacted by As. For the age of the golf course As levels were generally lower than expected. Also note that our findings are generally consistent with industry expectations for potential environmental impacts to golf course properties. Based on these findings and subject to applicable regulatory oversight and the potential for limited remediation, the property is suitable for residential development. HEP will be conducting additional testing in conjunction with final Walden Lake site design to prepare a remediation plan that follows accepted Florida Department of Environmental Protection (FDEP) methodologies.

SUMMARY

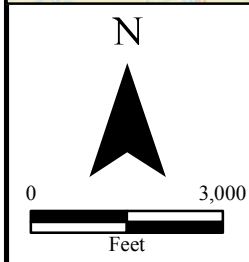
In summary, the Walden Lake property is a heavily disturbed golf course that is primarily upland but does contain altered wetland and disturbed surface water systems. This provides limited resources for listed wildlife species and no significant listed species concerns were identified through database and preliminary onsite reviews. Gopher tortoises were observed onsite, and a permit will be obtained for their removal prior to site development.

With the exception of gopher tortoises, the project is unlikely to significantly impact listed species due to its degraded nature from decades of golf course operations and habitat conversion. Based on these findings and subject to applicable regulatory oversight, the property is suitable for residential development.

During site reviews, special consideration was given to the potential presence of gopher tortoises (*Gopherus polyphemus*). The gopher tortoise is listed as a “threatened” species by the FWC and the animals and their burrows are protected from disturbance. During our site reviews, multiple gopher tortoise burrows were observed. FWC permits will need to be obtained prior to the disturbance of any gopher tortoise burrows on site. No other direct observations of listed species or their occurrence on site has yet been made during our site visits.



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

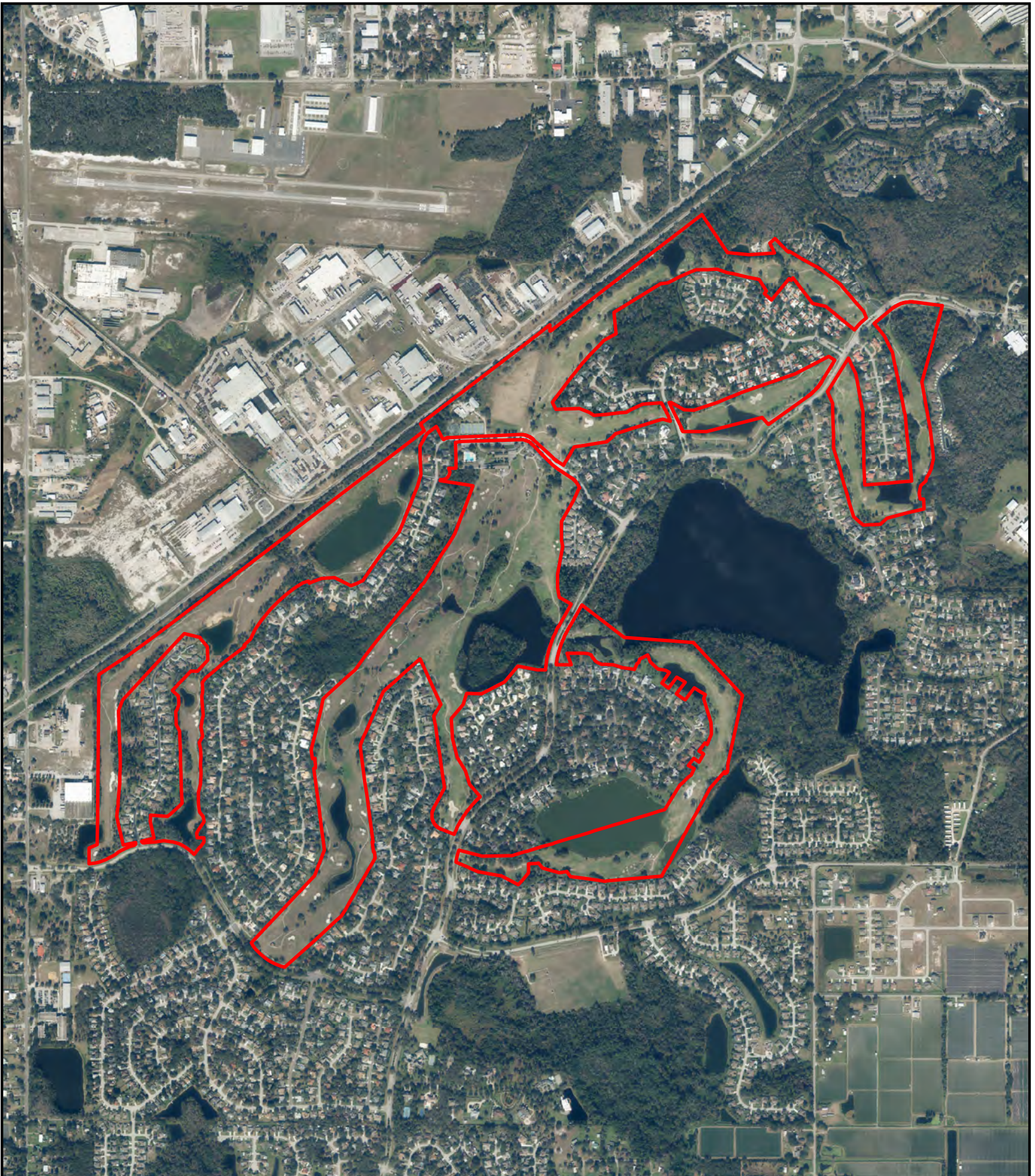


Date: 5/9/2019	Drawn by: CM
Source: ESRI	
Prepared for:	
File	

Walden Lake
 Figure 1: Location Map
 Section 1, Township 29 South, Range 21 East
 Hillsborough County, Florida



Horner Environmental Professionals
 4252 Hay Road
 Lutz, Florida 33559
 (813) 907-9500
 hornerenvironmental.com



