

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



The Villages of  
WALDEN LAKE  
Polo and Country Club

WALDEN LAKE  
REVISED COMMUNITY UNIT PLAN

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

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

NOTES:

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

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

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

In lieu of providing land for a fire station site within this CU, the Developer shall pay to the City of Plant City \$25,000 on the effective date of the ordinance approving the 1989-1990 CU modification. Further, the Developer, his successors or assigns, shall pay to the City an additional \$100,000 on or before the first business day of June 1992.

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

Access to Units 54 & 52 from Alexander Street shall be restricted to existing median ditches.

Platted Units	Units	Acres	Reference Name
1	Walden Lake Subdivision, Unit 1, Page 92, Plat Book 45	275	97.02 Eastgate
2	Walden Lake Farmway Estates, Page 14, Plat Book 46	26	25.51 Fairway Villas
3	Walden Lake Farmway Estates, Page 18, Plat Book 46	40	9.71 Fairway Villas
4	Woodfield Village Unit 1, Page 34, Plat Book 49	21	6.53 Woodfield
5	Woodfield Village Unit 2, Page 34, Plat Book 49	47	14.89 Woodfield
6	Walden Lake Farmway Estates, Page 18, Plat Book 46	38	10.10 Fairway Woods
7	Walden Lake Farmway Estates Unit II, Page 19, Plat Book 52	21	12.42 Fairway Woods
8	Eastgate Extension, Page 19, Plat Book 48	14	9.81 Fairway Woods
11	A Walden Lake Unit I.A, Page 4, Plat Book 48	4	2.67 Fairway Woods
11.8	Walden Lake Unit 11.8, Page 43, Plat Book 48	14	9.81 Fairway Woods
13	Walden Lake Unit 13, Page 24, Plat Book 53	42	11.12 Village Green Townhomes
14	Walden Lake Unit 14, Page 20, Plat Book 54	26	14.99 Westwood
16	Woodfield Village Unit III, Page 20, Plat Book 52	20	6.23 Redbud Circle
17	Walden Lake Unit 17, Page 38, Plat Book 50	30	10.63 Fairway Woods
18	Walden Lake Unit 18, Page 32, Plat Book 61	22	19.45 Tangewood
20	Walden Lake Unit 20, Phase I Section C, Page 12, Plat Book 66	112	35.01 Parkwood
24	Walden Lake Unit 24.A, Page 55-52, Plat Book 53	86	58.88 Padlocks
25	The Padlocks Phase I, Page 43, Plat Book 57	87	17.02 Padlocks
26	The Padlocks Phase II, Page 20, Plat Book 58	39	12.21 Padlocks
28	Walden Lake Unit 28, Page 1, Plat Book 19	19	8.37 Forest Park
29	Walden Lake Unit 29, Page 1, Plat Book 15	122	60.03 Forest Park
30	Walden Lake Unit 30, Phase I, Section B, Page 16, Plat Book 62	26	14.99 Westwood
34	Walden Lake Unit 34, Page 37, Plat Book 61	16	37.0 Parkwood
35	Walden Lake Unit 35, Phase I Section C, Page 12, Plat Book 67	12	3.00 Parkwood
36	Walden Lake Unit 36, Phase 2 Section A, Page 38, Plat Book 66	17	13.30 Parkwood
37	Walden Lake Unit 37, Phase 2 Section B, Page 38, Plat Book 66	12	13.30 Parkwood
38	Walden Lake Unit 38, Phase 2 Section C, Page 12, Plat Book 66	12	13.30 Parkwood
27	Walden Lake Unit 27, Phase I Section B, Page 37, Plat Book 66	62	35.01 Aston Woods
30	Walden Lake Unit 30, Phase II Section C, Page 12, Plat Book 68	112	35.01 Parkwood
33	Walden Lake Unit 33, Phase II Section B, Page 13, Plat Book 68	43	16.67 Parkwood
55	Walden Lake Unit 55, Page 2, Plat Book 69	9	16.67 Industrial Park

- Definitions of use types as follows:
- Single Family** - Units which shall be detached single family residences including, but not limited to zero lot lot patio homes and estate lots (see note 92).
  - Multi Family** - refers to structures designed to serve as residences for two (2) or more families including, but not limited to garden apartments, condominiums, townhomes and duplexes.
  - Commercial** - as defined for specific unit.
  - Industrial** - as defined for specific unit.
  - School** - as described in general guidelines.

