

**Walden Lake Site Plan Changes since the Planning  
Board meeting  
Corresponds with clouded version of PD site plan**

**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.

**Sheet 3 of 3**

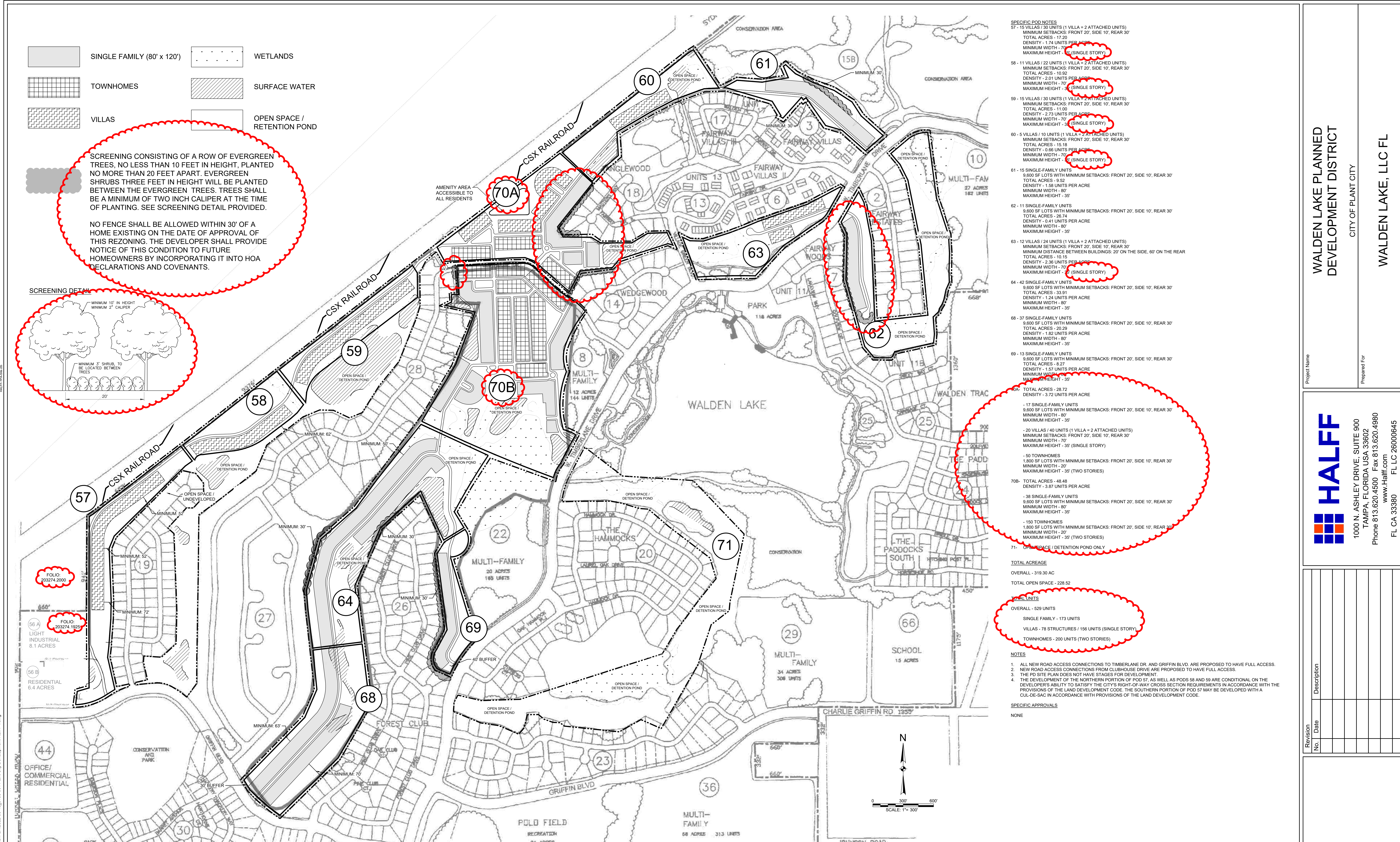
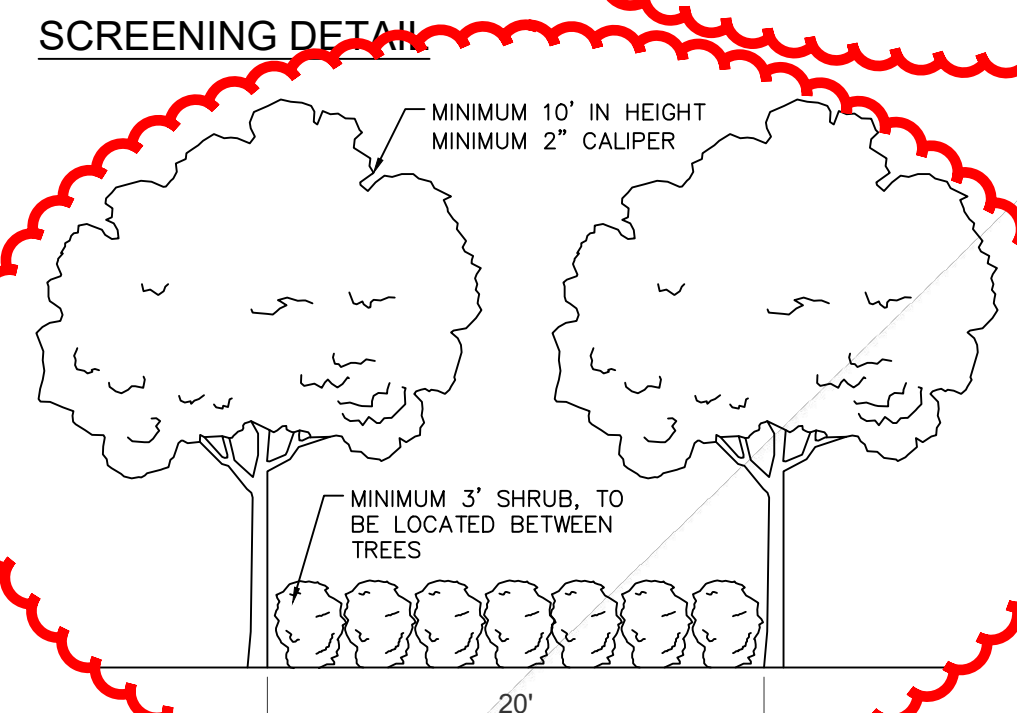
24. Revised to remove the roundabout shown on Sheet 3 of 3 adjacent to the CSX railroad to match the roadway design shown on Sheet 2 of 3.
25. Revised POD 62 layout to match Sheet 2 of 3.
26. Split POD 70 into POD 70A and POD 70B to match sheet 2 of 3.