N



0 1,300
Feet

Date: 5/9/2019	Drawn by: CM
Source: LABINS	
Prepared for:	
File	

27.993329, -82.154584

Walden Lake

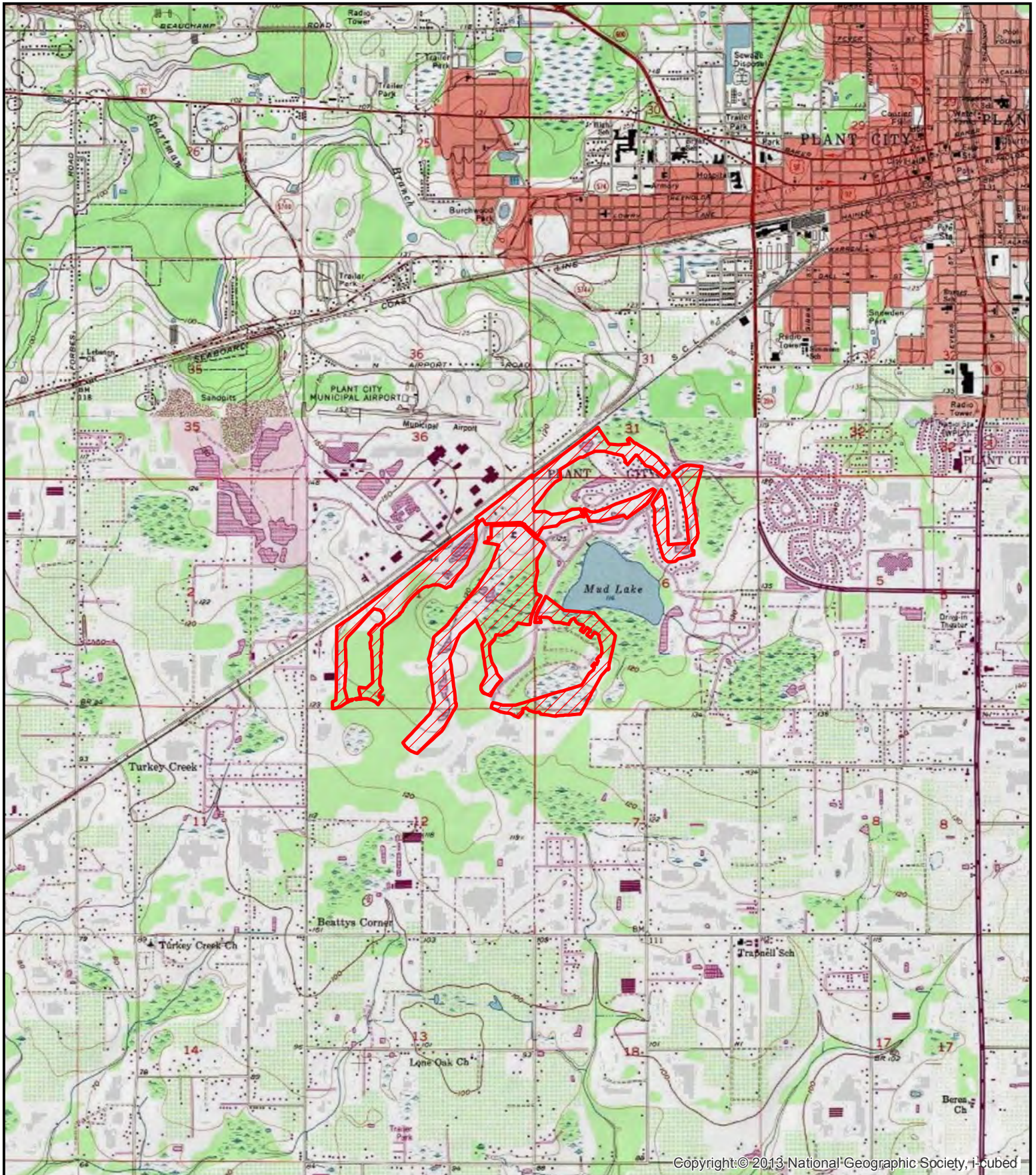
Figure 2: 2014 Aerial Photograph
Section 1, Township 29 South, Range 21 East
Hillsborough County, Florida



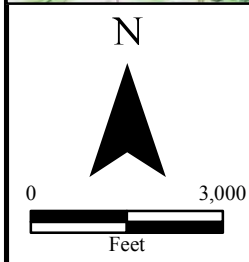
Horner Environmental Professionals

4252 Hay Road
Lutz, Florida 33559
(813) 907-9500

hornerenvironmental.com



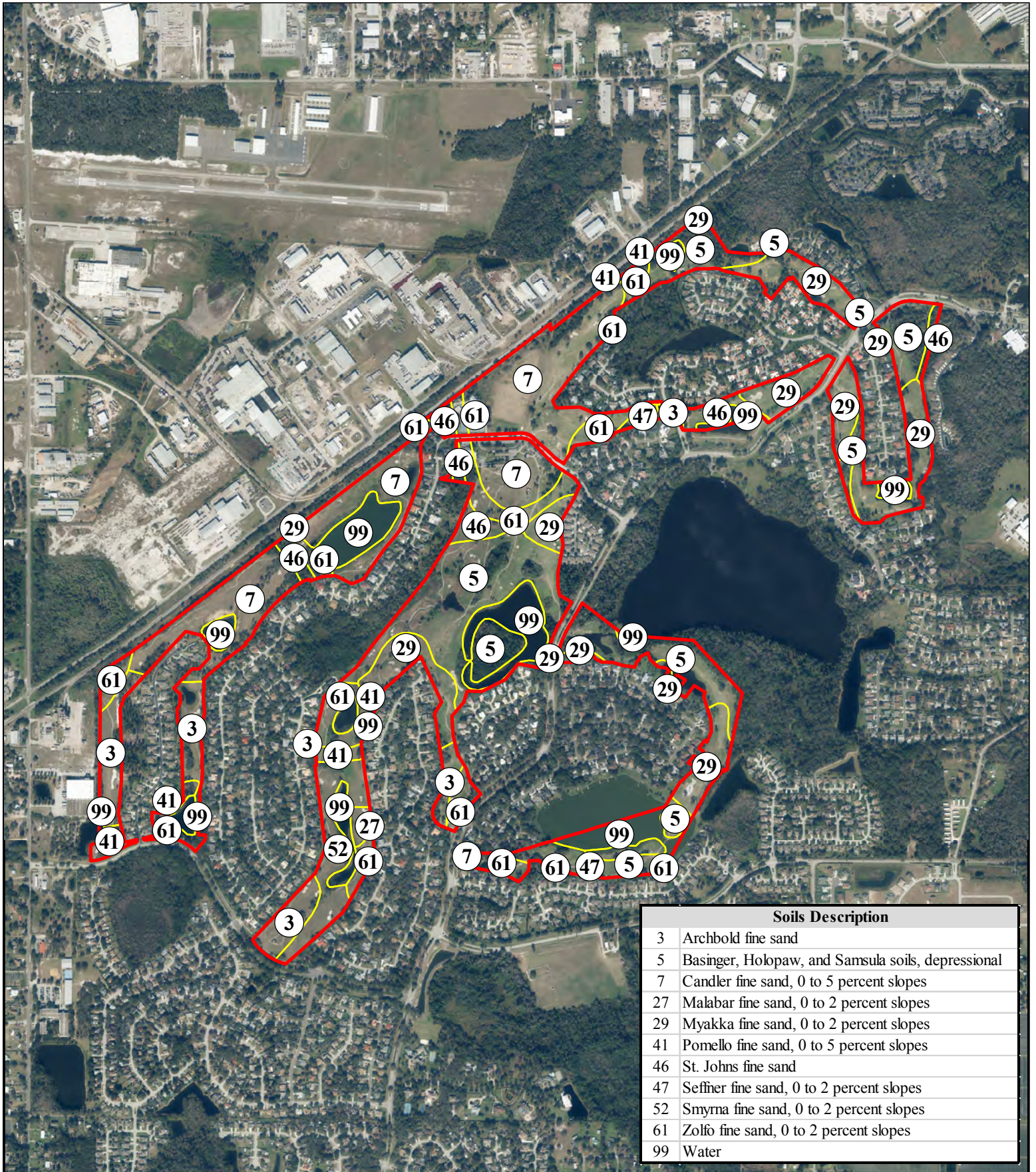
Copyright © 2013 National Geographic Society, i-cubed