- Specific Unit Notes**
- Unit 2 (Fairway Estates)** - Single Family. Minimum setbacks shall be 25' front, 30' rear, and 7.5' for side yards.
  - Unit 6** - Multi Family (+/-) 12 acres, 144 units maximum, 12 units per acre maximum. Minimum setbacks shall be 20' front, side and rear. Maximum height shall be 60'. Parking spaces shall be provided at 1.8 spaces per unit, minimum.
  - Unit 10 - Multi Family** - 27 acres, 162 units maximum, 6 units per acre maximum. Minimum setbacks shall be 20' front and rear yards, 10' side yards. Maximum building height shall be 45'. Parking spaces shall be provided at 1.8 spaces per unit, minimum.
  - Unit 11A & Unit 11B - Single Family**. Minimum setbacks shall be 25' front, 30' rear, and 10' for side yards.
  - Unit 14 - (Wedgewood)** - Single Family. Minimum setbacks shall be 25' front, 30' rear, and 10' for side yards.
  - Unit 15 - (Tangewood)** - Single Family. Minimum setbacks shall be 25' front, 30' rear, and 10' for side yards.
  - Unit 18 - (Forest Club)** - Single Family. Minimum setbacks shall be 25' front, 30' rear, and 10' for side yards.
  - Unit 19 - Single Family (+/-) 27.5 acres, 83 lots, 3 units per acre maximum. Minimum setbacks shall be 25' front, 30' rear, and 10' side yard. Maximum building height shall be 28'.**
  - Unit 20 - (Hammocks)** - Single Family. Minimum setbacks shall be 25' front, 30' rear, and 10' for side yards.
  - Unit 22 - Multi Family (+/-) 20 acres, 165 units maximum, 8.25 units maximum per acre. Minimum setbacks shall be 10' side yards, 20' front and rear yards. Maximum building height shall be 45'. Parking spaces shall be provided at 1.8 spaces per unit, minimum.**
  - Unit 23 - Single Family (+/-) 37 acres, 130 units maximum, 3.5 units maximum per acre. Minimum setbacks shall be 25' front and 30' rear, and 10' side yard setbacks. Maximum building height shall be 28'.**
  - Unit 24 - (Padlocks, including Phases 2 & 3) - Single Family. Minimum setbacks shall be 25' front, 30' rear, and 7.5' for side yards.**
  - Unit 26 - (Forest Club) - Single Family. Minimum setbacks shall be 25' front, 30' rear. Side yard setbacks to be 10' on one side of structure and 12' on other side of structure so that there is a minimum of 22' between structures.**

Notes: May - August 1988 Revision to CU Zoning

The extension of Griffin Blvd. to Turkey Creek Road shall be concurrent with the submittal of the Final Plat of Unit 19.

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

The extension of Timberlane Drive to Tappan Road shall be concurrent with the submittal of the Final Plat of Unit 33 or Unit 33-A, whichever comes first.