- SINGLE FAMILY (80' x 120')
- TOWNHOMES
- VILLAS
- WETLANDS
- SURFACE WATER
- OPEN SPACE / RETENTION POND

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

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



- SPECIFIC POD NOTES**
- 57 - 15 VILLAS / 30 UNITS (1 VILLA = 2 ATTACHED UNITS)  
MINIMUM SETBACKS: FRONT 20', SIDE 10', REAR 30'  
TOTAL ACRES - 17.20  
DENSITY - 1.74 UNITS PER ACRE  
MINIMUM WIDTH - 70'  
MAXIMUM HEIGHT - 35' (SINGLE STORY)
  - 58 - 11 VILLAS / 22 UNITS (1 VILLA = 2 ATTACHED UNITS)  
MINIMUM SETBACKS: FRONT 20', SIDE 10', REAR 30'  
TOTAL ACRES - 10.92  
DENSITY - 2.01 UNITS PER ACRE  
MINIMUM WIDTH - 70'  
MAXIMUM HEIGHT - 35' (SINGLE STORY)
  - 59 - 15 VILLAS / 30 UNITS (1 VILLA = 2 ATTACHED UNITS)  
MINIMUM SETBACKS: FRONT 20', SIDE 10', REAR 30'  
TOTAL ACRES - 11.00  
DENSITY - 2.73 UNITS PER ACRE  
MINIMUM WIDTH - 70'  
MAXIMUM HEIGHT - 35' (SINGLE STORY)
  - 60 - 5 VILLAS / 10 UNITS (1 VILLA = 2 ATTACHED UNITS)  
MINIMUM SETBACKS: FRONT 20', SIDE 10', REAR 30'  
TOTAL ACRES - 15.18  
DENSITY - 0.66 UNITS PER ACRE  
MINIMUM WIDTH - 70'  
MAXIMUM HEIGHT - 35' (SINGLE STORY)
  - 61 - 15 SINGLE-FAMILY UNITS  
9,600 SF LOTS WITH MINIMUM SETBACKS: FRONT 20', SIDE 10', REAR 30'  
TOTAL ACRES - 9.92  
DENSITY - 1.58 UNITS PER ACRE  
MINIMUM WIDTH - 80'  
MAXIMUM HEIGHT - 35'
  - 62 - 11 SINGLE-FAMILY UNITS  
9,600 SF LOTS WITH MINIMUM SETBACKS: FRONT 20', SIDE 10', REAR 30'  
TOTAL ACRES - 26.74  
DENSITY - 0.41 UNITS PER ACRE  
MINIMUM WIDTH - 80'  
MAXIMUM HEIGHT - 35'
  - 63 - 12 VILLAS / 24 UNITS (1 VILLA = 2 ATTACHED UNITS)  
MINIMUM SETBACKS: FRONT 20', SIDE 10', REAR 30'  
MINIMUM DISTANCE BETWEEN BUILDINGS: 20' ON THE SIDE, 60' ON THE REAR  
TOTAL ACRES - 10.15  
DENSITY - 2.38 UNITS PER ACRE  
MINIMUM WIDTH - 70'  
MAXIMUM HEIGHT - 35' (SINGLE STORY)
  - 64 - 42 SINGLE-FAMILY UNITS  
9,600 SF LOTS WITH MINIMUM SETBACKS: FRONT 20', SIDE 10', REAR 30'  
TOTAL ACRES - 33.91  
DENSITY - 1.24 UNITS PER ACRE  
MINIMUM WIDTH - 80'  
MAXIMUM HEIGHT - 35'
  - 68 - 37 SINGLE-FAMILY UNITS  
9,600 SF LOTS WITH MINIMUM SETBACKS: FRONT 20', SIDE 10', REAR 30'  
TOTAL ACRES - 20.29  
DENSITY - 1.82 UNITS PER ACRE  
MINIMUM WIDTH - 80'  
MAXIMUM HEIGHT - 35'
  - 69 - 13 SINGLE-FAMILY UNITS  
9,600 SF LOTS WITH MINIMUM SETBACKS: FRONT 20', SIDE 10', REAR 30'  
TOTAL ACRES - 8.27  
DENSITY - 1.57 UNITS PER ACRE  
MINIMUM WIDTH - 80'  
MAXIMUM HEIGHT - 35'
  - 70A - TOTAL ACRES - 28.72  
DENSITY - 3.72 UNITS PER ACRE
  - 70B - TOTAL ACRES - 48.48  
DENSITY - 3.87 UNITS PER ACRE
  - 71 - OPEN SPACE / DETENTION POND ONLY
- TOTAL ACREAGE**  
OVERALL - 319.30 AC  
TOTAL OPEN SPACE - 228.52
- TOTAL UNITS**  
OVERALL - 629 UNITS  
SINGLE FAMILY - 173 UNITS  
VILLAS - 78 STRUCTURES / 156 UNITS (SINGLE STORY)  
TOWNHOMES - 200 UNITS (TWO STORIES)