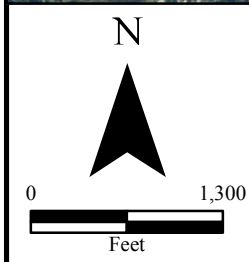
Date: 5/9/2019	Drawn by: CM
Source: ESRI	
Prepared for:	
File	

Walden Lake
 Figure 3: Quadrangle Map
 Section 1, Township 29 South, Range 21 East
 Hillsborough County, Florida

Horner Environmental Professionals
 4252 Hay Road
 Lutz, Florida 33559
 (813) 907-9500
hornerenvironmental.com



Soils Description	
3	Archbold fine sand
5	Basinger, Holopaw, and Samsula soils, depressional
7	Candler fine sand, 0 to 5 percent slopes
27	Malabar fine sand, 0 to 2 percent slopes
29	Myakka fine sand, 0 to 2 percent slopes
41	Pomello fine sand, 0 to 5 percent slopes
46	St. Johns fine sand
47	Seffner fine sand, 0 to 2 percent slopes
52	Smyrna fine sand, 0 to 2 percent slopes
61	Zolfo fine sand, 0 to 2 percent slopes
99	Water



Date: 5/9/2019 Drawn by: CM

Source: LABINS, WSS

Prepared for:

File

Walden Lake
 Figure 4: Soils Map
 Section 1, Township 29 South, Range 21 East
 Hillsborough County, Florida



Horner Environmental Professionals
 4252 Hay Road
 Lutz, Florida 33559
 (813) 907-9500
 hornerenvironmental.com

Attachment G



July 11, 2022

Mr. Jacob T. Cremer, Esq
Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.
401 East Jackson Street, Suite 2100
Tampa, FL 33602
jcremer@stearnsweaver.com

RE: Walden Lake
Hydrology/hydraulics
L&E Project No.: 1629-19

Dear Mr. Cremer:

Landis Evans & Partners was retained to evaluate the existing stormwater system for the Walden Lake project and surrounding properties. This letter provides an overview of the stormwater characteristics of the area and the analyses that will be performed during design. The project will design a quality Stormwater Management Plan (SWMP) which satisfies the requirements of the owners, the City of Plant City and the Southwest Florida Water Management District (SWFWMD).

I. The Pemberton Creek – Baker Canal Watershed.

The property lies within the Pemberton Creek – Baker Canal Watershed. The watershed was modeled by Hillsborough County, effective date August 28, 2008, and revised September 27, 2013. The Hillsborough County Stormwater Management Model utilizes a modified version of the Environmental Protection Agency (EPA) Stormwater Management Model V.5.1 (SWMM), which will be used to evaluate not only the required 25-year storm event but also the 2.33-, 5-, 10-, 50- and 100-year storm events. This will ensure the development will not result in adverse impacts to properties within the watershed throughout a variety of possible storm events. Water quality criteria will be addressed using retention/detention, residence time and treatment trains. Best management practices will be implemented to exceed minimum requirements for the safety of the residents and the health of the environment.

Landis Evans & Partners reviewed the model inputs and using surveyed data and site visits updated for glass-wall effects, cross sections, Manning “n” values, stage storages, land use, existing permits, to develop an updated current hydrodynamic model of the watershed. During the permitting phase, Landis Evans will then incorporate the proposed land use changes into the updated watershed

model. This model will then be used to show the proposed development will not have any adverse impacts to the project and surrounding properties.

The typical design requirements for Plant City and SWFWMD require a comparison of peak flows for the 25-year event based on a single time frame with no consideration of volume generated. Landis Evans, to ensure no adverse impact to surrounding properties, analyzed the 2.33, 5, 10, 25, 50 and 100-year/24-hour events in comparison of existing/proposed conditions. The model will be analyzed for the full duration of the storm events to show no adverse conditions in peak stage, flows, timing, and duration of inundation for the entire rainfall event. The model and the conclusions that are drawn from it will be subject to the review and concurrence of Plant City and SWFWMD during the permitting process.

The most important aspect of any SWMP is the proper representation of current flooding conditions throughout the watershed. A good understanding of basin-wide hydrologic and hydraulic processes is necessary to determine the most effective means to control flooding and protecting public safety and environmental resources.

The existing stormwater management system for Walden Lake was constructed prior to the implementation of the State water quality standards that exists today. The proposed improvements to the property will require that the stormwater management system be brought up to existing State water quality standards. This will greatly improve the water quality discharging to Walden Lake and the Pemberton Creek watershed.

II. The Spartman Branch Basin.

The project is located within the headwaters of the Spartman Branch basin. This is a tributary of the Pemberton Creek which in turn flows to Lake Thonotosassa and eventually to the Hillsborough River. The basin has been designated by SWFWMD and Plant City as an "Open Basin". This will require that the pre-development peak discharge rate for the 25-year/24-hour storm event is not exceeded by the post development peak discharge rate for the same design storm event after construction. The Florida Department of Environmental Protection (FDEP) has designated Spartman Branch as "impaired" for Coliform and Nutrients and has set Total Maximum Daily Loads (TMDLs) for the watershed.

III. The Floodplain.

The Federal Emergency Management Agency (FEMA) through the National Flood Insurance Program has determined portions of the property lies within the 100-year floodplain Zones A and AE. The 100-year flood event is a storm that has a one percent chance of being equaled or exceeded in any given year.

The Federal Emergency Management Agency (FEMA) used the County 2008 model to establish the floodplain elevations for Walden Lake. The flood maps have not been updated to account for the revised 2013 model which substantially lowered the overall flood elevations. As an example, Walden Lake flood elevation dropped over 6 feet for the 100-year event.



The proposed plans will not construct structures within the floodplain without providing compensation. Once filled the property will be removed from the FEMA regulated floodplain and no flood insurance will be required for the structures. This will not result in any increases in flood insurance for surrounding residence.

In conclusion, in my professional experience, the reviewing agencies will require us to demonstrate that the proposed development will not have any adverse impacts to the project and surrounding properties. Based upon the information that I have reviewed to date regarding stormwater and hydrology, including the development of an updated hydrodynamic model, the proposed project is appropriate for consideration for development.