REVISED: MARCH 25, 1988

REVISED: JANUARY 31, 1989

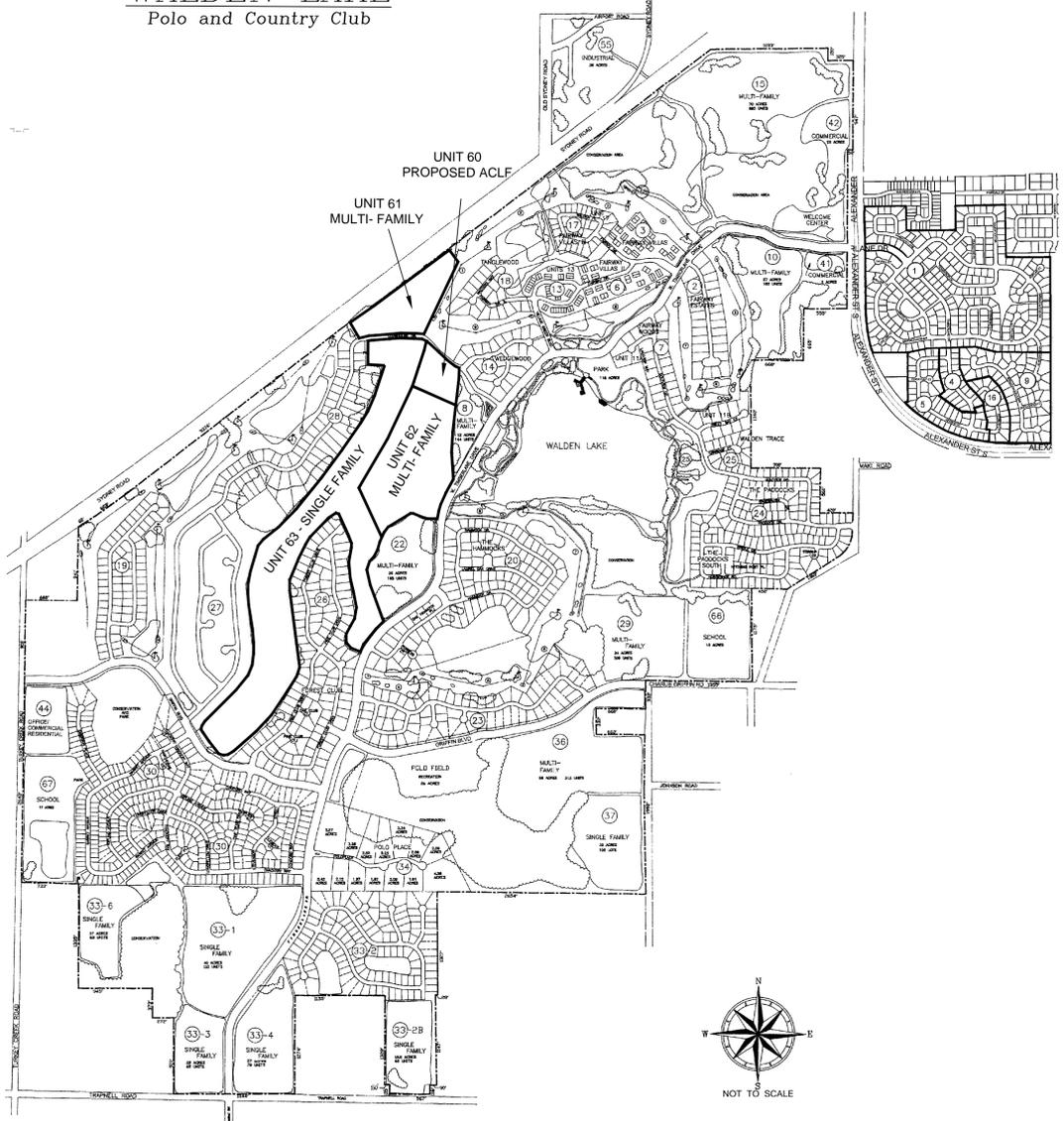
REVISED: NOVEMBER 29, 1989

REVISED: MARCH 13, 2006

REVISED: JUNE 26, 2006

REVISED: APRIL 12, 2010 (ORD. 11-2010)

- Unit 60 - Assisted Living Facility (+/-) 10 acres. Density, Setback and Parking shall comply with Section 102-352 (6) Plant City Code**
- Unit 61 - Multi Family (+/-) 35 acres, 425 units maximum, 12 units per acre. Minimum setbacks shall be 20' front, 30' rear, 10' side yards. Maximum building height shall be 45'. Parking spaces provided at 1.8 spaces per unit, minimum.**
- Unit 62 - Multi Family (+/-) 13 acres, 156 unit maximum, 12 units per acre. Minimum setbacks shall be 20' front, 30' rear, 10' side yards. Maximum building height shall be 45'. Parking spaces provided at 1.8 spaces per unit, minimum.**
- Unit 63 - Single Family (+/-) 75 acres, 187 lots, 2.5 units per acre. Minimum setbacks shall be 25' front, 30' rear, 10' side yards. Maximum building height shall be 28'.**



DEVELOPMENT REQUIREMENTS

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

General Site Development Requirements

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