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

**SPECIFIC APPROVALS**  
NONE

**DEVELOPMENT REQUIREMENTS FOR PODS 57-64 & 68-71**

- STORM DETENTION AND DRAINAGE**
- STORM WATER, DRAINAGE AND DETENTION REQUIREMENTS SHALL MEET THE CITY OF PLANT CITY LAND DEVELOPMENT CODE.
  - FINAL DESIGN OF BUILDINGS, STORMWATER DETENTION AREAS, AND INGRESS/EGRESS ARE SUBJECT TO CHANGE PENDING FORMAL AGENCY JURISDICTIONAL DETERMINATIONS OF WETLAND AND OTHER SURFACE WATER BOUNDARIES AND APPROVAL BY THE APPROPRIATE REGULATORY AGENCIES.
  - THE SPARTAN BRANCH WBD WILL BE TAKEN INTO ACCOUNT IN THE MASTER STORMWATER SYSTEM DESIGN, WHICH SHALL USE TREATMENT TRAINS, PROLONGED DETENTION, INCREASED RESIDENCE TIME, AND OTHER MEANS TO ENSURE COMPLIANCE WITH STATE WATER QUALITY CRITERIA. DIRECT DISCHARGE INTO WALDEN LAKE SHALL BE PROHIBITED. ALL DISCHARGES WILL BE TREATED UPSTREAM OF WALDEN LAKE. THE STORMWATER MANAGEMENT SYSTEM SHALL BE DESIGNED TO MAINTAIN PRE PEAK FLOWS FOR THE 2.33, 5, 10, 25, 50 AND 100-YEAR STORM EVENTS TO ENSURE NO ADVERSE IMPACTS TO ADJACENT DOWNSTREAM PROPERTY OWNERS.
- RECREATIONS AND OPEN SPACE AREAS**
- SITE DEVELOPMENT PLANS SHALL COMPLY WITH APPLICABLE EPC, SWFWMD AND PLANT CITY REGULATIONS WITH RESPECT TO ANY PROPOSED IMPACTS TO OR PRESERVATION OF IDENTIFIED WETLANDS.
  - WETLANDS AND WETLAND SETBACK AREAS MAY BE USED FOR STORMWATER MANAGEMENT SYSTEMS OR CONSTRUCTION OF MINOR RECREATIONAL IMPROVEMENTS, SUCH AS ELEVATED BOARDWALKS, UNPAVED BRIDLE TRAILS, OVERLOOK PARKS, AND OTHER SIMILAR RECREATIONAL AMENITIES WHICH DO NOT REQUIRE THE USE OF IMPERVIOUS SURFACES. CONSERVATION AREAS MAY BE USED AS UNIMPROVED, PASSIVE RECREATIONAL AREAS SUBJECT TO EPC APPROVAL.
  - GRASS AND OPEN SPACES WILL BE EQUIVALENT TO OPEN SPACE AND SHALL BE MAINTAINED TO A MINIMUM OF 10% OF THE TOTAL DEVELOPMENT AREA.
  - MINIMUM 15 ACRES OF OPEN SPACE REQUIREMENTS HAVE GENERALLY BEEN MET WITHIN THE OVERALL PLANNED DEVELOPMENT PLAN THROUGH PROVISION OF OPEN SPACE, RECREATION AND CONSERVATION AREAS. NEW RECREATION AREAS IN THE SUBJECT PODS SHALL BE OPEN TO ALL OWNERS WITHIN THE OVERALL PLANNED DEVELOPMENT, SUBJECT TO REASONABLE RESTRICTIONS AND REGULATIONS THAT ARE IMPOSED BY THE DEVELOPER AND ANY HOA FORMED BY THE DEVELOPER FOR THE SAKE OF THE SUBJECT PODS.
  - APPROVAL OF THE ZONING AND PLANNED DEVELOPMENT PERMITS NECESSARY FOR THE DEVELOPMENT AS PROPOSED WILL BE ISSUED, DOES NOT ITSELF SERVE TO JUSTIFY ANY IMPACT TO WETLANDS, AND DOES NOT GRANT ANY IMPLIED OR VESTED RIGHT TO ENVIRONMENTAL APPROVALS.
  - THE CONSTRUCTION AND LOCATION OF ANY PROPOSED WETLAND IMPACTS ARE NOT APPROVED BY THIS CORRESPONDENCE, BUT SHALL BE REVIEWED BY EPC STAFF UNDER SEPARATE APPLICATION PURSUANT TO THE EPC WETLANDS RULE DETAILED IN CHAPTER 1-11, RULES OF THE EPC, (CHAPTER 1-11) TO DETERMINE WHETHER SUCH IMPACTS ARE NECESSARY TO ACCOMPLISH REASONABLE USE OF THE SUBJECT PROPERTY.