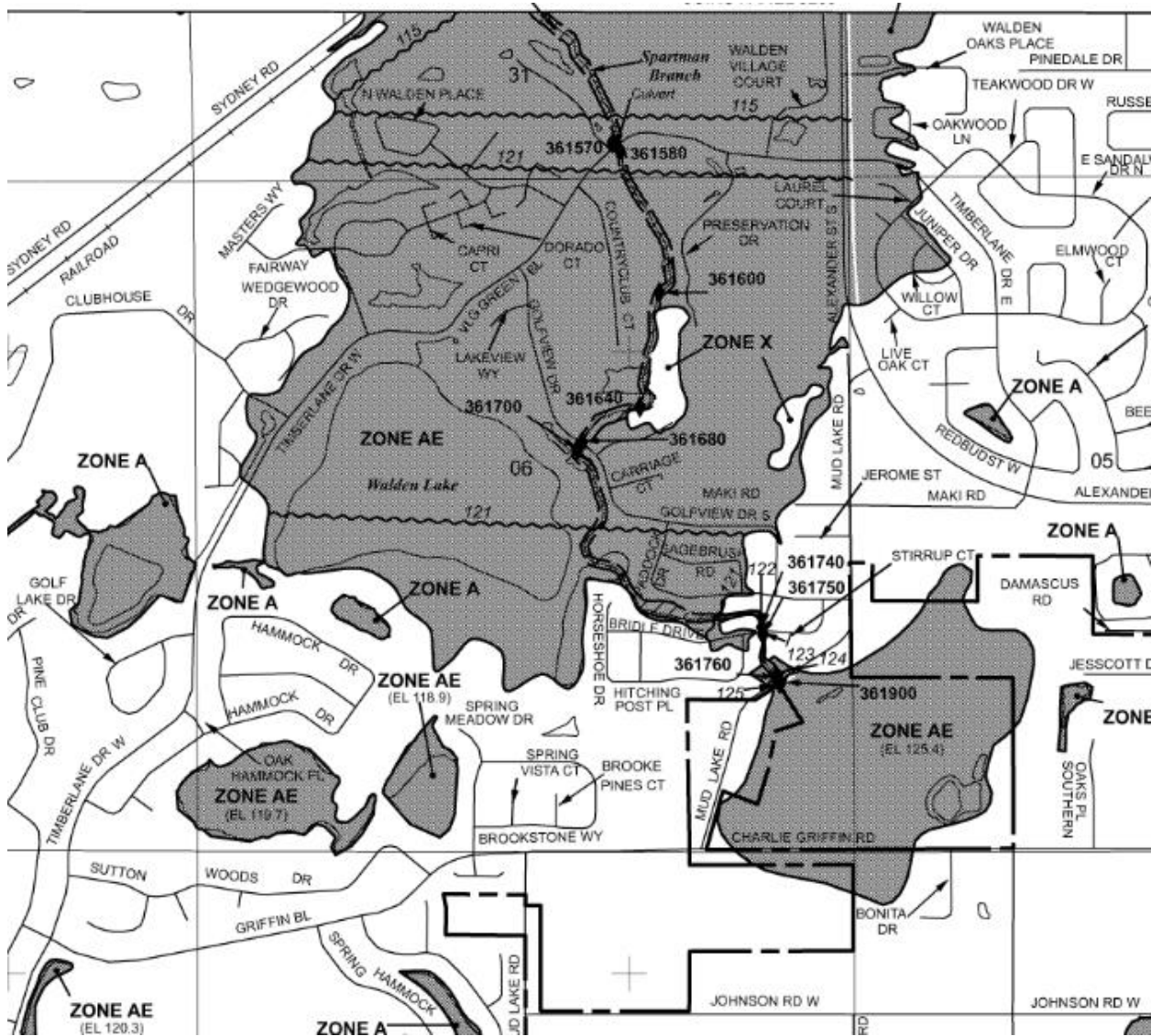
Sincerely,



Bruce H McArthur, P.E.

Director of Stormwater Management





PANEL 0410H

FIRM
FLOOD INSURANCE RATE MAP

**HILLSBOROUGH COUNTY,
 FLORIDA
 AND INCORPORATED AREAS**

PANEL 410 OF 801

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS

COMMUNITY	NUMBER	PANEL	SUFFIX
HILLSBOROUGH COUNTY	120112	0410	H
PLANT CITY, CITY OF	120113	0410	H



**MAP NUMBER
 12057C0410H**

**EFFECTIVE DATE
 AUGUST 28, 2008**

Federal Emergency Management Agency



Attachment H

MEMORANDUM

DATE: February 1, 2022

TO: Julie Ham
Manager, Planning and Zoning
City of Plant City

COPY: Robyn Baker, AICP
Senior Planner, City of Plant City

FROM: Theo Petritsch, P.E., PTOE, Landis Evans + Partners Project Manager

SUBJECT: **Walden Lake Impacts Summary of Recommendations**

This memorandum is to summarize the impacts and recommendations documented in the Walden Lake Traffic Impact Analysis dated April 29, 2021. The following sections of this memorandum describe recommendations for the off-site and on-site intersections.

On-Site Intersections

Ten off-site intersections were analyzed as part of this traffic impact study:

- Alexander Street & Maki Road
- Alexander Street & Mud Lake Road
- Mud Lake Road & Via Milano
- Timberlane Drive & Alexander Street
- Timberlane Drive & Trapnell Road
- Timberlane Drive & Clubhouse Drive
- Griffin Boulevard & Mud Lake Road
- Griffin Boulevard & Timberlane Drive
- Forest Run/Griffin Boulevard & Timberlane Drive
- Griffin Boulevard & Turkey Creek Road

The “background plus project” traffic condition resulted in two of the ten existing intersections analyzed falling below the LOS D threshold: Griffin Boulevard & Turkey Creek Road, and Timberlane Drive & Trapnell Road. Two additional intersections fell below LOS D with the pre-project traffic: Alexander Street and Maki Road and Alexander Street and Mud Lake Road. These intersections and the recommendations for them are provided in the following paragraphs.

Timberlane Drive & Trapnell Road – No improvement recommended

This failing movement at this intersection is the northbound left/through/right approach lane is not within the development. It serves a separate development south of Trapnell Road. While the LOS

fails to meet the LOS D threshold, the V/C ratio for this approach lane is below 1.0 in the PM peak, 0.02. No modifications are recommended for this intersection.

Alexander Street and Maki Road – No improvement recommended

The failing movement at this intersection is the southbound left/through/right approach lane. This lane is not within the development. It serves a separate development northeast of Alexander Street. The V/C ratios for this approach lane are 0.45 and 1.00 in the AM and PM peak respectively. No modifications are recommended for this intersection.

Alexander Street and Mud Lake Road – Signal recommended

This intersection currently meets signal warrants. However, since the intersection meets signal warrants in the current condition, the developer is not required to construct the signal.

Griffin Boulevard & Turkey Creek Road – Signals recommended

The westbound left turn movement at this intersection would operate at an LOS F after the development buildout. Developer is contributing to the construction of traffic signals at this location. While not recommended as a required improvement by the Traffic Impact Analysis, the signal does technically meet the warrants for a signal. A signal at this location will result in the intersection functioning at an LOS D or better.

Based upon discussions with the City, and Hillsborough County, a left turn lane analysis was also conducted for this intersection. A southbound left turn lane is warranted at this intersection with current traffic. However, given that the right of way is constrained, space is not available to construct a left turn lane. Additionally, the developer does not own the property adjacent to the Turkey Creek Road that would be required to construct a left turn lane. Consequently, the developer cannot be required to build a turn lane at this location.

On-Site Intersections

Capacity and turn lane warrants were conducted for all site access points within the development. All six of the proposed entrances to the various villages and village center are expected to operate at an acceptable LOS, either A or B.

The turn lane analysis conducted for all internal access points revealed turn lanes will be warranted for three intersections:

- Timberlane Drive & Entrance to Areas 60 & 61 - right turn lane
- Timberlane Drive & Entrance for the Village Center, Areas 64 & 69 – right turn and left turn lanes (sub-areas have been renumbered since submitted report)
- Griffin Blvd & Entrance to Areas 57-59 – left turn lane.

These turn lanes are recommended to be installed with the development.

July 15, 2022

Ms. Nicole Neugebauer, Esq.
Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.
401 East Jackson Street, Suite 2100
Tampa, FL 33602

RE: Walden Lake Village Center

Dear Ms. Neugebauer:

We have reviewed the proposed modified site plan and the previous Traffic Impact Analysis prepared for the project by Landis Evans in January 2021. Based on data contained in the Institute of Trip Generation (ITE) Trip Generation Manual 11th Edition, 2021, the proposed revised project could generate 4,478 average daily trip ends which is a reduction of approximately 44% from the previous plan, as shown in Table 1. During the AM peak hour, the proposed revised project could generate 308 AM peak hour trip ends, a reduction of approximately 47% from the previous plan, as shown in Table 1. During the PM peak hour, the proposed revised project could generate 381 PM peak hour trip ends, a reduction of approximately 43% from the previous plan, as shown in Table 1. In addition, Palm Traffic conducted AM (7-9) and PM (4-6) peak hour turning movement counts at the following intersections to compare the volumes used in the previous study to current conditions:

- Turkey Creek Road and Griffin Boulevard
- Timberlane Drive and Clubhouse Drive
- Alexander Street and Timberlane Drive
- Timberlane Drive and Trapnell Road

As shown in Table 2, the intersection volumes from the previous study are consistent with the current volumes at all of these intersections.

Sincerely,

PALM TRAFFIC



Michael Yates

Principal

TABLE 1

ESTIMATED PROJECT TRIP COMPARISON

<u>Scenario</u>	<u>Land Use</u>	<u>ITE LUC</u>	<u>Size</u>	<u>Daily Trip Ends</u>	<u>AM Peak Hour Trip Ends</u>			<u>PM Peak Hour Trip Ends</u>		
					<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Proposed (1)	Single Family	210	142 DU's	1,393	27	75	102	87	51	138
	Villas	215	218 DU's	1,611	33	75	108	72	55	127
	Townhomes	215	<u>200 DU's</u>	<u>1,474</u>	<u>30</u>	<u>68</u>	<u>98</u>	<u>66</u>	<u>50</u>	<u>116</u>
	Total		560 DU's	4,478	90	218	308	225	156	381
Previous (2)				<u>8,046</u>	202	380	<u>582</u>	396	276	<u>672</u>
			Difference	-3,568			-274			-291
			% Change	-44%			-47%			-43%

(1) Source: ITE Trip Generation, 11th Edition, 2021.

(2) Based on Traffic Impact Analysis prepared by Landis Evans, Dated Jan 2021

TABLE 2

TRAFFIC COUNT COMPARISON

<u>Intersection</u>	<u>2019 Count Date</u>	<u>2022 Count Date</u>	<u>AM Peak Hour Intersection Volume</u>			<u>PM Peak Hour Intersection Volume</u>		
			<u>2019</u>	<u>2022</u>	<u>Difference</u>	<u>2019</u>	<u>2022</u>	<u>Difference</u>
Turkey Creek Rd & Griffin Blvd	10/24/19	05/17/22	975	1,019	44	1,003	931	-72
Timberlane Dr & Clubhouse Dr	10/24/19	05/17/22	426	402	-24	462	413	-49
Alexander St & Timberlane Dr	10/24/19	05/17/22	2,258	2,325	67	2,651	2,766	115
Timberlane Dr & Trapnell Rd	10/24/19	05/17/22	785	748	-37	656	665	9

Attachment I

GOLF COURSE REDEVELOPMENT A PLANNING PERSPECTIVE

CITY OF PLANT CITY

Submitted by:

**Cynthia D. Spidell, AICP
Stearns Weaver Miller
401 East Jackson Street, Suite 2100
Tampa, Florida 33602
(813) 222-5051**

As of July 1, 2022

I. Introduction & Overview

Golf course redevelopment is not unique to Plant City. This report explores the planning issues confronting local jurisdictions, planners, and developers in repurposing golf courses and evaluates three golf course redevelopments, two of which are as close as Pasco and Pinellas Counties. These examples of redevelopment are all different but provide helpful perspective on the issue.

Repurposing a golf course can present perception problems within a community as people who purchased homes along golf courses or within a golf course community did so with the golf course amenity in mind. However, as golf course closures outpace openings due to oversupply,¹ repurposing can present a unique opportunity to create places and open spaces that are more equitable and accessible to all members of the community.

II. Key Findings Summary:

- There is an oversupply of golf courses relative to golf demand.
- Retrofitting golf courses presents a unique opportunity to provide housing supply in fast growing cities and suburbs.
- Unless a municipality is prepared to acquire and maintain former golf courses, a private development solution balancing housing and open space is required.
- Retrofitting golf courses into areas that include public places and open spaces fosters accessibility to all members of the community.
 - Active open spaces may include a variety of publicly accessible areas including town/village centers, parks, amenities, pocket parks, and urban spaces such as water fountains and courtyards;
 - Passive open spaces may be conservation areas and stormwater ponds, which provides an environmental improvement over golf-related turf grass maintenance and fertilization.

III. Compilation of Golf Course Redevelopment Research and Articles

A. The Correa Report by Jamie Correa

Urban design expert, Jaime Correa, has envisioned opportunities for retrofitting golf course communities as far back as 2009 (“Correa Report”).² Mr. Correa emphasizes the unique opportunity that golf course transformation provides to communities for a more sustainable and equitable community. In his Report, he emphasizes data from the Environmental Institute for Golf indicating that an average 18-hole golf course has 67% of greens, tees, fairways, rough, driving ranges, practice areas, nurseries, and clubhouse turf grass and 33% accounts for water bodies, buildings, bunkers, and parking lots. Maintaining the 67% area involves water irrigation,

¹ Debbie Sullivan Reslock, *Goodbye, Golf?*, PLANNING MAGAZINE (Nov. 2016). Exhibit A.

² Jaime Correa, *Retrofitting Golf Course Communities*, THE CORREA REPORT (June 3, 2009). Exhibit B.

pesticides, and fertilizer which can have significant environmental implications. In summary, retrofitting can help transform underutilized areas with environmental concerns into revitalized areas with parks, natural open/green space, and village/town centers while addressing housing supply issues.

B. “Need Land for Parks & Housing? There are plenty of useless golf courses to repurpose” by Adele Peters

In this article,³ Ed McMahon with the Urban Land Institute is quoted as follows:

“I think that there is an opportunity given the fact that we have land shortages in lots of our fast-growth cities and suburbs and we have an overabundance of golf courses.”