- PRIOR TO THE ISSUANCE OF ANY PERMITS FOR VERTICAL CONSTRUCTION IN AN AMOUNT NOT TO EXCEED \$50,000.00 (THE "SIGNAL COST"), THE SIGNAL COST SHALL BE PAID BY THE DEVELOPER TO THE CITY PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR VERTICAL CONSTRUCTION OF THE PROPERTY OR, WITHIN THIRTY (30) DAYS FOLLOWING RECEIPT OF THE CITY ENGINEER'S CERTIFIED COST ESTIMATE OF THE SIGNAL COST, WHICHEVER IS LATER. DEVELOPER WILL NOT BE RESPONSIBLE FOR THE PAYMENT OF ANY OTHER IMPROVEMENTS AT THE INTERSECTION OTHER THAN THE SIGNAL COST AND THE DEVELOPER WILL RECEIVE A CREDIT FOR DOLLAR CREDIT FOR THE SIGNAL COST AGAINST ANY TRANSPORTATION MOBILITY FEES ASSESSED BY THE CITY. IF THE ACTUAL DOCUMENTED SIGNAL COST IS LESS THAN \$50,000.00, THE CITY SHALL REIMBURSE DEVELOPER WITHIN THIRTY (30) DAYS OF THE COMPLETION OF THE SIGNAL INSTALLATION.
  - THE FOLLOWING INTERNAL IMPROVEMENTS SHALL BE CONSTRUCTED PRIOR TO ANY CERTIFICATE OF OCCUPANCY BEING ISSUED FOR CORRESPONDING PODS:
    - TIMBERLANE DRIVE & ENTRANCE TO POD 61 - RIGHT TURN LANE
    - TIMBERLANE DRIVE & ENTRANCE FOR PODS 69 & 70 - RIGHT TURN AND LEFT TURN LANES
    - GRIFFIN BLVD & ENTRANCE TO PODS 57-59 - LEFT TURN LANE
    - GRIFFIN BLVD & ENTRANCE TO PODS 68/64 - LEFT TURN LANE
    - THE TURN LANE LENGTHS SHALL BE THE MINIMUM 175 FT. THIS IS BASED ON THE EXPECTED QUEUE AND PDOT DESIGN STANDARDS.
  - 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 AND NOTE #4 ABOVE. THE CONCEPTUAL PARK LOCATIONS ARE SHOWN ON "SHEET 3: MASTER RECREATION AND OPEN SPACE PLAN". THE DEVELOPER SHALL SOLICIT NEIGHBORHOOD FEEDBACK FROM THE WALDEN LAKE COMMUNITY ASSOCIATION AND CITY STAFF. THE SIZE AND ENHANCEMENTS IN THESE AREAS ARE TO BE DETERMINED DURING CONSTRUCTION PLAN REVIEW AND SHALL BE GUIDED BY THE VISION BOOK PROVIDED BY THE DEVELOPER.
  - THE TRAIL SYSTEM SHOWN ON "SHEET 3: MASTER RECREATION AND OPEN SPACE PLAN" SHALL BE GOVERNED BY THE TERMS OF RECREATIONS AND OPEN SPACE AREA IN NOTE #4 ABOVE. FINAL LOCATION IS TO BE DETERMINED DURING CONSTRUCTION PLAN REVIEW.
  - AT THE TIME OF THE CONSTRUCTION OF EACH POD, OPEN SPACE WITHIN THAT POD SHALL BE PROTECTED IN PERPETUITY IN THE FORM OF A SCULPTURE OR ART MANAGED BY AN ASSOCIATION OR CDD. DEED RESTRICTIONS SHALL BE PROVIDED BY THE CITY ATTORNEY. AT THE TIME OF THE LAST FINAL PLAT, ALL OPEN SPACE DESIGNATED BY THE PD SHALL HAVE BEEN PROTECTED.
- PUBLIC FACILITIES AND UTILITIES**
- SEWER, WATER, AND RECLAIMED WATER REQUIREMENTS SHALL MEET THE CITY OF PLANT CITY LAND DEVELOPMENT CODE AND TECHNICAL STANDARDS. ALL DEVELOPMENT WITHIN THE PROJECT SHALL BE SERVED BY PLANT CITY SEWER, WATER, AND RECLAIMED WATER.
  - THE PROVISION OF OFF-SITE AND ON-SITE WATER, RECLAIMED WATER, AND SANITARY SEWER IMPROVEMENTS SHALL BE PROVIDED BY THE DEVELOPER SUBJECT TO THE APPROVAL OF THE UTILITIES DIRECTOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANT CITY COMPREHENSIVE PLAN.
  - ALL UTILITIES SHALL BE PLACED UNDERGROUND EXCEPT WHERE CONNECTION TO EXISTING ABOVE GROUND UTILITIES EXISTS.
  - PLACEMENT OF UTILITIES ON THE SITE SHALL BE SUBJECT TO APPROVAL OF THE UTILITIES DIRECTOR, AND NO SITE CLEARANCE OR ALTERATION SHALL OCCUR PRIOR TO THE APPROVAL OF THE PLANNED DEVELOPMENT DETAILED SITE PLAN.
- TRAFFIC CONDITIONS**
- DEVELOPER WILL PAY TO THE CITY THE ACTUAL DOCUMENTED COST OF THE INSTALLATION OF A TRAFFIC SIGNAL TO BE LOCATED AT THE INTERSECTION OF TURKEY CREEK ROAD AND GRIFFIN BLVD PRIOR TO THE ISSUANCE OF ANY PERMITS FOR VERTICAL CONSTRUCTION IN AN AMOUNT NOT TO EXCEED \$50,000.00 (THE "SIGNAL COST").