Not only does this article recognize the housing supply demands behind redevelopment pressure, this article also addresses the conflict between neighbors advocating for open space with developers proposing housing. In conclusion, this article highlights the importance of incorporating open space into development plans. As fast growing areas run out of large tracts of developable land and given the oversupply of golf courses relative to golf demand, it is no surprise that development pressure is placed on golf courses. The amount of open space varies from project to project and is unique to each situation.

C. “Golf courses being repurposed across state, country, but not yet in Boulder County” by John Spina

This article discussed the challenges in redeveloping golf courses and the role local jurisdictions can play in acquiring and making private golf courses either municipal courses or other types of public parks. Exhibit C.

“I love municipal golf courses. They generate revenue, create jobs and provide programming for young people to get involved. If it wasn’t for municipal golf courses I certainly wouldn’t be a golfer, but the market is the market and right now we are oversaturated. I’d rather have 220 healthy golf courses in Colorado than 250 golf courses that are struggling. So just because something has been there since 1922 doesn’t mean it has to stay that way if there is a better use for it.”⁴

³ Adele Peters, *Need Land for Parks & Housing?*, FAST COMPANY (Mar. 6, 2019), <https://www.fastcompany.com/90315242/need-land-for-parks-and-housing-there-are-plenty-of-useless-golf-courses-to-repurpose>. Exhibit C.

⁴ John Spina, *Golf Course being repurposed across state, country, but not yet in Boulder County*, TIMES-CALL (Aug. 6, 2019), <https://www.timescall.com/2019/08/03/golf-courses-being-repurposed-across-state-country-but-not-yet-in-boulder-county/>. Exhibit D.

Unless a municipality is prepared to take on the costs of acquiring and maintaining the golf course or converting it to public parks, a private solution from the development community will be the likely solution. Therefore, a balance between public open space and amenities with development will have to be established.

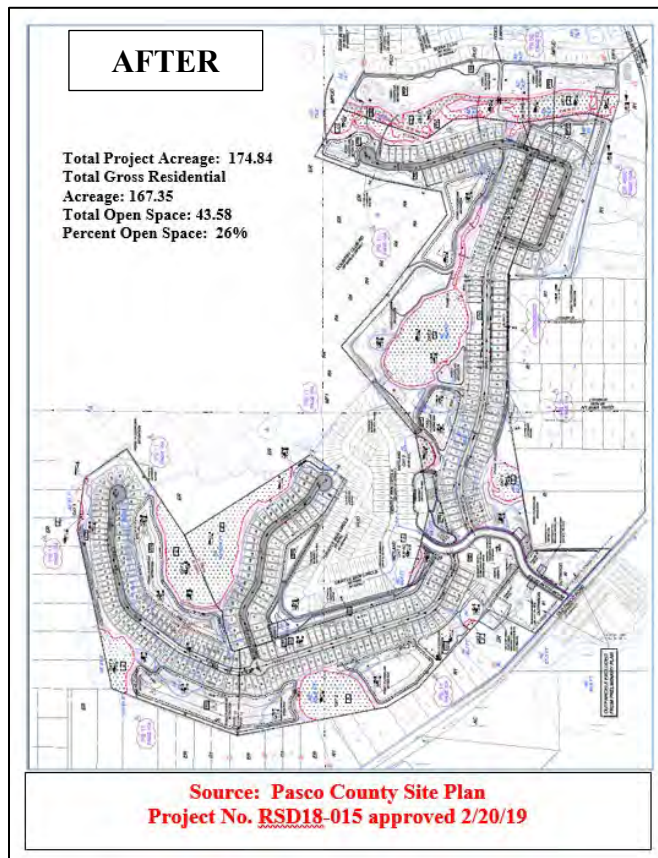
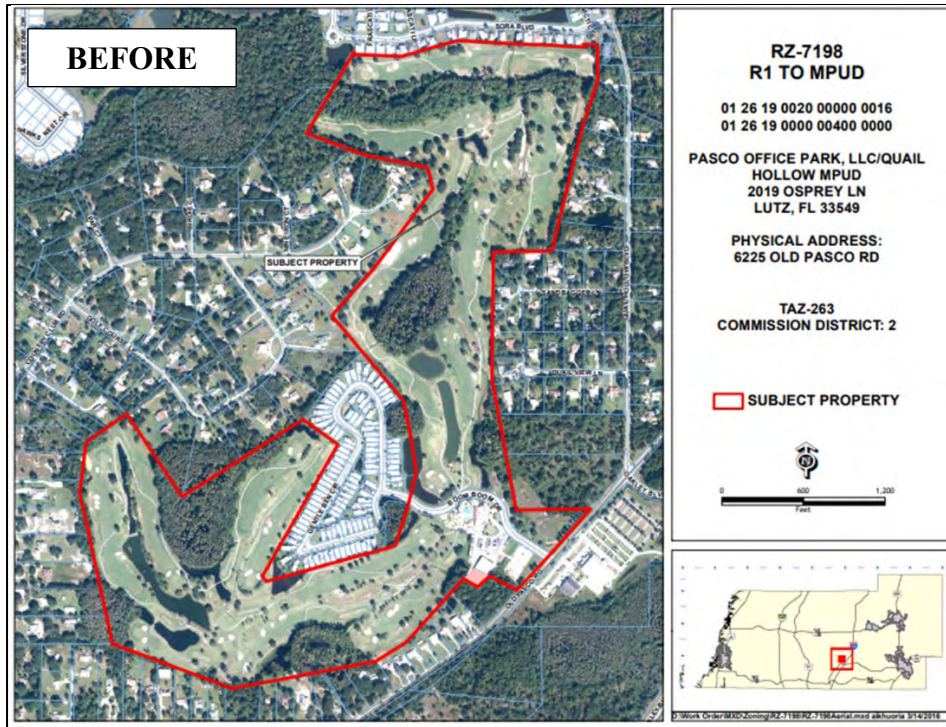
IV. Golf Course Redevelopment Examples

<u>Executive Summary</u>					
<u>Golf Course</u>	<u>Jurisdiction</u>	<u>Acreage</u>	<u>Residential Units</u>	<u>Density*</u>	<u>% Open Space</u>
Quail Hollow	Pasco County	175	400	2.3 du/ga	26%
Forest Oaks	Palm Beach County	79	450	5.7 du/ga	40%
Innisbrook	Pinellas County	53.7	180	3.4 du/ga	TBD for site plan 72% for overall resort
Walden Lake Proposal	Plant City	319.3	487	1.53 du/ga**	40%-45% of each Pod
*du/ga = dwelling units per gross acre					
** does not include 20,000 SF of vertically integrated retail/commercial space in Village Center					

A. Quail Hollow in Pasco County – “Siena Cove”

Quail Hollow Golf & Country Club was located near the I-75 and S.R. 54 interchange approximately 30 miles from Plant City. In 2017, Pasco County approved a rezoning from R-1, Rural Density District to MPUD Master Planned Unit Development to redevelop the golf course into 400 single family detached units, 30,000 square feet of office, and 10,000 square feet of day care on approximately 175 acres. This represents a density of 2.3 dwelling units per gross acre. According to the site plans proposed for the site,⁵ the percent of open space is 26% and is located around the perimeter of the subject area to maximize buffering between existing development and proposed development.