- GENERAL SITE DEVELOPMENT REQUIREMENTS**
- THE OVERALL PLANNED DEVELOPMENT TOTAL PROJECT DENSITY SHALL NOT EXCEED 5.0 UNITS/ACRE.
  - BUFFER AND SCREENING AREAS SHALL BE PROVIDED AS DEPICTED ON THE SITE PLAN, PAGE 2 OF 3.
  - WHERE FEASIBLE, TREES ALONG THE PODS PERIPHERIES OF ALL PROPOSED DEVELOPMENT WILL BE RETAINED.
  - MODULAR OFFICES FOR REAL ESTATE SALES SHALL BE ALLOWED AS A TEMPORARY USE IN RESIDENTIAL SUBDIVISIONS. SUCH OFFICES SHALL BE LIMITED TO ONE PER RESIDENTIAL SUBDIVISION AND AS A RESIDENCE IS PROHIBITED. SALES OFFICES SHALL BE REMOVED UPON COMPLETION OF LOT SALES IN THAT SUBDIVISION.
  - ANY ACCELERATION/DECELERATION LANES PROPOSED BY THE DEVELOPER SHALL BE SUBJECT TO REVIEW AND APPROVAL OF THE CITY ENGINEER.
  - ANY LIFT STATIONS PROPOSED BY THE DEVELOPER SHALL BE IN ACCORDANCE WITH THE CITY STANDARDS AND APPROVAL OF THE CITY UTILITIES DIRECTOR.
  - FIRE HYDRANTS SHALL BE PROVIDED BY THE DEVELOPER AS REQUIRED BY THE CITY'S FIRE CHIEF.
  - DURING CONSTRUCTION PLAN REVIEW, CITY STAFF SHALL APPROVE A CONSTRUCTION STAGING/TRADE PARKING PLAN THAT PROVIDES SUFFICIENT ACCESS TO CONSTRUCTION WHILE MINIMIZING POTENTIAL IMPACTS TO ROADWAYS AND EXISTING HOMES.
  - IF THE REAR OF A PROPOSED TWO-STORY RESIDENTIAL UNIT FACES AN EXISTING SINGLE FAMILY RESIDENTIAL UNIT WITH A POOL ENCLOSURE, THE PROPOSED TWO-STORY RESIDENTIAL UNIT SHALL BE AT LEAST 60 FEET FROM THE ADJACENT POOL ENCLOSURE.
  - TOWNHOME DEVELOPMENT SHALL BE LOCATED AS SHOWN ON THE SITE PLAN WITH A MAXIMUM OF 200 UNITS AND REVIEWED BY STAFF FOR COMPLIANCE WITH THE DESIGN STANDARDS IN SECTION 102-333(B) OF THE CITY OF PLANT CITY LAND DEVELOPMENT CODE.
  - IN ORDER TO MAINTAIN CONTINUITY WITH THE EXISTING DEVELOPMENT PATTERN, PODS SHALL BE DESIGNATED AS NEIGHBORHOODS WITH A NAME AND SIGNAGE TO DIFFERENTIATE IT FROM OTHER NEIGHBORHOODS. PODS MAY BE COMBINED INTO NEIGHBORHOODS AND THERE MUST BE A MINIMUM OF FIVE NEIGHBORHOODS.
  - NO POOLS, SCREEN ENCLOSURES, OR ACCESSORY USES SHALL BE LOCATED WITHIN 33 FEET OF AN EXISTING PRIMARY/MAIN RESIDENCE AT THE TIME OF APPROVAL.

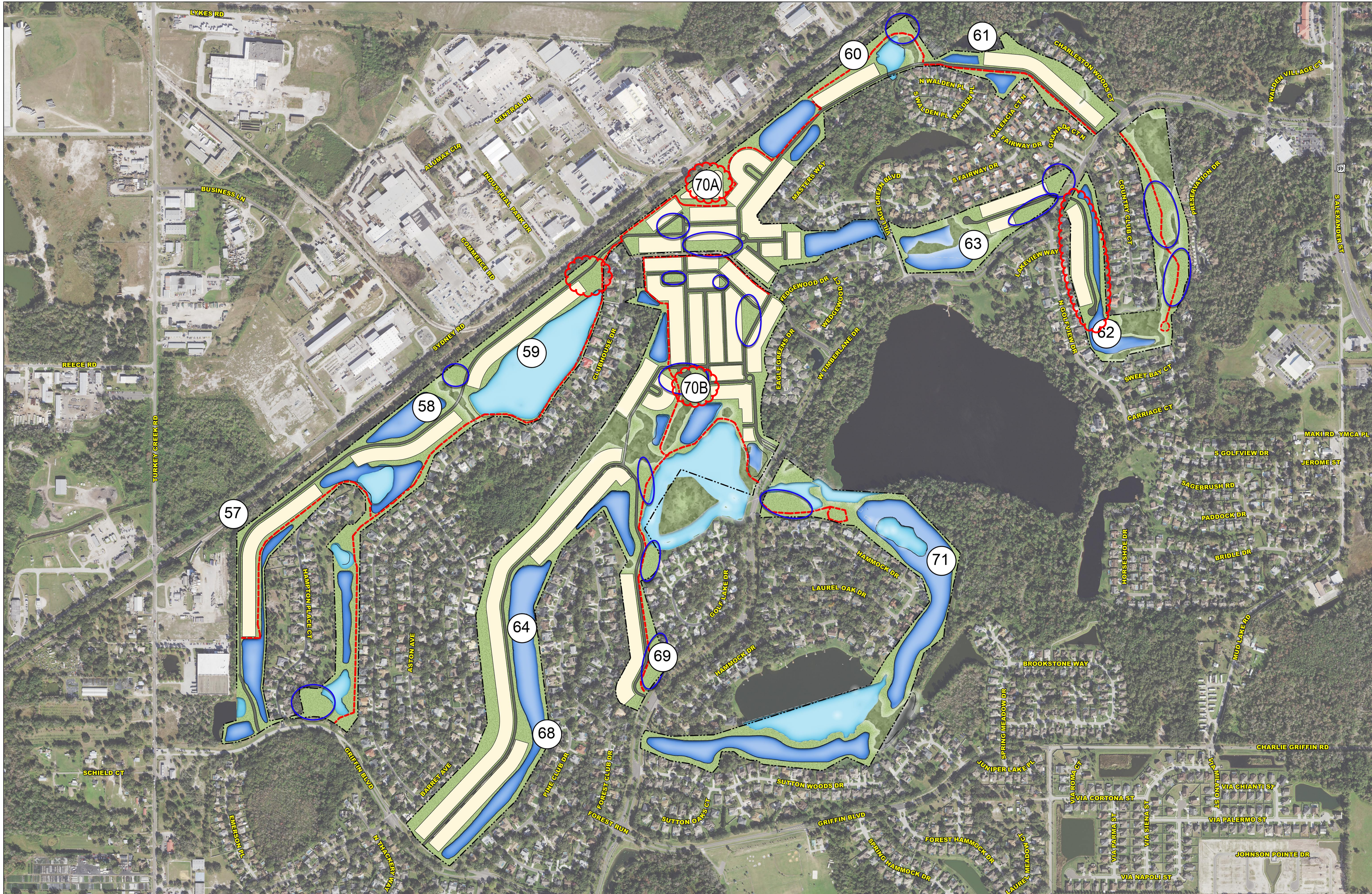
WALDEN LAKE PLANNED DEVELOPMENT DISTRICT  
CITY OF PLANT CITY  
WALDEN LAKE, LLC FL

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Revision No.	Date	Description

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

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



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**WALDEN LAKE PLANNED  
DEVELOPMENT DISTRICT**  
 CITY OF PLANT CITY  
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Revision No.	Date	Description

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