⁵ The original site plan can be found at Pasco County File No. PDD17-7198, RZ-7198 as Exhibit D. The current site plan can be found at Pasco County File No. RSD18-015, approved on February 20, 2019.



B. Forest Oaks Golf Course at Lucerne Lakes in Palm Beach County

This golf course redevelopment was approved in September 2021 by the Palm Beach County Zoning Commission to develop 450 residential units on approximately 79 acres (5.7 dwelling units/gross acre). Open space requirements for the redeveloped area is 40% per the staff report. Below is a graphic illustrating the site location⁶ and conceptual site plan:⁷

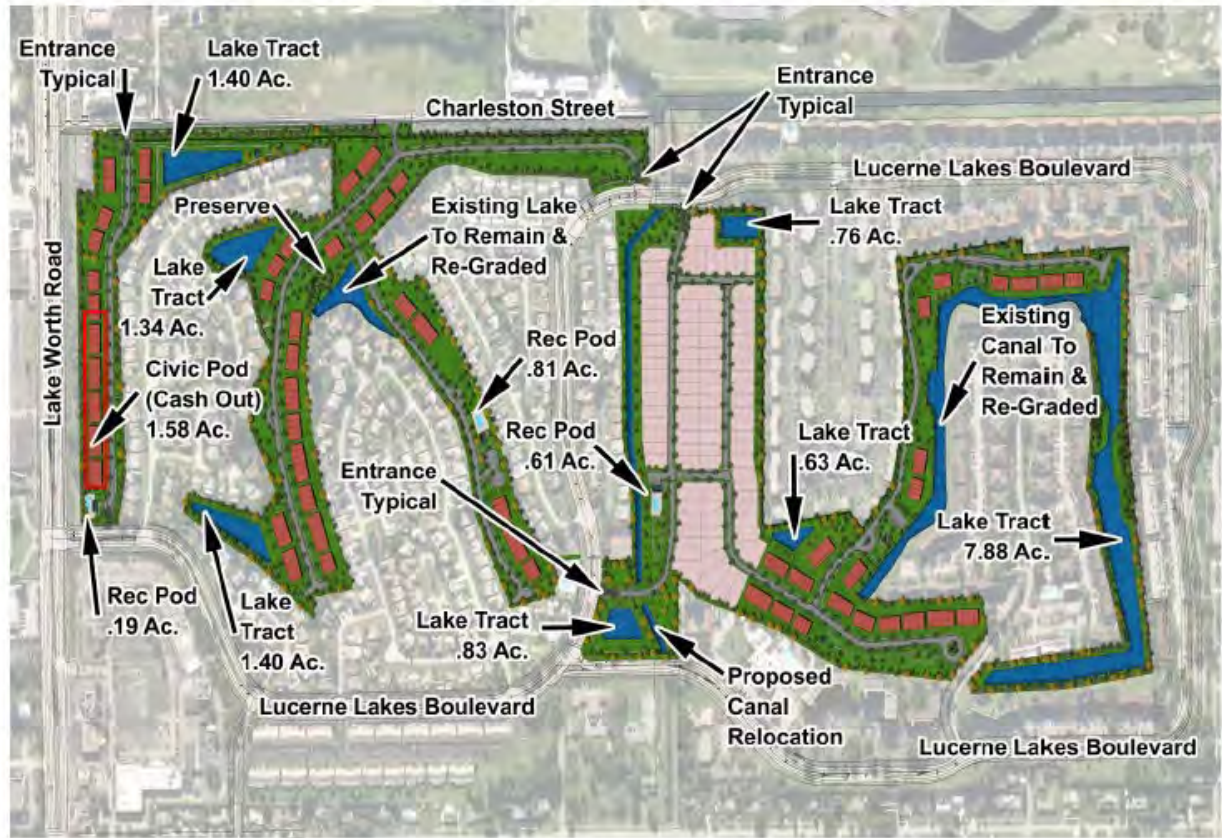


⁶ See DOA-202-00761, Page 24 of the Palm Beach County Staff Report dated September 2, 2021.



⁷ See DOA-202-00761, Page 158 of the Palm Beach County Staff Report dated September 2, 2021.

Preliminary Conceptual Site Plan Overlay Graphic*

* Preliminary Conceptual Site Plan indicated is preliminary in nature. Final design to be finalized with Final Subdivision Plan approval.



Preliminary Conceptual Site Plan Legend

-  - Indicates Townhomes
-  - Indicates Zero Lot Line Single Family Detached

C. Innisbrook Resort & Golf Course – Pinellas County

According to the application on file with Pinellas County submitted by Salamander Innisbrook LLC, Innisbrook is an 845-acre golf resort and residential community in Pinellas County which dates back to as early as 1968. Salamander Hotels & Resorts is the current owner and operator. Innisbrook is currently an approved Residential Planned Development (RPD) for 2,305 residential units, 38,075 square feet of commercial uses. Out of the 2,305 residential units, 1,876 have been built. The resort includes a variety of recreational amenities such as golf courses, tennis and racquetball facilities, pools, a fitness center, a spa and restaurants.

Salamander Innisbrook LLC filed the Development Master Plan (“DMP”) modification in December 2021.⁸ The application cites a continuous decline of resort guests and member play over the past 20 years. Thus, the application seeks to convert 53.71 acres of the Osprey North Golf Course into 180 single family detached homes and townhomes) with the detached units on 50’x130’ and 60’x130’ sized lots with 5’ side and rear yard setbacks. This represents a density of 3.35 dwelling units per gross acre and essentially relocates unused density from other areas within the resort that have been built out. The proposed modification corresponds to a reduction in recreation/open space of 11.35 acres (reducing overall open space from 73% to 72% of the total DMP area). The remainder of the Osprey North Golf course shall be retained and converted to a 12-hole short course. The Development Review Committee held meetings on January 10, 2022 and March 14, 2022. The Local Planning Agency hearing was held on April 14, 2022 and recommended approval of the proposed modification 4-0, in favor.⁹ At the Local Planning Agency meeting, Innisbrook Managing Director, Mike Williams, provided information “that the golf industry has embraced the use of short courses, creating enhanced experiences for members and guests that can be completed in an hour or less; and that creating a short course at Innisbrook will help to sustain its long history of community involvement, allowing it to provide jobs, increase tourism, and generate tax revenue.”¹⁰ As of the date of this report, no Board of County Commission hearing date had been set.

⁸ See Pinellas County Application DMP-21-02.

⁹ See Pinellas Local Planning Agency Results, April 14, 2022

¹⁰ See Pinellas Local Planning Agency Minutes, April 14, 2022

D. Proposed Walden Lake Golf Course Redevelopment – Plant City

The Walden Lake golf course redevelopment offers many key urban design elements for retrofitting a golf course including:

1. Incorporation of at least 50% of open space per development pod.
2. Providing housing supply to meet demand and offering a variety of lot sizes in strategic locations.
3. Open space and stormwater ponds to serve a natural function relative to former turf grass maintenance.

In conclusion, there are several reasons for the demand to redevelop golf courses including, oversupply of golf courses, a decline in participation of the sport,¹¹ maintenance and environmental costs, and fast growing cities and suburbs running out of undeveloped land to construct new homes. If a golf course is struggling financially to be profitable, redeveloping the course can be balanced with providing land for homes as well as place making. Place making can include town/village centers, parks, or open space/stormwater ponds and will vary from project to project. Allowing for higher density in a compact form, e.g. townhomes, can be utilized to promote the preservation of open space. The redevelopment of the golf course in Walden Lakes exemplifies these key concepts.

Cynthia D. Spidell is an AICP certified planner with over 16 years of public and private planning experience. According to the American Planning Association AICP Code of Ethics and Professional Conduct (Exhibit F):

“The American Institute of Certified Planners provides the only nationwide, independent verification of planners' qualifications. Certified planners pledge to uphold high standards of practice, ethics, and professional conduct, and to keep their skills sharp and up to date by continuously pursuing advanced professional education.”

Additionally, the AICP Code of Ethics: “Principles to Which We Aspire” were updated in 2021 to more fully account for a planner’s role in social justice and racial equity, while accepting responsibility to eliminate historic patterns of inequity tied to planning decisions.

¹¹ B. Clampett, *Can golf be saved?*, IMPACT ZONE GOLF, <https://impactzonegolf.com/can-golf-be-saved/>. Exhibit E.

Exhibit List

Exhibit A: Debbie Sullivan Reslock, *Goodbye, Golf?*, PLANNING MAGAZINE (Nov. 2016)

Exhibit B: The Correa Report, *Retrofitting Golf Course Communities*, June 3, 2009.

Exhibit C: Adele Peters, *Need Land for Parks & Housing? There are plenty of useless golf courses to repurpose*, FAST COMPANY (Mar. 6, 2019),
<https://www.fastcompany.com/90315242/need-land-for-parks-and-housing-there-are-plenty-of-useless-golf-courses-to-repurpose>.

Exhibit D: John Spina, *Golf courses being repurposed across state, country, but not yet in Boulder County*, TIMES-CALL (Aug. 6, 2019),
<https://www.timescall.com/2019/08/03/golf-courses-being-repurposed-across-state-country-but-not-yet-in-boulder-county/>.

Exhibit E: E. Clampett, *Can golf be saved?*, IMPACT ZONE GOLF,
<https://impactzonegolf.com/can-golf-be-saved/>).

Exhibit F: American Planning Association & Revised AICP Code of Ethics.

Attachment J

Sample Townhome Renderings







Sample Villa Renderings









Sample Single Family Renderings







Attachment K

History of Property and Community Engagement

The applicant, Walden Lake, LLC, a Florida limited liability company (the “Applicant”), acquired the subject property on March 28, 2019, from Today’s Bank of Arkansas. Today’s Bank acquired title in a foreclosure action against the previous owner, Visions Golf. The subject property consists of approximately 319.3 acres (the “Property”) and was formerly operated as the Walden Lake Golf Course and Country Club (the “Club”).

As a brief history, Visions Golf defaulted on its loan with Today’s Bank when its attempt to redevelop the Property failed during its 2015 rezoning application process amid litigation with the Walden Lake Community Association (the “WLCA”). During this period of turmoil, the Club was shut down and the golf course fell fallow. Early proposals estimate that it would cost more than \$7 million to restore eighteen holes of golf and approximately \$1 million thereafter to maintain the course; as with all construction and operation expenses, these amounts have increased by 25-30% in the three years since they were first quoted. The national decline in the popularity of golf renders unlikely that any restoration of the golf course will be sufficiently profitable to justify this massive investment.

The master plan of the Walden Lake community has always contemplated that the Property could be built for residential development. Under the Master Declaration, the original developer had the right, at its discretion, to incorporate the Property into the Association (which incorporation did not occur). Instead of developing the land, the original developer entered into an agreement not to develop for a period of twenty-five years, which expired in December 2018.

Before the Applicant closed on its purchase of the Property, its principals reached out to the WLCA with the intent to collaborate on redevelopment plans. Since February 7, 2019, on no fewer than five occasions, the Applicant has met with the WLCA Board of Directors and its Walden Lake Resident Advisory Council (the “RAC”), an advisory board that was set up to provide feedback to the Applicant and has since been disbanded. In October 2019, all Walden Lake residents were surveyed about preferred amenities in the redevelopment. Among these meetings was a well-attended public town hall at the Plant City Church of God on November 7, 2019. From the first meeting between the Applicant and the WLCA, the Applicant shared its intent to develop a mixed-use village center with multifamily and vertically integrated retail commercial space along Clubhouse Drive. The Applicant also explained that green space with bike and walking trails and community parks would be more sustainable than the return of golf.

The original Planned Development Modification application was submitted in April 2020. The Applicant has revised the application nine times over the past two and a half years:

- Revision 1 (October 2020): eliminated 40’ lots;
- Revision 2 (December 2020): reduced the total number of lots in response to comments from the Hillsborough County Environmental Protection Commission;
- Revision 3 (February 2021): redesigned the site in compliance with Plant City Ordinance 01-2021
- Revision 4 (March 2021): converted some single family lots to villas;
- Revision 5 (May 2021): added design commitments;
- Revision 6 (June 2021): revised per Plant City Staff comments;

- Revision 7 (November 2021): revised per Plant City Staff comments; and
- Revision 8 (January 2022): revised per Plant City Staff comments.
- Revision 9 (July 2022): revised per Planning Board comments.

The subject plans have been tweaked and tailored many times over the last year to address concerns brought by the WLCA, the RAC, and the Plant City Planning Board. Notably, the most recent revision reduced the total number of proposed new residential units from 766 units to 560 units (27% reduction). As the Applicant's first submittal in 2020 proposed 1,011 units, over the past two years, the Applicant has voluntarily eliminated 41% of its proposed units. The Applicant has also changed the unit mix to completely eliminate all apartments and replace them with a mixture of single family units, villas, and townhomes. The Applicant also eliminated the Mixed-Use Village Center concept and all commercial square footage. These changes have been in direct response to thoughtful feedback received from the WLCA, the RAC, the of Walden Lake community, and the Planning Board.

The Applicant's maintenance contractor, together with its team of planners and engineers, have also actively worked to address the Walden Lake community's immediate and longer-term concerns. The Applicant's maintenance contractor has continued to maintain the Property in compliance with Plant City's Code of Ordinances, and the contractor has met with residents to understand and address their particular concerns with potential hazards on the Property that could affect their own properties. The Applicant also co-funded, together with the WLCA, repairs of certain bridges that have historically been jointly maintained by the Property owner and the WLCA. Finally, the Applicant's planning and engineering contractors have been keenly aware of the community's voiced concerns with drainage, traffic, and wetlands, and the Applicant has been able to proactively address these issues.

Over the last two years, the Applicant has collaborated extensively with the WLCA and the City on the development plans. These collaborations resulted in a new plan that is sustainable and incorporates residential options already in the Walden Lake community.

The Applicant is confident that the redesigned plan proposed a project that is compatible with the surrounding community, addresses Planning Board and community feedback, and is sustainable for the community.